



City of North Port, Florida

BUILDING FEE ANALYSIS

June 24, 2022

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June 24, 2022

Honorable Chairman and
Members of the City Commission
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286-4100

Subject: Building Fee Analysis

GovRates, Inc. ("GovRates") has completed our review of the building fees for the City of North Port (the "City") and has prepared this report which summarizes our analyses, findings, and recommendations. This analysis was presented at a City Commission meeting held on May 10, 2022.

Overview of Building Fees

The City's building division (the "Building Division") has a mission of providing for the safety, health, and welfare of North Port citizens by assuring and maintaining a safely built structural environment. Recent high-profile building collapses in other cities have emphasized the importance of the Building Division's activities.

The City's building fund (the "Building Fund") accounts for the Building Division's operations and is intended to be self-supportive. The primary funding source for the Building Fund is the City's schedule of building fees.

From 2007 to 2017, the City's building fees remained unchanged. In 2017, the fees were reduced pursuant to Ordinance 2017-22 that became effective on October 1, 2017. Per Ordinance 2020-28 that became effective on July 20, 2020, the building fees were further reduced in response to the COVID-19 pandemic. On April 12, 2022, the building fees were restored to the pre-pandemic levels.

The current building fee review indicates that the current building fees are insufficient to fund the Building Division's operating and capital needs. A goal is to ensure that the City's taxpayers are not subsidizing developers.

Building Division Capital Needs

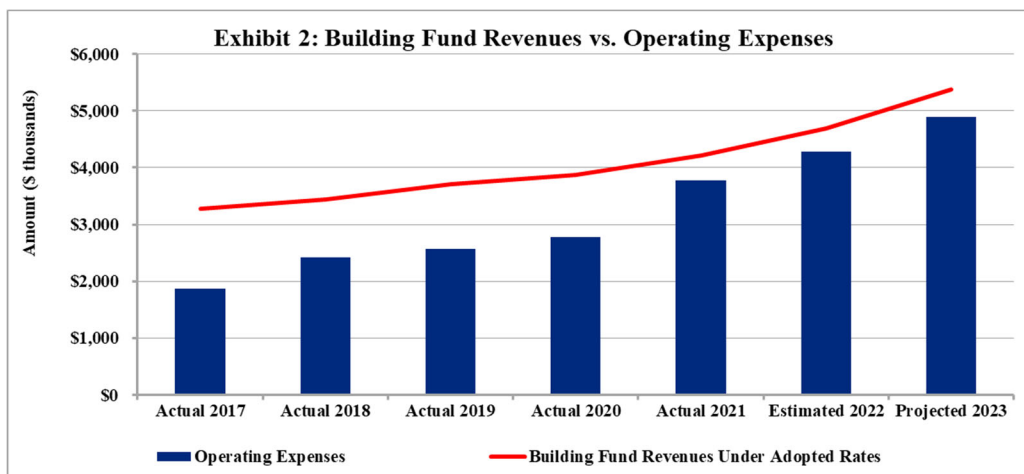
The current financial plan is to fund three major capital needs over the next few years. These capital needs are summarizing in the following Exhibit 1:

Exhibit 1: Major Building Division Capital Needs

Project	Current Estimated Cost
New Building Permit Software	\$2,500,000
Building Division Portion of City Hall Remodel Project	3,000,000
West Villages Development Services Center	6,500,000
Total	\$12,000,000

The estimated capital costs in the preceding Exhibit 1 are subject to substantial changes due to the current contractor’s market. Some local governments have received bids that are twice the planning estimates.

Building Division revenues under the existing building fees provide minimal funding for these major capital needs. Operating expenses have been increasing at a higher rate than building fee revenues due to increased development activity, new staff to maintain the existing level of service, and general inflation in costs. From March 2021 to March 2022, the Tampa-St. Petersburg-Clearwater Consumer Price Index (CPI) increased by 10.2%. The following Exhibit 2 shows how Building Division operating expenses (the blue bars) compare against building fee revenues (the red line).



In the preceding Exhibit 2, the space between the blue bars (operating expenses) and red line (revenues) indicates the amount available to fund the Building Division’s capital needs. Combined with existing Building Fund cash reserves, the amounts available for capital funding are insufficient to enable the Building Fund to fund the major capital needs as planned. As such, the building fees should be increased.

Assumed Building Division Activities, Valuation, and Billing Determinants

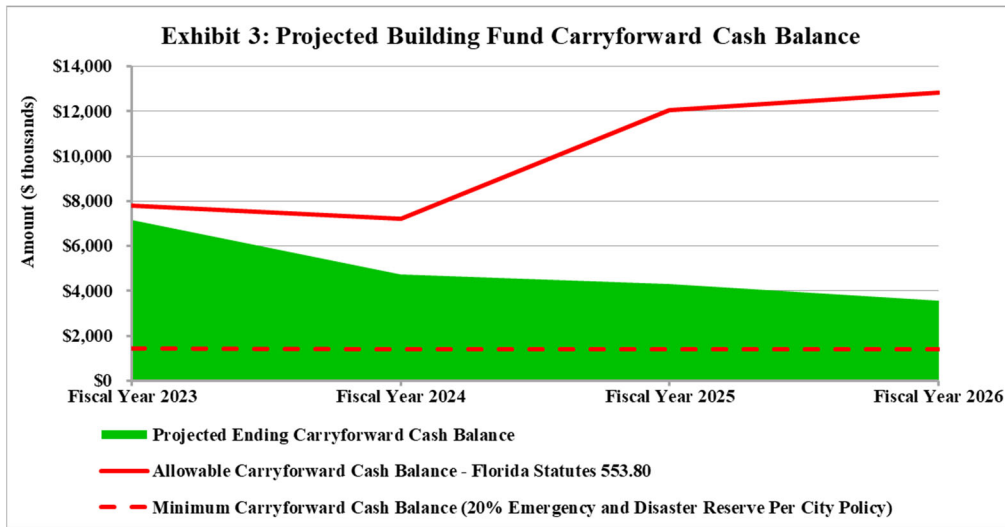
The supporting tables of this report reflect the detailed analysis. Based on discussions with the City staff, it was assumed that activities, valuation, and billing determinants over the next few years would be generally consistent with recent history. To the extent that billing determinants are materially different than what is assumed, the City may need to adjust the financial plan.

Proposed Building Fees

There is a wide range of time required for the Building Division staff to provide permitting and inspection services to various developments. When also considering supervisory and administrative overhead allocations, there are many fees for a given service that could be considered cost-based and "within the range of reasonableness." The City’s new building permit software, which is one of the Building Division’s major capital needs previously discussed, is expected to provide more detail on annual billing determinants for the various building fees.

Per discussions with the City staff and our independent review, there are no major issues with the existing building fee structure that has been accepted by the building community for many years. Based on our review, a return to the building fees that were in effect for ten years prior to October 1, 2017 may enable the Building Division to fund the identified operating and capital needs in the absence of an economic downturn. As such, GovRates proposes that the City adopt the pre-Fiscal Year 2018 schedule of building fees. We consider the proposed fees to be within the range of reasonableness.

Florida Statute 553.80 allows building divisions to carryforward the average of the past four years of operating budgets, plus accrue funding for buildings and structures projects for up to four years. Assuming the adoption of the proposed building fees, the Building Fund’s projected carryforward cash balance is expected to be below the statutory limits as shown in the following Exhibit 3:

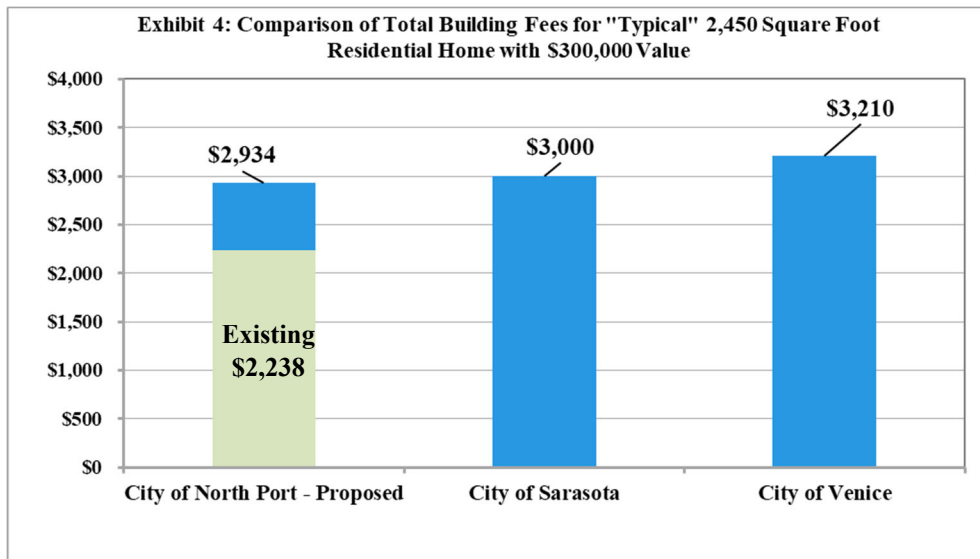


The preceding Exhibit 3 reflects the spending of cash for the major capital needs previously discussed. The City should maintain a healthy cash balance in the Building Fund for contingencies and the cyclical nature of Building Division revenues. The City has adopted an Emergency and Disaster Reserve policy that requires City funds to maintain a cash balance equal to 20% of the operating budget.

Building fee collections are heavily dependent upon economic conditions. As such, it is extremely important for the City to proactively monitor the Building Fund’s financial position. The detailed financial model for this building fee analysis was provided to the City staff for internal use. The City staff plans to review the fee sufficiency on an annual basis and will make recommendations for future adjustments.

Competitiveness of Proposed Building Fees

As shown in the following Exhibit 4, the total building fees for a "typical" residential home under the proposed fees would be lower than the fees charged by the City of Sarasota and the City of Venice.



Financial Model Provided to the City

Copies of the financial model for this building fee analysis have been provided to the City for internal use. Detail on the analysis that may not be specifically mentioned in this report can be found by reviewing the financial model.

Summary of Conclusions and Recommendations

Based on our review of the City's building fees, GovRates offers the following conclusions and recommendations:

- We recommend that the City adopt the proposed building fees, which are considered to be reasonable. The proposed fees have the same rate structure that has been accepted by the building community for many years, and the fees themselves were effective from 2007 to 2017. In the absence of an economic downturn, revenues under the proposed building fees, together with existing cash reserves, are projected to enable the Building Division to fund its operating and capital needs as discussed in this report.
- The proposed building fees relate to the level of service provided by the City and are competitive with the building fees of neighboring communities.
- Based on our discussions with the City staff, revenues collected under the proposed building fees will only be used solely for carrying out the City's responsibilities under the Florida Building Code and any other allowable activities per Florida Statutes Section 553.80(7).

- Based on our review, revenues under the proposed building fees are not projected to exceed the total estimated annual costs of allowable activities per Florida Statutes Section 553.80.
- The carryforward cash balances with the accrual of funds for the major capital needs are not projected to exceed the amounts allowable per Florida Statute 553.80.
- The City staff should at least annually review the financial position of the Building Fund and adjust the financial plan as necessary. Actual results can be compared with assumptions in the financial model. Proactive financial planning can help ensure that the revenues remain sufficient and that the financial position complies with the requirements of Florida Statute 553.80.

We greatly appreciate the opportunity to be of service to the City and would like to thank the management and staff for their tremendous assistance and cooperation during the course of the building fee analysis.

Yours in government service,
GovRates, Inc.

Bryan A. Mantz, CMC, CGFM
President

SUPPORTING TABLES

Table 1
City of North Port, Florida
Building Fee Analysis

High-Level Building Fund Financial and Rate Scenario Worksheet

Line No.	Description	Fiscal Year Ending September 30,										
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
1	Overall Building Fund Revenue Adjustments	0.00%	34.55%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
2	Total Building Division Revenue	\$ 4,693,230	\$ 7,246,967	\$ 7,242,093	\$ 7,242,093	\$ 7,242,093	\$ 7,242,093	\$ 7,242,093	\$ 7,242,093	\$ 7,242,093	\$ 7,242,093	\$ 7,242,093
3	Total Building Division Revenue Excluding Other Revenue and Interest Income	\$ 4,682,430	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093
4	Revenue Based on Rate Design	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093
5	Ending Cash and Cash Equivalents Balance [1]	\$ 7,852,090	\$ 7,165,802	\$ 4,729,977	\$ 4,287,256	\$ 3,574,794	\$ 4,829,105	\$ 5,786,026	\$ 6,430,689	\$ 6,747,481	\$ 6,720,007	\$ 6,331,055
6	Maximum Cash Allowed Per Florida Statute 553.80 [2]	\$ 7,198,945	\$ 7,790,500	\$ 7,227,223	\$ 12,065,079	\$ 12,822,757	\$ 13,385,730	\$ 11,742,093	\$ 7,242,093	\$ 7,242,093	\$ 7,242,093	\$ 7,242,093
7	Cash Balance Under Maximum Allowed? [2]	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
8	Minimum Cash Target [2]	\$ 938,646	\$ 1,449,393	\$ 1,448,419	\$ 1,448,419	\$ 1,448,419	\$ 1,448,419	\$ 1,448,419	\$ 1,448,419	\$ 1,448,419	\$ 1,448,419	\$ 1,448,419
9	Minimum Cash Balance Target Met? [2]	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
10	Starting Cash and Cash Equivalents Balance [1]	\$ 7,473,850	\$ 7,852,090	\$ 7,165,802	\$ 4,729,977	\$ 4,287,256	\$ 3,574,794	\$ 4,829,105	\$ 5,786,026	\$ 6,430,689	\$ 6,747,481	\$ 6,720,007
11	Year-End Surplus / (Deficiency)	378,240	(686,288)	(2,435,825)	(442,721)	(712,462)	1,254,311	956,922	644,663	316,791	(27,474)	(388,952)
12	Operating Expenses	\$ 4,274,990	\$ 4,893,255	\$ 5,137,918	\$ 5,394,814	\$ 5,664,555	\$ 5,947,783	\$ 6,245,172	\$ 6,557,430	\$ 6,885,302	\$ 7,229,567	\$ 7,591,045
13	Adjustment for Differences Between Actual and Budgeted Operating	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
14	Adjusted Operating Expenses (Does Not Include Depreciation and Amortization Expenses)	\$ 4,274,990	\$ 4,893,255	\$ 5,137,918	\$ 5,394,814	\$ 5,664,555	\$ 5,947,783	\$ 6,245,172	\$ 6,557,430	\$ 6,885,302	\$ 7,229,567	\$ 7,591,045
15	Other Revenue Requirements (Minor) Pay-As-You-Go Capital Expenditures Cash Outflow for Major Project NOT Considered Buildings or Structures -	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
16	Building Permit Software	-	2,500,000	-	-	-	-	-	-	-	-	-
17	Buildings and Structures Cash Outflow - City Hall Remodel Project [2]	-	500,000	2,500,000	-	-	-	-	-	-	-	-
18	Buildings and Structures Cash Outflow - West Villages Development Services Center - Design [2]	-	-	2,000,000	-	-	-	-	-	-	-	-
19	Buildings and Structures Cash Outflow - West Villages Development Services Center - Construction [2]	-	-	-	2,250,000	2,250,000	-	-	-	-	-	-
20	Additional Item	-	-	-	-	-	-	-	-	-	-	-
21	Total Other Revenue Requirements	\$ 40,000	\$ 3,040,000	\$ 4,540,000	\$ 2,290,000	\$ 2,290,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
22	Gross Revenue Requirements	\$ 4,314,990	\$ 7,933,255	\$ 9,677,918	\$ 7,684,814	\$ 7,954,555	\$ 5,987,783	\$ 6,285,172	\$ 6,597,430	\$ 6,925,302	\$ 7,269,567	\$ 7,631,045
23	Less Income and Funds from Other Sources Other Revenue	\$ 200	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24	Unrestricted Interest Income	10,600	9,674	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
25	Net Revenue Requirements	\$ 4,304,190	\$ 7,923,382	\$ 9,672,918	\$ 7,679,814	\$ 7,949,555	\$ 5,982,783	\$ 6,280,172	\$ 6,592,430	\$ 6,920,302	\$ 7,264,567	\$ 7,626,045
26	Revenue from Existing Rates Building Division Revenue With No Additional Adjustments (Could Assume Economic Downturns)	\$ 4,682,430	\$ 5,378,548	\$ 5,378,548	\$ 5,378,548	\$ 5,378,548	\$ 5,378,548	\$ 5,378,548	\$ 5,378,548	\$ 5,378,548	\$ 5,378,548	\$ 5,378,548
27	Prior Year Rate Adjustment	-	-	1,858,545	1,858,545	1,858,545	1,858,545	1,858,545	1,858,545	1,858,545	1,858,545	1,858,545
28	Total Applicable Rate Revenue	\$ 4,682,430	\$ 5,378,548	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093
29	Rate Adjustments	0.00%	34.55%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
30	Effective Months	12	12	12	12	12	12	12	12	12	12	12
31	Percent of Current Year Effective	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
32	Revenue from Current Rate Adjustment w/ Effective Months	\$ -	\$ 1,858,545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
33	Total Revenue w/ Effective Months	\$ 4,682,430	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093	\$ 7,237,093
34	Revenue Surplus/(Deficiency) Under Proposed Rates	\$ 378,240	\$ (686,288)	\$ (2,435,825)	\$ (442,721)	\$ (712,462)	\$ 1,254,311	\$ 956,922	\$ 644,663	\$ 316,791	\$ (27,474)	\$ (388,952)
35	Revenue Surplus/(Deficiency) as % of Revenue	8.1%	-9.5%	-33.7%	-6.1%	-9.8%	17.3%	13.2%	8.9%	4.4%	-0.4%	-5.4%
36	Total Building Division Revenue	\$4,693,230	\$7,246,967	\$7,242,093	\$7,242,093	\$7,242,093	\$7,242,093	\$7,242,093	\$7,242,093	\$7,242,093	\$7,242,093	\$7,242,093

**Table 1
City of North Port, Florida
Building Fee Analysis**

High-Level Building Fund Financial and Rate Scenario Worksheet

Line No.	Description	Fiscal Year Ending September 30,										
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Footnotes:												
[1]	Includes both Building Fund and Building Renewal and Replacement Fund cash balances.											
[2]	Amounts derived as follows:											
Minimum Cash Target												
	Emergency and Disaster Reserve (20% of Annual Revenue)	\$ 938,646	\$ 1,449,393	\$ 1,448,419	\$ 1,448,419	\$ 1,448,419	\$ 1,448,419	\$ 1,448,419	\$ 1,448,419	\$ 1,448,419	\$ 1,448,419	\$ 1,448,419
	Recognized Minimum Cash Target	\$ 938,646	\$ 1,449,393	\$ 1,448,419	\$ 1,448,419	\$ 1,448,419	\$ 1,448,419	\$ 1,448,419	\$ 1,448,419	\$ 1,448,419	\$ 1,448,419	\$ 1,448,419
Maximum Cash Allowed Without Allowance for Building and Structure Capital Projects Per Florida Statute 553.80												
	Average of Past Four Years of Operating Budgets	\$ 4,198,945	\$ 4,790,500	\$ 5,227,223	\$ 5,565,079	\$ 6,322,757	\$ 6,885,730	\$ 7,242,093	\$ 7,242,093	\$ 7,242,093	\$ 7,242,093	\$ 7,242,093
	Fiscal Year 2023 Operating Budget	\$ 5,816,640										
	Fiscal Year 2022 Operating Budget	\$ 4,990,200										
	Fiscal Year 2021 Operating Budget	\$ 4,211,381										
	Fiscal Year 2020 Operating Budget	\$ 5,890,670										
	Fiscal Year 2019 Operating Budget	\$ 4,069,750										
	Fiscal Year 2018 Operating Budget	\$ 2,623,980										
Buildings and Structures Capital Projects												
	Project Description	Project Cost to Be Funded By Building Fees	Years of Accrual Remaining (Florida Statutes: Up to Four Years Allowed Per Project)									
	City Hall Remodel Project Cost	\$ 3,000,000	2	1	0	0	0	0	0	0	0	0
	West Villages Development Services Center - Design	\$ 2,000,000	0	0	4	3	2	1	0	0	0	0
	West Villages Development Services Center - Construction	\$ 4,500,000	0	0	0	4	3	2	1	0	0	0
	Additional Project 1	\$ -	0	0	0	0	0	0	0	0	0	0
	Additional Project 2	\$ -	0	0	0	0	0	0	0	0	0	0
	Additional Project 3	\$ -	0	0	0	0	0	0	0	0	0	0
	Additional Project 4	\$ -	0	0	0	0	0	0	0	0	0	0
	Additional Project 5	\$ -	0	0	0	0	0	0	0	0	0	0
	Total	\$ 9,500,000										
	Allowable Cash Balance for Buildings and Structures Capital Projects	\$ 3,000,000	\$ 3,000,000	\$ 2,000,000	\$ 6,500,000	\$ 6,500,000	\$ 6,500,000	\$ 4,500,000	\$ -	\$ -	\$ -	\$ -
	Recognized Maximum Allowable Cash Balance	\$ 7,198,945	\$ 7,790,500	\$ 7,227,223	\$ 12,065,079	\$ 12,822,757	\$ 13,385,730	\$ 11,742,093	\$ 7,242,093	\$ 7,242,093	\$ 7,242,093	\$ 7,242,093

**Table 2
City of North Port, Florida
Building Fee Analysis**

Historical and Proposed Building Division Fees

Line No.	Description	Revenue Account(s)	Historical Fiscal Year Ended September 30,					Proposed Fee 4/12/2022	Proposed Fee 10/1/2022	% of Year Charged			Fiscal Year 2023				
			2017	2018	2019	2020	2021			Old Rates 2022	4/12/2023 Rates 2022	New Rates 2023	Projected Revenue		Overall Revenue Surplus / (Deficiency)		Carry-forward Fund Balance: Maximum Allowed Per FL Statutes; Compliance with FL Statutes (Yes or No)?
			Ord. 2015-31 Effective 10/1/2015	Ord. 2017-22 Effective 10/1/2017	Ord. 2018-31 Effective 10/1/2018	Ord. 2020-28 Effective 7/2/2020	By Line Item						Total Revenue with Full Year Implementation	Full Year Implementation Amount	Percentage		
			2017	2018	2019	2020	2021						Implementation	Amount	Percentage		
NEW CONSTRUCTION																	
Residential, Commercial, and Addition: Building Applications																	
Non-Refundable Plan Review Fee Due With Application, Per Square Foot																	
1	Under Roof	322.30-00 Residential or 322.40-00 Commercial	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	58%	42%	100%	\$ 605,433	\$ 7,237,093	\$ 0	0.0%	Yes
2	Base Permit Fee - Valuation \$0 to \$4,000		40.00	20.00	20.00	18.75	15.00	20.00	40.00	58%	42%	100%	92,049	7,237,093	0	0.0%	Yes
3	Base Permit Fee - Valuation \$4,001 and Above, Per Dollar Over \$4,000		0.005	0.004	0.004	0.004	0.003	0.004	0.005	58%	42%	100%	3,833,236	7,237,093	0	0.0%	Yes
Additional Structural Fees																	
4	Additional Structural Inspections, Each	329.00-00 Other Permits and Fees	40.00	20.00	20.00	18.75	15.00	20.00	40.00	58%	42%	100%	504,727	7,237,093	0	0.0%	Yes
Additional Electrical Fees																	
5	Additional Electrical Inspections, Each	329.00-00 Other Permits and Fees	40.00	20.00	20.00	18.75	15.00	20.00	40.00	58%	42%	100%	259,059	7,237,093	0	0.0%	Yes
6	Additional Charge Per Amp	322.00-00 Building Permits	0.40	0.40	0.40	0.38	0.30	0.40	0.40	58%	42%	100%	165,096	7,237,093	0	0.0%	Yes
7	Temporary Power Pole or New Service	322.00-00 Building Permits	40.00	40.00	40.00	37.50	30.00	40.00	40.00	58%	42%	100%	43,097	7,237,093	0	0.0%	Yes
Additional Plumbing and Gas Fees																	
8	Additional Plumbing Inspections, Each	329.00-00 Other Permits and Fees	40.00	20.00	20.00	18.75	15.00	20.00	40.00	58%	42%	100%	252,979	7,237,093	0	0.0%	Yes
9	Additional Charge Per Toilet	322.00-00 Building Permits	20.00	20.00	20.00	18.75	15.00	20.00	20.00	58%	42%	100%	92,831	7,237,093	0	0.0%	Yes
10	Water Service Inspection (Well or Central), Each	322.00-00 Building Permits	40.00	20.00	20.00	18.75	15.00	20.00	40.00	58%	42%	100%	167,620	7,237,093	0	0.0%	Yes
11	Sewer Service Inspection (Septic or Central), Each	322.00-00 Building Permits	40.00	20.00	20.00	18.75	15.00	20.00	40.00	58%	42%	100%	-	7,237,093	0	0.0%	Yes
12	Additional Gas Inspections, Each	329.00-00 Other Permits and Fees	40.00	20.00	20.00	18.75	15.00	20.00	40.00	58%	42%	100%	15,141	7,237,093	0	0.0%	Yes
Additional Mechanical Fees																	
13	Additional Mechanical Inspections, Each	329.00-00 Other Permits and Fees	40.00	20.00	20.00	18.75	15.00	20.00	40.00	58%	42%	100%	170,521	7,237,093	0	0.0%	Yes
14	Additional Charge Per Square Foot of Conditioned Space	322.00-00 Building Permits	0.04	0.04	0.04	0.04	0.03	0.04	0.04	58%	42%	100%	191,182	7,237,093	0	0.0%	Yes
ALL OTHER APPLICATION TYPES																	
Miscellaneous, Alteration, Repair, and Over the County/Fax Building Applications																	
15	Administrative / Plan Review Due at Issuance of Permit, Per Application	322.50-00 Additions	\$ 40.00	\$ 20.00	\$ 20.00	\$ 18.75	\$ 15.00	\$ 20.00	\$ 40.00	58%	42%	100%	507,060	7,237,093	0	0.0%	Yes
16	Base Permit Fee - Valuation \$0 to \$4,000	Not really collected	40.00	20.00	20.00	18.75	15.00	20.00	40.00	58%	42%	100%	-	7,237,093	0	0.0%	Yes
17	Base Permit Fee - Valuation \$4,001 and Above, Per Dollar Over \$4,000	Not really collected	0.005	0.004	0.004	0.004	0.003	0.004	0.005	58%	42%	100%	-	7,237,093	0	0.0%	Yes
Miscellaneous Fees																	
18	Plan Revision, Each	322.30-00 Residential, 322.40-00 Commercial, or 322.50-00 Additions	50.00	50.00	50.00	46.88	37.50	50.00	50.00	58%	42%	100%	9,655	-	0	0.0%	Yes
19	Replacement of Building Permit Documents, Base Fee	322.30-00 Residential, 322.40-00 Commercial, or 322.50-00 Additions	25.00	25.00	25.00	23.44	18.75	25.00	25.00	58%	42%	100%	-	7,237,093	0	0.0%	Yes
20	Building Permit Records Search, Base Fee	Commercial, or 322.50-00 Additions	25.00	25.00	25.00	23.44	18.75	25.00	25.00	58%	42%	100%	-	7,237,093	0	0.0%	Yes
21	Stop Work Order (Release to Continue Construction), Each	369.90-00 Other Miscellaneous Revenues	100.00	100.00	100.00	93.75	75.00	100.00	100.00	58%	42%	100%	-	0	0.0%	Yes	
22	Letter of Determination from Building Official, Each	369.90-00 Other Miscellaneous Revenues	100.00	100.00	100.00	93.75	75.00	100.00	100.00	58%	42%	100%	-	0	0.0%	Yes	
23	Unsafe Building Administrative Fee, Each	369.90-00 Other Miscellaneous Revenues	250.00	250.00	250.00	234.38	187.50	250.00	250.00	58%	42%	100%	-	0	0.0%	Yes	
24	Standard Inspection, Each	329.00-00 Other Permits and Fees	40.00	20.00	20.00	18.75	15.00	20.00	40.00	58%	42%	100%	-	-	0	0.0%	Yes
25	1st Re-inspection	329.00-00 Other Permits and Fees	75.00	37.50	37.50	35.13	28.00	37.50	75.00	58%	42%	100%	39,789	7,237,093	0	0.0%	Yes
26	2nd Re-inspection	329.00-00 Other Permits and Fees	75.00	75.00	75.00	70.31	56.25	75.00	75.00	58%	42%	100%	9,463	0	0.0%	Yes	
27	3rd Re-inspection	329.00-00 Other Permits and Fees	150.00	150.00	150.00	140.63	112.50	150.00	150.00	58%	42%	100%	5,216	7,237,093	0	0.0%	Yes
28	4th Re-inspection	329.00-00 Other Permits and Fees	300.00	300.00	300.00	281.25	225.00	300.00	300.00	58%	42%	100%	3,875	7,237,093	0	0.0%	Yes
29	5th Re-inspection	329.00-00 Other Permits and Fees	600.00	600.00	600.00	562.50	450.00	600.00	600.00	58%	42%	100%	1,192	7,237,093	0	0.0%	Yes
30	Reactivation of a Permit (1st)	329.0500 Permit Reactivation Fees	75.00	75.00	75.00	70.31	56.25	75.00	75.00	58%	42%	100%	10,937	7,237,093	0	0.0%	Yes
31	Reactivation of a Permit (2nd and 3rd Reactivation)	329.0500 Permit Reactivation Fees	125.00	125.00	125.00	117.19	93.75	125.00	125.00	58%	42%	100%	-	7,237,093	0	0.0%	Yes
32	Application or Permit Transfer	329.0500 Permit Reactivation Fees	100.00	100.00	100.00	93.75	75.00	100.00	100.00	58%	42%	100%	5,398	7,237,093	0	0.0%	Yes
33	New Residential Certificate of Occupancy, Each Living Unit	322.30-00 Residential	100.00	50.00	50.00	46.88	37.50	50.00	100.00	58%	42%	100%	174,852	7,237,093	0	0.0%	Yes
34	New Commercial Certificate of Occupancy, Each Living Unit	322.40-00 Commercial	100.00	100.00	100.00	93.75	75.00	100.00	100.00	58%	42%	100%	2,980	7,237,093	0	0.0%	Yes
35	Certificate of Completion, Each	322.40-00 Commercial	100.00	100.00	100.00	93.75	75.00	100.00	100.00	58%	42%	100%	-	7,237,093	0	0.0%	Yes
36	Change of Occupancy or Reissued Change of Occupancy (Plan Review)	322.40-00 Commercial	40.00	40.00	40.00	37.50	30.00	40.00	40.00	58%	42%	100%	-	7,237,093	0	0.0%	Yes
37	Change of Occupancy or Reissued Change of Occupancy (Per Inspection)	322.40-00 Commercial	40.00	40.00	40.00	37.50	30.00	40.00	40.00	58%	42%	100%	-	7,237,093	0	0.0%	Yes
38	Temporary Certificate of Occupancy - 1st 30 Days	322.40-00 Commercial	200.00	200.00	200.00	187.50	150.00	200.00	200.00	58%	42%	100%	2,782	7,237,093	0	0.0%	Yes
39	Temporary Certificate of Occupancy - 2nd 30 Days	322.40-00 Commercial	400.00	400.00	400.00	375.00	300.00	400.00	400.00	58%	42%	100%	-	7,237,093	0	0.0%	Yes
40	Temporary Certificate of Occupancy - 3rd 30 Days	322.40-00 Commercial	600.00	600.00	600.00	562.50	450.00	600.00	600.00	58%	42%	100%	-	7,237,093	0	0.0%	Yes
41	Temporary Certificate of Occupancy - Each Additional 30 Days	322.40-00 Commercial	900.00	900.00	900.00	843.75	675.00	900.00	900.00	58%	42%	100%	-	7,237,093	0	0.0%	Yes
42	Affidavit of Completion, Each	322.40-00 Commercial	40.00	40.00	40.00	37.50	30.00	40.00	40.00	58%	42%	100%	-	7,237,093	0	0.0%	Yes
43	Education Surcharge, % of Permit and Review		2.00%	1.50%	1.50%	1.50%	1.50%	1.50%	2.00%	58%	42%	100%	-	7,237,093	0	0.0%	Yes
44	Convenience Fee, Per Permit Building Code Administrators and Inspectors (BCAIB) Fee	349.35-00 Convenience Fee	5.00	5.00	5.00	4.69	3.75	5.00	5.00	58%	42%	100%	70,925	7,237,093	0	0.0%	Yes
45	% of Permit Fee		1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	58%	42%	100%	-	7,237,093	0	0.0%	Yes
46	Minimum Charge		2.00	2.00	2.00	2.00	2.00	2.00	2.00	58%	42%	100%	-	7,237,093	0	0.0%	Yes
47	Department of Business and Professional Regulation (DBPR) Fee		1.50%	1.00%	1.00%	1.00%	1.00%	1.00%	1.50%	58%	42%	100%	-	7,237,093	0	0.0%	Yes
48	Minimum Charge		2.00	2.00	2.00	2.00	2.00	2.00	2.00	58%	42%	100%	-	7,237,093	0	0.0%	Yes
													\$ 7,237,093				

**Table 3
City of North Port, Florida
Building Fee Analysis**

Historical and Assumed Building Division Activities, Valuation, and Billing Determinants

Line No.	Description	Customer Type	Rate Code	Billing Determinants	Revenue Account(s)	Historical Fiscal Year Ended September 30					5-Year Average	3-Year Average	Thru 3/31 2022	Assumed Fiscal Year 2022	Assumed Fiscal Year 2023
						2017	2018	2019	2020	2021					
New Construction - Residential Building Applications															
Non-Refundable Plan Review Fee Due With Application, Per															
1	Square Foot Under Roof	Res	D1	Square Feet Under Roof	322.30-00 Residential	2,869,657	3,469,832	3,399,132	4,210,372	5,558,482	3,901,495	4,389,329	0	5,558,482	5,558,482
2	Base Permit Fee - Valuation \$0 to \$4,000	Res	BP	Activities	322.30-00 Residential	1,060	1,280	1,255	1,577	2,204	1,475	1,679	0	2,204	2,204
3	Base Permit Fee - Valuation \$4,001 and Above, Per Dollar Over \$4,000	Res	BP01	Dollars	322.30-00 Residential	253,873,652	311,476,990	304,304,420	368,527,464	645,417,040	376,719,913	439,416,308	0	645,417,040	645,417,040
New Construction - Commercial Building Applications															
Non-Refundable Plan Review Fee Due With Application, Per															
4	Square Foot Under Roof	Com	D2	Square Feet Under Roof	322.40-00 Commercial	271,957	625,283	308,747	470,710	535,593	442,458	438,350	0	535,593	535,593
5	Base Permit Fee - Valuation \$0 to \$4,000	Com	BP	Activities	322.40-00 Commercial	78	101	96	101	112	98	103	0	112	112
6	Base Permit Fee - Valuation \$4,001 and Above, Per Dollar Over \$4,000	Com	BP01	Dollars	322.40-00 Commercial	22,421,244	76,730,070	78,447,680	72,289,843	126,263,120	75,230,391	92,333,548	0	126,263,120	126,263,120
New Construction - Additions															
7	Base Permit Fee - Valuation \$0 to \$4,000	Add	BP	Activities	322.50-00 Additions	7,444	13,685	12,996	13,522	17,103	12,950	14,540	0	17,103	17,103
8	Base Permit Fee - Valuation \$4,001 and Above, Per Dollar Over \$4,000	Add	BP01	Dollars	322.50-00 Additions	4,804,712	15,805,483	4,910,720	5,231,069	10,295,630	8,209,523	6,812,473	0	10,295,630	10,295,630
Additional Structural Fees															
9	Additional Structural Inspections, Each		BP26	Activities	329.00-00 Other Permits and Fees	730	1,993	6,993	6,739	12,701	5,831	8,811	0	12,701	12,701
Additional Electrical Fees															
10	Additional Electrical Inspections, Each		BP13	Activities	329.00-00 Other Permits and Fees	527	1,067	3,587	5,337	6,519	3,407	5,148	0	6,519	6,519
11	Additional Charge Per Amp		BP12	Amps	322.00-00 Building Permits	224,392	296,696	289,182	313,580	415,450	307,860	339,404	0	415,450	415,450
12	Temporary Power Pole or New Service		BP11	Activities	322.00-00 Building Permits	1,079	650	628	778	1,085	844	830	0	1,085	1,085
Additional Plumbing and Gas Fees															
13	Additional Plumbing Inspections, Each		BP18	Activities	329.00-00 Other Permits and Fees	217	601	3,554	4,989	6,366	3,145	4,970	0	6,366	6,366
14	Additional Charge Per Toilet		BP16	Toilets	322.00-00 Building Permits	2,625	3,348	3,608	3,752	4,672	3,601	4,011	0	4,672	4,672
15	Water Service Inspection (Well or Central), Each		BP17	Activities	322.00-00 Building Permits	2,168	2,664	2,484	3,065	4,218	2,920	3,256	0	4,218	4,218
16	Sewer Service Inspection (Septic or Central), Each		N/A	Activities	322.00-00 Building Permits	0	0	0	0	0	0	0	0	0	0
17	Additional Gas Inspections, Each		BP31	Activities	329.00-00 Other Permits and Fees	13	122	16	180	381	142	192	0	381	381
Additional Mechanical Fees															
18	Additional Mechanical Inspections, Each		BP06	Activities	329.00-00 Other Permits and Fees	203	433	2,548	4,129	4,291	2,321	3,656	0	4,291	4,291
19	Additional Charge Per Square Foot of Conditioned Space		BP07	quare Feet of Conditioned Spc	322.00-00 Building Permits	2,192,647	2,790,904	2,948,813	3,189,903	4,810,918	3,186,637	3,649,878	0	4,810,918	4,810,918
Miscellaneous, Alteration, Repair, and Over the County/Fax Building Applications - Additions															
20	Administrative / Plan Review Due at Issuance of Permit, Per Application		D3	Square Feet Under Roof	322.50-00 Additions	7,040	9,008	9,117	10,113	12,760	9,607	10,663	0	12,760	12,760
Miscellaneous Fees															
21	Plan Revision, Each - Residential		RP	Activities	322.30-00 Residential	359	579	417	303	148	361	289	20	148	148
22	Plan Revision, Each - Commercial		CP	Activities	322.40-00 Commercial	56	74	46	35	15	45	32	21	15	15
23	Revision Permit Fee		D4	Activities	322.50-00 Additions	73	40	23	18	2	31	14	22	2	2
24	Revision - Administration/Miscellaneous Plan Review		D6	Activities	322.50-00 Additions	77	45	23	1	0	29	8	23	0	0
25	Miscellaneous Revision Permit Fee		MP	Activities	322.50-00 Additions	125	101	43	49	29	69	41	24	29	29
26	Replacement of Building Permit Documents, Base Fee - Residential		N/A	Activities	322.30-00 Residential	0	0	0	0	0	1	0	21	0	0
27	Replacement of Building Permit Documents, Base Fee - Commercial		N/A	Activities	322.40-00 Commercial	0	0	0	0	0	1	0	22	0	0
28	Replacement of Building Permit Documents, Base Fee - Additions		N/A	Activities	322.50-00 Additions	0	0	0	0	0	1	0	23	0	0
29	Building Permit Records Search, Base Fee - Residential		N/A	Activities	322.30-00 Residential	0	0	0	0	0	2	0	22	0	0
30	Building Permit Records Search, Base Fee - Commercial		N/A	Activities	322.40-00 Commercial	0	0	0	0	0	2	0	23	0	0
31	Building Permit Records Search, Base Fee - Additions		N/A	Activities	322.50-00 Additions	0	0	0	0	0	2	0	24	0	0
32	Stop Work Order (Release to Continue Construction), Each		B1	Activities	369.90-00 Other Miscellaneous Revenues	0	0	0	0	0	3	0	23	0	0
33	Letter of Determination from Building Official, Each		B2	Activities	369.90-00 Other Miscellaneous Revenues	0	0	0	0	0	4	0	24	0	0
34	Unsafe Building Administrative Fee, Each		B4	Activities	369.90-00 Other Miscellaneous Revenues	2	0	0	0	0	5	0	25	0	0
Included in Permit Fee Components															
35	Standard Inspection, Each		A1	Activities	329.00-00 Other Permits and Fees	0	0	0	0	0	6	0	26	0	0
36	1st Re-inspection		A2	Activities	329.00-00 Other Permits and Fees	565	1,098	913	724	534	7	724	27	534	534
37	2nd Re-inspection		A2	Activities	329.00-00 Other Permits and Fees	218	491	330	196	127	8	218	28	127	127
38	3rd Re-inspection		A3	Activities	329.00-00 Other Permits and Fees	35	131	66	46	35	9	49	29	35	35
39	4th Re-inspection		A4	Activities	329.00-00 Other Permits and Fees	10	22	10	13	13	10	12	30	13	13
40	5th Re-inspection		A5	Activities	329.00-00 Other Permits and Fees	3	8	0	3	2	11	2	31	2	2
41	Reactivation of a Permit (1st)		AF	Activities	329.05-00 Permit Reactivation Fees	292	392	160	17	147	12	108	32	147	147
42	Reactivation of a Permit (2nd and 3rd Reactivation)		N/A	Activities	329.05-00 Permit Reactivation Fees	0	0	0	0	0	13	0	33	0	0

**Table 3
City of North Port, Florida
Building Fee Analysis**

Historical and Assumed Building Division Activities, Valuation, and Billing Determinants

Line No.	Description	Customer Type	Rate Code	Billing Determinants	Revenue Account(s)	Historical Fiscal Year Ended September 30					5-Year Average	3-Year Average	Thru 3/31 2022	Assumed Fiscal Year 2022	Assumed Fiscal Year 2023
						2017	2018	2019	2020	2021					
43	Application or Permit Transfer		B5	Activities	329.05-00 Permit Reactivation Fees	43	17	57	38	54	14	50	34	54	54
44	New Residential Certificate of Occupancy, Each Living Unit		C1	Activities	322.30-00 Residential	1,068	1,249	1,247	1,577	1,760	15	1,528	35	1,760	1,760
45	New Commercial Certificate of Occupancy, Each Living Unit		C2	Activities	322.40-00 Commercial	47	53	31	51	30	16	37	36	30	30
46	Certificate of Completion, Each		C7	Activities	322.40-00 Commercial	2	0	0	0	0	17	0	37	0	0
47	New Change of Occupancy or Reissued Change of Occupancy (Plan Review)		NC	Activities	329.00-00 Other Permits and Fees	1	0	0	0	0	18	0	38	0	0
48	Reissued Change of Occupancy or Reissued Change of Occupancy (Plan Review)		RC	Activities	329.00-00 Other Permits and Fees	3	0	0	0	0	19	0	39	0	0
49	Change of Occupancy or Reissued Change of Occupancy (Per Inspection)		N/A	Activities	322.40-00 Commercial	0	0	0	0	0	20	0	40	0	0
50	Temporary Certificate of Occupancy - 1st 30 Days - Residential		C4	Activities	322.30-00 Residential	0	0	0	0	0	21	0	41	0	0
51	Temporary Certificate of Occupancy - 1st 30 Days - Commercial		C5	Activities	322.40-00 Commercial	0	6	4	1	14	22	6	42	14	14
52	Temporary Certificate of Occupancy - 2nd 30 Days		N/A	Activities	322.40-00 Commercial	0	0	0	0	0	21	0	41	0	0
53	Temporary Certificate of Occupancy - 3rd 30 Days		N/A	Activities	322.40-00 Commercial	0	0	0	0	0	22	0	42	0	0
54	Temporary Certificate of Occupancy - Each Additional 30 Days		N/A	Activities	322.40-00 Commercial	0	0	0	0	0	23	0	43	0	0
55	Affidavit of Completion, Each		AC	Activities	322.40-00 Commercial	0	0	0	0	0	24	0	44	0	0
56	Education Surcharge, % of Permit and Review		N/A	Permit Fees		N/A	N/A	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A
57	Convenience Fee, Per Permit		C6	Permits	349.35-00 Convenience Fee	8,165	10,237	10,328	11,798	14,278	25	12,135	44	14,278	14,278
Building Code Administrators and Inspectors (BCAIB) Fee															
58	% of Permit Fee			Permit Fees		N/A	N/A	N/A	N/A	N/A	26	N/A	44	N/A	N/A
59	Minimum Charge			Activities		N/A	N/A	N/A	N/A	N/A	27	N/A	44	N/A	N/A
Department of Business and Professional Regulation (DBPR) Fee															
60	% of Permit Fee			Permit Fees		N/A	N/A	N/A	N/A	N/A	28	N/A	44	N/A	N/A
61	Minimum Charge			Activities		N/A	N/A	N/A	N/A	N/A	29	N/A	44	N/A	N/A

**Table 4
City of North Port, Florida
Building Fee Analysis**

Projected Building Division Revenues

Line No.	Description	Revenue Account(s)	Historical Fiscal Year Ended September 30,					Old Rates	4/12/2022 Rates	Percent of Year in Effect		Total Revenue	FY 2021 Rates	New Rates	Percent of Year in Effect	Projected Revenue
			2017	2018	2019	2020	2021	Full-Year 2022	Full-Year 2022	Old Rates	New Rates	2022	Projected Full-Year 2023	Projected Full-Year 2023		Fiscal Year 2023
New Construction - Residential Building Applications																
Non-Refundable Plan Review Fee Due With Application, Per Square Foot Under Roof																
1	Rate		\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10			\$ 0.10	\$ 0.10			
2	Square Feet Under Roof		2,869,657	3,469,832	3,399,132	4,210,372	5,558,482	5,558,482	5,558,482			5,558,482	5,558,482			
3	Total	322.30-00 Residential	\$ 286,966	\$ 346,983	\$ 339,913	\$ 421,037	\$ 555,848	\$ 555,848	\$ 555,848	58%	42%	\$ 555,848	\$ 555,848	\$ 555,848	100%	\$ 555,848
Base Permit Fee - Valuation \$0 to \$4,000																
4	Rate		\$ 40.00	\$ 20.00	\$ 20.00	\$ 18.75	\$ 15.00	\$ 15.00	\$ 20.00			\$ 15.00	\$ 40.00			
5	Activities		1,060	1,280	1,255	1,577	2,204	2,204	2,204			2,204	2,204			
6	Total	322.30-00 Residential	\$ 42,380	\$ 25,600	\$ 25,100	\$ 29,560	\$ 33,060	\$ 33,060	\$ 44,080	58%	42%	\$ 37,652	\$ 33,060	\$ 88,160	100%	\$ 88,160
Base Permit Fee - Valuation \$4,001 and Above, Per Dollar Over \$4,000																
7	Rate		\$ 0.005	\$ 0.004	\$ 0.004	\$ 0.004	\$ 0.003	\$ 0.003	\$ 0.004			\$ 0.003	\$ 0.005			
8	Dollars		253,873,652	311,476,990	304,304,420	368,527,464	645,417,040	645,417,040	645,417,040			645,417,040	645,417,040			
9	Total	322.30-00 Residential	\$ 1,269,368	\$ 1,245,908	\$ 1,217,218	\$ 1,381,978	\$ 1,936,251	\$ 1,936,251	\$ 2,581,668	58%	42%	\$ 2,205,175	\$ 1,936,251	\$ 3,227,085	100%	\$ 3,227,085
New Construction - Commercial Building Applications																
Non-Refundable Plan Review Fee Due With Application, Per Square Foot Under Roof																
10	Rate		\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10			\$ 0.10	\$ 0.10			
11	Square Feet Under Roof		271,957	625,283	308,747	470,710	535,593	535,593	535,593			535,593	535,593			
12	Total	322.40-00 Commercial	\$ 27,196	\$ 62,528	\$ 30,875	\$ 47,071	\$ 53,559	\$ 53,559	\$ 53,559	58%	42%	\$ 53,559	\$ 53,559	\$ 53,559	100%	\$ 53,559
Base Permit Fee - Valuation \$0 to \$4,000																
13	Rate		\$ 40.00	\$ 20.00	\$ 20.00	\$ 18.75	\$ 15.00	\$ 15.00	\$ 20.00			\$ 15.00	\$ 40.00			
14	Activities		78	101	96	101	112	112	112			112	112			
15	Total	322.40-00 Commercial	\$ 3,120	\$ 2,020	\$ 1,920	\$ 1,895	\$ 1,685	\$ 1,685	\$ 2,247	58%	42%	\$ 1,919	\$ 1,685	\$ 4,493	100%	\$ 4,493
Base Permit Fee - Valuation \$4,001 and Above, Per Dollar Over \$4,000																
16	Rate		\$ 0.005	\$ 0.004	\$ 0.004	\$ 0.004	\$ 0.003	\$ 0.003	\$ 0.004			\$ 0.003	\$ 0.005			
17	Dollars		22,421,244	76,730,070	78,447,680	72,289,843	126,263,120	126,263,120	126,263,120			126,263,120	126,263,120			
18	Total	322.40-00 Commercial	\$ 112,106	\$ 306,920	\$ 313,791	\$ 271,087	\$ 378,789	\$ 378,789	\$ 505,052	58%	42%	\$ 431,399	\$ 378,789	\$ 631,316	100%	\$ 631,316
Additional Structural Fees																
Additional Structural Fees																
19	Rate		\$ 40.00	\$ 20.00	\$ 20.00	\$ 18.75	\$ 15.00	\$ 15.00	\$ 20.00			\$ 15.00	\$ 40.00			
20	Activities		730	1,993	6,993	6,739	12,701	12,701	12,701			12,701	12,701			
21	Total	329.00-00 Other Permits and Fees	\$ 29,180	\$ 39,860	\$ 139,860	\$ 126,350	\$ 190,515	\$ 190,515	\$ 254,020	58%	42%	\$ 216,975	\$ 190,515	\$ 508,040	100%	\$ 508,040
Additional Electrical Fees																
Additional Electrical Inspections, Each																
22	Rate		\$ 40.00	\$ 20.00	\$ 20.00	\$ 18.75	\$ 15.00	\$ 15.00	\$ 20.00			\$ 15.00	\$ 40.00			
23	Activities		527	1,067	3,587	5,337	6,519	6,519	6,519			6,519	6,519			
24	Total	329.00-00 Other Permits and Fees	\$ 21,080	\$ 21,340	\$ 71,740	\$ 100,065	\$ 97,785	\$ 97,785	\$ 130,380	58%	42%	\$ 111,366	\$ 97,785	\$ 260,760	100%	\$ 260,760
Additional Charge Per Amp																
25	Rate		\$ 0.40	\$ 0.40	\$ 0.40	\$ 0.38	\$ 0.30	\$ 0.30	\$ 0.40			\$ 0.30	\$ 0.40			
26	Amps		224,392	296,696	289,182	313,580	415,450	415,450	415,450			415,450	415,450			
27	Total	322.00-00 Building Permits	\$ 89,757	\$ 118,678	\$ 115,673	\$ 117,592	\$ 124,635	\$ 124,635	\$ 166,180	58%	42%	\$ 141,945	\$ 124,635	\$ 166,180	100%	\$ 166,180
Temporary Power Pole or New Service																
28	Rate		\$ 40.00	\$ 40.00	\$ 40.00	\$ 37.50	\$ 30.00	\$ 30.00	\$ 40.00			\$ 30.00	\$ 40.00			
29	Activities		1,079	650	628	778	1,085	1,085	1,085			1,085	1,085			
30	Total	322.00-00 Building Permits	\$ 43,140	\$ 26,000	\$ 25,120	\$ 29,175	\$ 32,535	\$ 32,535	\$ 43,380	58%	42%	\$ 37,054	\$ 32,535	\$ 43,380	100%	\$ 43,380
Additional Plumbing and Gas Fees																
Additional Plumbing Inspections, Each																
31	Rate		\$ 40.00	\$ 20.00	\$ 20.00	\$ 18.75	\$ 15.00	\$ 15.00	\$ 20.00			\$ 15.00	\$ 40.00			
32	Activities		217	601	3,554	4,989	6,366	6,366	6,366			6,366	6,366			
33	Total	329.00-00 Other Permits and Fees	\$ 8,680	\$ 12,020	\$ 71,080	\$ 93,545	\$ 95,490	\$ 95,490	\$ 127,320	58%	42%	\$ 108,753	\$ 95,490	\$ 254,640	100%	\$ 254,640

**Table 4
City of North Port, Florida
Building Fee Analysis**

Projected Building Division Revenues

Line No.	Description	Revenue Account(s)	Historical Fiscal Year Ended September 30,					Old Rates	4/12/2022 Rates	Percent of Year in Effect		Total	FY 2021 Rates	New Rates	Percent of Year in Effect	Projected Revenue Fiscal Year 2023
			2017	2018	2019	2020	2021	Projected Full-Year 2022	Projected Full-Year 2022	Old Rates	New Rates	Revenue 2022	Projected Full-Year 2023	Projected Full-Year 2023		
Additional Charge Per Toilet																
34	Rate		\$ 20.00	\$ 20.00	\$ 20.00	\$ 18.75	\$ 15.00	\$ 15.00	\$ 20.00			\$ 15.00	\$ 20.00			
35	Toilets		2,625	3,348	3,608	3,752	4,672	4,672	4,672			4,672	4,672			
36	Total	322.00-00 Building Permits	\$ 52,500	\$ 66,960	\$ 72,160	\$ 70,345	\$ 70,080	\$ 70,080	\$ 93,440	58%	42%	\$ 79,813	\$ 70,080	\$ 93,440	\$ 93,440	
Water Service Inspection (Well or Central), Each																
37	Rate		\$ 40.00	\$ 20.00	\$ 20.00	\$ 18.75	\$ 15.00	\$ 15.00	\$ 20.00			\$ 15.00	\$ 40.00			
38	Activities		2,168	2,664	2,484	3,065	4,218	4,218	4,218			4,218	4,218			
39	Total	322.00-00 Building Permits	\$ 86,720	\$ 53,280	\$ 49,680	\$ 57,470	\$ 63,270	\$ 63,270	\$ 84,360	58%	42%	\$ 72,058	\$ 63,270	\$ 168,720	\$ 168,720	
Sewer Service Inspection (Septic or Central), Each																
40	Rate		\$ 40.00	\$ 20.00	\$ 20.00	\$ 18.75	\$ 15.00	\$ 15.00	\$ 20.00			\$ 15.00	\$ 40.00			
41	Activities		-	-	-	-	-	-	-			-	-			
42	Total	322.00-00 Building Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	\$ -	
Additional Gas Inspections, Each																
43	Rate		\$ 40.00	\$ 20.00	\$ 20.00	\$ 18.75	\$ 15.00	\$ 15.00	\$ 20.00			\$ 15.00	\$ 40.00			
44	Activities		13	122	16	180	381	381	381			381	381			
45	Total	329.00-00 Other Permits and Fees	\$ 520	\$ 2,440	\$ 320	\$ 3,375	\$ 5,715	\$ 5,715	\$ 7,620	58%	42%	\$ 6,509	\$ 5,715	\$ 15,240	\$ 15,240	
Additional Mechanical Fees																
Additional Mechanical Inspections, Each																
46	Rate		\$ 40.00	\$ 20.00	\$ 20.00	\$ 18.75	\$ 15.00	\$ 15.00	\$ 20.00			\$ 15.00	\$ 40.00			
47	Activities		203	433	2,548	4,129	4,291	4,291	4,291			4,291	4,291			
48	Total	329.00-00 Other Permits and Fees	\$ 8,120	\$ 8,660	\$ 50,960	\$ 77,420	\$ 64,365	\$ 64,365	\$ 85,820	58%	42%	\$ 73,305	\$ 64,365	\$ 171,640	\$ 171,640	
Additional Charge Per Square Foot of Conditioned Space																
49	Rate		\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.03	\$ 0.03	\$ 0.04			\$ 0.03	\$ 0.04			
50	Square Feet of Conditioned Space		2,192,647	2,790,904	2,948,813	3,189,903	4,810,918	4,810,918	4,810,918			4,810,918	4,810,918			
51	Total	322.00-00 Building Permits	\$ 87,706	\$ 111,636	\$ 117,953	\$ 119,621	\$ 144,328	\$ 144,328	\$ 192,437	58%	42%	\$ 164,373	\$ 144,328	\$ 192,437	\$ 192,437	
Miscellaneous, Alteration, Repair, and Over the County/Fax Building Applications - Additions																
Administrative / Plan Review Due at Issuance of Permit, Per Application																
52	Rate		\$ 40.00	\$ 20.00	\$ 20.00	\$ 18.75	\$ 15.00	\$ 15.00	\$ 20.00			\$ 15.00	\$ 40.00			
53	Square Feet Under Roof		7,040	9,008	9,117	10,113	12,760	12,760	12,760			12,760	12,760			
54	Total	322.50-00 Additions	\$ 281,588	\$ 180,150	\$ 182,337	\$ 189,620	\$ 191,396	\$ 191,396	\$ 255,195	58%	42%	\$ 217,979	\$ 191,396	\$ 510,389	\$ 510,389	
Miscellaneous Fees																
Plan Revision, Each - Residential																
55	Rate		\$ 50.00	\$ 50.00	\$ 50.00	\$ 46.88	\$ 37.50	\$ 37.50	\$ 50.00			\$ 37.50	\$ 50.00			
56	Activities		359	579	417	303	148	148	148			148	148			
57	Total	322.30-00 Residential	\$ 17,963	\$ 28,943	\$ 20,862	\$ 14,210	\$ 5,535	\$ 5,535	\$ 7,380	58%	42%	\$ 6,304	\$ 5,535	\$ 7,380	\$ 7,380	
Plan Revision, Each - Commercial																
58	Rate		\$ 50.00	\$ 50.00	\$ 50.00	\$ 46.88	\$ 37.50	\$ 37.50	\$ 50.00			\$ 37.50	\$ 50.00			
59	Activities		56	74	46	35	15	15	15			15	15			
60	Total	322.40-00 Commercial	\$ 2,820	\$ 3,690	\$ 2,289	\$ 1,638	\$ 575	\$ 575	\$ 767	58%	42%	\$ 655	\$ 575	\$ 767	\$ 767	
Revision Permit Fee																
61	Rate		\$ 50.00	\$ 50.00	\$ 50.00	\$ 46.88	\$ 37.50	\$ 37.50	\$ 50.00			\$ 37.50	\$ 50.00			
62	Activities		73	40	23	18	2	2	2			2	2			
63	Total	322.50-00 Additions	\$ 3,662	\$ 1,986	\$ 1,131	\$ 846	\$ 75	\$ 75	\$ 100	58%	42%	\$ 85	\$ 75	\$ 100	\$ 100	
Revision - Administration/Miscellaneous Plan Review																
64	Rate		\$ 50.00	\$ 50.00	\$ 50.00	\$ 46.88	\$ 37.50	\$ 37.50	\$ 50.00			\$ 37.50	\$ 50.00			
65	Activities		77	45	23	1	-	-	-			-	-			
66	Total	322.50-00 Additions	\$ 3,865	\$ 2,241	\$ 1,170	\$ 67	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	\$ -	
Miscellaneous Revision Permit Fee																
67	Rate		\$ 50.00	\$ 50.00	\$ 50.00	\$ 46.88	\$ 37.50	\$ 37.50	\$ 50.00			\$ 37.50	\$ 50.00			
68	Activities		125	101	43	49	29	29	29			29	29			

**Table 4
City of North Port, Florida
Building Fee Analysis**

Projected Building Division Revenues

Line No.	Description	Revenue Account(s)	Historical Fiscal Year Ended September 30,					Old Rates	4/12/2022 Rates	Percent of Year in Effect		Total Revenue 2022	FY 2021 Rates	New Rates	Percent of Year in Effect	Projected Revenue Fiscal Year 2023
			2017	2018	2019	2020	2021	Projected Full-Year 2022	Projected Full-Year 2022	Old Rates	New Rates		Projected Full-Year 2023	Projected Full-Year 2023		
69	Total	322.50-00 Additions	\$ 6,227	\$ 5,036	\$ 2,158	\$ 2,300	\$ 1,104	\$ 1,104	\$ 1,472	58%	42%	\$ 1,257	\$ 1,104	\$ 1,472	100%	\$ 1,472
	Replacement of Building Permit Documents, Base Fee - Residential															
70	Rate		\$ 25.00	\$ 25.00	\$ 25.00	\$ 23.44	\$ 18.75	\$ 18.75	\$ 25.00			\$	\$ 18.75	\$ 25.00		
71	Activities		-	-	-	-	-	-	-			-	-	-		
72	Total	322.30-00 Residential	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
	Replacement of Building Permit Documents, Base Fee - Commercial															
73	Rate		\$ 25.00	\$ 25.00	\$ 25.00	\$ 23.44	\$ 18.75	\$ 18.75	\$ 25.00			\$	\$ 18.75	\$ 25.00		
74	Activities		-	-	-	-	-	-	-			-	-	-		
75	Total	322.40-00 Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
	Building Permit Records Search, Base Fee - Additions															
76	Rate		\$ 25.00	\$ 25.00	\$ 25.00	\$ 23.44	\$ 18.75	\$ 18.75	\$ 25.00			\$	\$ 18.75	\$ 25.00		
77	Activities		-	-	-	-	-	-	-			-	-	-		
78	Total	322.50-00 Additions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
	Building Permit Records Search, Base Fee - Residential															
79	Rate		\$ 25.00	\$ 25.00	\$ 25.00	\$ 23.44	\$ 18.75	\$ 18.75	\$ 25.00			\$	\$ 18.75	\$ 25.00		
80	Activities		-	-	-	-	-	-	-			-	-	-		
81	Total	322.30-00 Residential	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
	Unsafe Building Administrative Fee, Each															
82	Rate		\$ 25.00	\$ 25.00	\$ 25.00	\$ 23.44	\$ 18.75	\$ 18.75	\$ 25.00			\$	\$ 18.75	\$ 25.00		
83	Activities		-	-	-	-	-	-	-			-	-	-		
84	Total	322.40-00 Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
	4th Re-inspection															
85	Rate		\$ 25.00	\$ 25.00	\$ 25.00	\$ 23.44	\$ 18.75	\$ 18.75	\$ 25.00			\$	\$ 18.75	\$ 25.00		
86	Activities		-	-	-	-	-	-	-			-	-	-		
87	Total	322.50-00 Additions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
	Stop Work Order (Release to Continue Construction), Each															
88	Rate		\$ 100.00	\$ 100.00	\$ 100.00	\$ 93.75	\$ 75.00	\$ 75.00	\$ 100.00			\$	\$ 75.00	\$ 100.00		
89	Activities		-	-	-	-	-	-	-			-	-	-		
90	Total	59.90-00 Other Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
	Letter of Determination from Building Official, Each															
91	Rate		\$ 100.00	\$ 100.00	\$ 100.00	\$ 93.75	\$ 75.00	\$ 75.00	\$ 100.00			\$	\$ 75.00	\$ 100.00		
92	Activities		0	0	-	-	-	-	-			-	-	-		
93	Total	59.90-00 Other Miscellaneous Revenue	\$ 31	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
	Unsafe Building Administrative Fee, Each															
94	Rate		\$ 250.00	\$ 250.00	\$ 250.00	\$ 234.38	\$ 187.50	\$ 187.50	\$ 250.00			\$	\$ 187.50	\$ 250.00		
95	Activities		2	-	-	-	-	-	-			-	-	-		
96	Total	59.90-00 Other Miscellaneous Revenue	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
	Standard Inspection, Each															
97	Rate		\$ 40.00	\$ 20.00	\$ 20.00	\$ 18.75	\$ 15.00	\$ 15.00	\$ 20.00			\$	\$ 15.00	\$ 40.00		
98	Activities		-	-	-	-	-	-	-			-	-	-		
99	Total	329.00-00 Other Permits and Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
	1st Re-inspection															
100	Rate		\$ 75.00	\$ 37.50	\$ 37.50	\$ 35.13	\$ 28.00	\$ 28.00	\$ 37.50			\$	\$ 28.00	\$ 75.00		
101	Activities		565	1,098	913	724	534	534	534			-	534	534		
102	Total	329.00-00 Other Permits and Fees	\$ 42,356	\$ 41,166	\$ 34,232	\$ 25,443	\$ 14,952	\$ 14,952	\$ 20,025	58%	42%	\$ 17,066	\$ 14,952	\$ 40,050	100%	\$ 40,050
	2nd Re-inspection															
103	Rate		\$ 75.00	\$ 75.00	\$ 75.00	\$ 70.31	\$ 56.25	\$ 56.25	\$ 75.00			\$	\$ 56.25	\$ 75.00		
104	Activities		218	491	330	196	127	127	127			-	127	127		
105	Total	329.00-00 Other Permits and Fees	\$ 16,350	\$ 36,844	\$ 24,731	\$ 13,798	\$ 7,144	\$ 7,144	\$ 9,525	58%	42%	\$ 8,136	\$ 7,144	\$ 9,525	100%	\$ 9,525

**Table 4
City of North Port, Florida
Building Fee Analysis**

Projected Building Division Revenues

Line No.	Description	Revenue Account(s)	Historical Fiscal Year Ended September 30,					Old Rates	4/12/2022 Rates	Percent of Year in Effect		Total	FY 2021 Rates	New Rates	Percent of Year in Effect	Projected Revenue Fiscal Year 2023
			2017	2018	2019	2020	2021	Projected Full-Year 2022	Projected Full-Year 2022	Old Rates	New Rates	Revenue 2022	Projected Full-Year 2023	Projected Full-Year 2023		
3rd Re-inspection																
106	Rate		\$ 150.00	\$ 150.00	\$ 150.00	\$ 140.63	\$ 112.50	\$ 112.50	\$ 150.00			\$	112.50	\$ 150.00		
107	Activities		35	131	66	46	35	35	35				35	35		
108	Total	329.00-00 Other Permits and Fees	\$ 5,250	\$ 19,575	\$ 9,863	\$ 6,487	\$ 3,938	\$ 3,938	\$ 5,250	58%	42%	\$ 4,484	\$ 3,938	\$ 5,250	100%	\$ 5,250
4th Re-inspection																
109	Rate		\$ 300.00	\$ 300.00	\$ 300.00	\$ 281.25	\$ 225.00	\$ 225.00	\$ 300.00			\$	225.00	\$ 300.00		
110	Activities		10	22	10	13	13	13	13				13	13		
111	Total	329.00-00 Other Permits and Fees	\$ 3,000	\$ 6,600	\$ 3,000	\$ 3,675	\$ 2,925	\$ 2,925	\$ 3,900	58%	42%	\$ 3,331	\$ 2,925	\$ 3,900	100%	\$ 3,900
5th Re-inspection																
112	Rate		\$ 600.00	\$ 600.00	\$ 600.00	\$ 562.50	\$ 450.00	\$ 450.00	\$ 600.00			\$	450.00	\$ 600.00		
113	Activities		3	8	-	3	2	2	2				2	2		
114	Total	329.00-00 Other Permits and Fees	\$ 1,800	\$ 4,800	\$ -	\$ 1,950	\$ 900	\$ 900	\$ 1,200	58%	42%	\$ 1,025	\$ 900	\$ 1,200	100%	\$ 1,200
Reactivation of a Permit (1st)																
115	Rate		\$ 75.00	\$ 75.00	\$ 75.00	\$ 70.31	\$ 56.25	\$ 56.25	\$ 75.00			\$	56.25	\$ 75.00		
116	Activities		292	392	160	17	147	147	147				147	147		
117	Total	329.05-00 Permit Reactivation Fees	\$ 21,895	\$ 29,375	\$ 12,006	\$ 1,181	\$ 8,256	\$ 8,256	\$ 11,008	58%	42%	\$ 9,403	\$ 8,256	\$ 11,008	100%	\$ 11,008
Reactivation of a Permit (2nd and 3rd Reactivation)																
118	Rate		\$ 125.00	\$ 125.00	\$ 125.00	\$ 117.19	\$ 93.75	\$ 93.75	\$ 125.00			\$	93.75	\$ 125.00		
119	Activities		-	-	-	-	-	-	-				-	-		
120	Total	329.05-00 Permit Reactivation Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
Application or Permit Transfer																
121	Rate		\$ 100.00	\$ 100.00	\$ 100.00	\$ 93.75	\$ 75.00	\$ 75.00	\$ 100.00			\$	75.00	\$ 100.00		
122	Activities		43	17	57	38	54	54	54				54	54		
123	Total	329.05-00 Permit Reactivation Fees	\$ 4,250	\$ 1,675	\$ 5,650	\$ 3,550	\$ 4,075	\$ 4,075	\$ 5,433	58%	42%	\$ 4,641	\$ 4,075	\$ 5,433	100%	\$ 5,433
New Residential Certificate of Occupancy, Each Living Unit																
124	Rate		\$ 100.00	\$ 50.00	\$ 50.00	\$ 46.88	\$ 37.50	\$ 37.50	\$ 50.00			\$	37.50	\$ 100.00		
125	Activities		1,068	1,249	1,247	1,577	1,760	1,760	1,760				1,760	1,760		
126	Total	322.30-00 Residential	\$ 106,800	\$ 62,450	\$ 62,350	\$ 73,900	\$ 66,000	\$ 66,000	\$ 88,000	58%	42%	\$ 75,167	\$ 66,000	\$ 176,000	100%	\$ 176,000
New Commercial Certificate of Occupancy, Each Living Unit																
127	Rate		\$ 100.00	\$ 100.00	\$ 100.00	\$ 93.75	\$ 75.00	\$ 75.00	\$ 100.00			\$	75.00	\$ 100.00		
128	Activities		47	53	31	51	30	30	30				30	30		
129	Total	322.40-00 Commercial	\$ 4,700	\$ 5,300	\$ 3,100	\$ 4,800	\$ 2,250	\$ 2,250	\$ 3,000	58%	42%	\$ 2,563	\$ 2,250	\$ 3,000	100%	\$ 3,000
Certificate of Completion, Each																
130	Rate		\$ 100.00	\$ 100.00	\$ 100.00	\$ 93.75	\$ 75.00	\$ 75.00	\$ 100.00			\$	75.00	\$ 100.00		
131	Activities		2	-	-	-	-	-	-				-	-		
132	Total	322.40-00 Commercial	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
New Change of Occupancy or Reissued Change of Occupancy (Plan Review)																
133	Rate		\$ 40.00	\$ 40.00	\$ 40.00	\$ 37.50	\$ 30.00	\$ 30.00	\$ 40.00			\$	30.00	\$ 40.00		
134	Activities		1	-	-	-	-	-	-				-	-		
135	Total	329.00-00 Other Permits and Fees	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
Reissued Change of Occupancy or Reissued Change of Occupancy (Plan Review)																
136	Rate		\$ 40.00	\$ 40.00	\$ 40.00	\$ 37.50	\$ 30.00	\$ 30.00	\$ 40.00			\$	30.00	\$ 40.00		
137	Activities		3	-	-	-	-	-	-				-	-		
138	Total	329.00-00 Other Permits and Fees	\$ 140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
Change of Occupancy or Reissued Change of Occupancy (Per Inspection)																
139	Rate		\$ 40.00	\$ 40.00	\$ 40.00	\$ 37.50	\$ 30.00	\$ 30.00	\$ 40.00			\$	30.00	\$ 40.00		
140	Activities		-	-	-	-	-	-	-				-	-		
141	Total	322.40-00 Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
Temporary Certificate of Occupancy - 1st 30 Days - Residential																
142	Rate		\$ 200.00	\$ 200.00	\$ 200.00	\$ 187.50	\$ 150.00	\$ 150.00	\$ 200.00			\$	150.00	\$ 200.00		
143	Activities		-	-	-	-	-	-	-				-	-		
144	Total	322.30-00 Residential	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -

**Table 4
City of North Port, Florida
Building Fee Analysis**

Projected Building Division Revenues

Line No.	Description	Revenue Account(s)	Historical Fiscal Year Ended September 30,					Old Rates	4/12/2022 Rates	Percent of Year in Effect		Total Revenue 2022	FY 2021 Rates	New Rates	Percent of Year in Effect	Projected Revenue Fiscal Year 2023
			2017	2018	2019	2020	2021	Projected Full-Year 2022	Projected Full-Year 2022	Old Rates	New Rates		Projected Full-Year 2023	Projected Full-Year 2023		
Temporary Certificate of Occupancy - 1st 30 Days - Commercial																
145	Rate		\$ 200.00	\$ 200.00	\$ 200.00	\$ 187.50	\$ 150.00	\$ 150.00	\$ 200.00			\$ 150.00	\$ 200.00			
146	Activities		-	6	4	1	14	14	14			14	14			
147	Total	322.40-00 Commercial	\$ -	\$ 1,200	\$ 750	\$ 150	\$ 2,100	\$ 2,100	\$ 2,800	58%	42%	\$ 2,392	\$ 2,100	\$ 2,800	100%	\$ 2,800
Temporary Certificate of Occupancy - 2nd 30 Days																
148	Rate		\$ 400.00	\$ 400.00	\$ 400.00	\$ 375.00	\$ 300.00	\$ 300.00	\$ 400.00			\$ 300.00	\$ 400.00			
149	Activities		-	-	-	-	-	-	-			-	-			
150	Total	322.40-00 Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
Temporary Certificate of Occupancy - 3rd 30 Days																
151	Rate		\$ 600.00	\$ 600.00	\$ 600.00	\$ 562.50	\$ 450.00	\$ 450.00	\$ 600.00			\$ 450.00	\$ 600.00			
152	Activities		-	-	-	-	-	-	-			-	-			
153	Total	322.40-00 Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
Temporary Certificate of Occupancy - Each Additional 30 Days																
154	Rate		\$ 900.00	\$ 900.00	\$ 900.00	\$ 843.75	\$ 675.00	\$ 675.00	\$ 900.00			\$ 675.00	\$ 900.00			
155	Activities		-	-	-	-	-	-	-			-	-			
156	Total	322.40-00 Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
Affidavit of Completion, Each																
157	Rate		\$ 40.00	\$ 40.00	\$ 40.00	\$ 37.50	\$ 30.00	\$ 30.00	\$ 40.00			\$ 30.00	\$ 40.00			
158	Activities		-	-	-	-	-	-	-			-	-			
159	Total	322.40-00 Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
Education Surcharge, % of Permit and Review																
160	Rate		2.00%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%			1.50%	2.00%			
161	Permit Fees		N/A	N/A	N/A	N/A	N/A	N/A	N/A			N/A	N/A			
161	Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
Convenience Fee, Per Permit																
162	Rate		\$ 5.00	\$ 5.00	\$ 5.00	\$ 4.69	\$ 3.75	\$ 3.75	\$ 5.00			\$ 3.75	\$ 5.00			
163	Permits		8,165	10,237	10,328	11,798	14,278	14,278	14,278			14,278	14,278			
164	Total	349.35-00 Convenience Fee	\$ 40,825	\$ 51,185	\$ 51,642	\$ 55,303	\$ 53,543	\$ 53,543	\$ 71,391	58%	42%	\$ 60,980	\$ 53,543	\$ 71,391	100%	\$ 71,391
Building Code Administrators and Inspectors (BCAIB) Fee																
% of Permit Fee																
165	Rate		1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%			1.50%	1.50%			
166	Permit Fees		N/A	N/A	N/A	N/A	N/A	N/A	N/A			N/A	N/A			
166	Subtotal		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
167	Minimum Charge															
167	Rate		\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00			\$ 2.00	\$ 2.00			
168	Activities		N/A	N/A	N/A	N/A	N/A	N/A	N/A			N/A	N/A			
168	Subtotal		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
169	Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -		\$ -
Department of Business and Professional Regulation (DBPR) Fee																
% of Permit Fee																
170	Rate		1.50%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%			1.00%	1.50%			
171	Permit Fees		N/A	N/A	N/A	N/A	N/A	N/A	N/A			N/A	N/A			
171	Subtotal		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
172	Minimum Charge															
172	Rate		\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00			\$ 2.00	\$ 2.00			
173	Activities		N/A	N/A	N/A	N/A	N/A	N/A	N/A			N/A	N/A			
173	Subtotal		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58%	42%	\$ -	\$ -	\$ -	100%	\$ -
174	Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -		\$ -

**Table 4
City of North Port, Florida
Building Fee Analysis**

Projected Building Division Revenues

Line No.	Description	Revenue Account(s)	Historical Fiscal Year Ended September 30.					Old Rates	4/12/2022 Rates	Percent of Year in Effect		Total Revenue	FY 2021 Rates	New Rates	Percent of Year	Projected Revenue
			2017	2018	2019	2020	2021	Projected Full-Year 2022	Projected Full-Year 2022	Old Rates	New Rates	2022	2023	2023	in Effect	Fiscal Year 2023
175	TOTAL REVENUE		\$ 2,732,784	\$ 2,933,050	\$ 3,060,631	\$ 3,346,503	\$ 4,212,678	\$ 5,413,857			\$ 4,713,169	\$ 4,212,678	\$ 7,284,603		\$ 7,284,603	
176			0.00%	0.00%	0.00%	0.00%	-0.65%	-0.65%			-0.65%	-0.65%	-0.65%		-0.65%	
177			<u>\$ 2,732,784</u>	<u>\$ 2,933,050</u>	<u>\$ 3,060,631</u>	<u>\$ 3,346,503</u>	<u>\$ 4,185,203</u>	<u>\$ 5,378,548</u>			<u>\$ 4,682,430</u>	<u>\$ 4,185,203</u>	<u>\$ 7,237,093</u>		<u>\$ 7,237,093</u>	
178	Actual or Projected Rate / Fees Revenues		\$ 3,240,039	\$ 3,384,102	\$ 3,491,214	\$ 3,674,151	\$ 4,185,203				\$ 4,682,430				\$ 7,237,093	
179	Assumed Non-Rate Revenues Without Investment Income										200				200	
180	Investment / Interest Income										<u>10,600</u>				<u>9,674</u>	
181	Total Building Division Revenues										<u>\$ 4,693,230</u>				<u>\$ 7,246,967</u>	
182											Surplus / (Deficiency) - Amount	\$ (296,970)			\$ 0	
183											Surplus / (Deficiency) - Percent	<u>-6.0%</u>			<u>0.0%</u>	

Table 5
City of North Port, Florida
Building Fee Analysis

Building Division Historical, Budgeted, and Projected Expenditures

Line No.	Expense Code	Description	Actual Fiscal Year 2017	Actual Fiscal Year 2018	Actual Fiscal Year 2019	Actual Fiscal Year 2020	Unaudited Fiscal Year 2021	Revised Fiscal Year 2022	Adjusted Fiscal Year 2022	Proposed Fiscal Year 2023	Adjusted Fiscal Year 2023
135 BUILDING FUND											
Personnel Expenditures											
1	1100	Executive Salaries	\$ 34,027	\$ 39,667	\$ 35,166	\$ 39,567	\$ 78,973	\$ 91,390	\$ 91,390	\$ 124,880	\$ 132,373
2	1200	Regular Salaries	934,048	1,151,866	1,277,640	1,293,869	1,604,958	2,139,110	2,139,110	2,445,220	2,591,933
3	1300	Other Salaries and Wages	-	-	-	-	-	-	-	-	-
4	1400	Overtime	46,656	76,375	50,045	28,321	18,419	37,120	37,120	37,120	39,347
5	1508	Clothing / Cleaning Allowance	-	-	-	-	-	330	330	-	-
6	2100	FICA	74,046	92,486	99,110	99,098	123,644	165,940	165,940	187,660	198,920
7	2201	Florida Retirement System	82,502	107,121	119,128	126,934	182,005	261,910	261,910	308,710	327,233
8	2300	Insurance - Health	164,090	183,015	191,960	243,260	307,534	418,630	418,630	526,810	526,810
9	2302	Vision Care	1,189	1,407	1,656	1,611	1,999	2,580	2,580	2,780	2,780
10	2304	Dental, Life, and Disability	-	-	18,703	20,192	25,114	28,780	28,780	33,830	33,830
11	2400	Workers' Compensation	13,140	13,140	2,040	2,490	3,680	3,890	3,890	-	-
12	2500	Unemployment Compensation	-	-	-	-	-	240	240	-	-
13	2700	Educational Assistance	-	441	432	-	253	2,500	2,500	2,500	2,500
14	AddPers	Additional Personnel	-	-	-	-	-	-	-	-	-
15		Total Personnel Expenditures	\$ 1,349,698	\$ 1,665,518	\$ 1,795,880	\$ 1,855,342	\$ 2,346,579	\$ 3,152,420	\$ 3,152,420	\$ 3,669,510	\$ 3,855,725
Operating Expenditures											
16	3100	Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17	3104	Medical Services	-	-	75	-	-	-	-	-	-
18	3105	Other Professional Services	-	750	-	13,182	70,582	75,000	75,000	-	-
19	3400	Other Contractual Services	38,207	49,238	52,234	42,091	125,322	325,860	325,860	336,160	336,160
20	4000	Travel and Per Diem	-	2,852	793	-	-	1,000	1,000	1,000	1,000
21	4100	Communication Services	11,030	16,273	17,779	16,986	17,550	12,600	12,600	14,370	14,370
22	4200	Postage and Mailing	42	149	191	45	398	3,000	3,000	3,000	3,000
23	4400	Rentals and Leases	4,712	5,219	5,709	4,866	5,179	4,500	4,500	4,500	4,500
24	4500	Insurance	3,870	3,870	25,650	17,730	26,970	27,470	27,470	27,470	27,470
25	4601	Repairs and Maintenance / Office Equipment	16,806	21,353	14,381	58,310	22,458	44,890	44,890	44,890	44,890
26	4602	Repairs and Maintenance / Communication Equipment	-	-	-	-	-	100	100	100	100
27	4604	Repairs and Maintenance / Buildings	-	-	-	-	5,924	-	-	-	-
28	4650	Fleet - Administration	13,370	10,640	13,740	11,840	14,790	9,930	9,930	7,780	7,780
29	4651	Fleet - Labor	2,661	4,295	5,702	6,089	5,530	6,620	6,620	6,860	6,860
30	4652	Fleet - Parts	1,478	4,807	4,805	4,735	5,543	4,670	4,670	7,510	7,510
31	4653	Fleet - Outsourced	100	150	683	-	-	510	510	510	510
32	4700	Printing and Binding	1,440	1,275	910	1,671	1,515	1,000	1,000	2,000	2,000
33	4800	Promotional Activities	1,988	1,790	1,985	1,886	476	2,000	2,000	2,500	2,500
34	4901	Bank and Transaction Fees	63,573	74,155	81,436	133,909	186,297	155,000	155,000	155,000	155,000
35	4902	Cash Over and Short	(20)	-	-	-	-	-	-	-	-
36	4913	Ads and Public Notices	-	-	195	-	3,082	-	-	-	-
37	4914	Licenses / Fees / Permits	408	65	235	-	87	3,000	3,000	3,000	3,000
38	4969	Food	-	-	-	-	-	-	-	-	-
39	4970	Payment to General Fund	300,730	500,310	508,160	548,860	879,750	347,630	347,630	347,630	347,630
40	4980	Operating Budget Reduction	-	-	-	-	-	-	-	-	-
41	5100	Office Supplies	5,179	7,654	8,542	7,395	5,409	8,000	8,000	8,000	8,000
42	5201	Other Operating Supplies	-	-	-	18	-	-	-	-	-

Table 5
City of North Port, Florida
Building Fee Analysis

Building Division Historical, Budgeted, and Projected Expenditures

Line No.	Expense Code	Description	Actual Fiscal Year 2017	Actual Fiscal Year 2018	Actual Fiscal Year 2019	Actual Fiscal Year 2020	Unaudited Fiscal Year 2021	Revised Fiscal Year 2022	Adjusted Fiscal Year 2022	Proposed Fiscal Year 2023	Adjusted Fiscal Year 2023		
43	5202	Fuel	10,661	18,024	19,522	15,074	16,969	20,920	-	20,920	21,310	-	21,310
44	5207	Uniforms	3,004	3,647	4,804	5,899	7,052	9,840	-	9,840	10,190	-	10,190
45	5250	Minor Operating Equipment	35,344	17,801	9,761	25,029	27,565	56,570	-	56,570	31,290	-	31,290
46	5400	Books / Subscriptions / Memberships	-	8,175	838	14,319	1,049	1,960	-	1,960	1,960	-	1,960
47	5500	Training and Education	499	350	916	210	433	500	-	500	500	-	500
48	5900	Depreciation	-	-	-	-	-	-	-	-	-	-	-
49		Total Operating Expenditures	\$ 515,082	\$ 752,842	\$ 779,046	\$ 930,144	\$ 1,429,930	\$ 1,122,570	\$ -	\$ 1,122,570	\$ 1,037,530	\$ -	\$ 1,037,530
		Capital Outlay											
50	6200	Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,210	\$ -	\$ 175,210	\$ 500,000	\$ -	\$ 500,000
51	6400	Capital Machinery and Equipment	74,250	397,676	59,128	-	40,169	-	-	-	69,600	-	69,600
52	6800	Intangible Assets	-	-	-	-	-	500,000	-	500,000	500,000	-	500,000
53		Total Capital Outlay	\$ 74,250	\$ 397,676	\$ 59,128	\$ -	\$ 40,169	\$ 675,210	\$ -	\$ 675,210	\$ 1,069,600	\$ -	\$ 1,069,600
		Interfund Transfers											
54	9100	Transfers Out	\$ -	\$ -	\$ 1,357,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
55		Total Interfund Transfers	\$ -	\$ -	\$ 1,357,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Other Uses											
56	115	Transfer to Renewal and Replacement Fund	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ -	\$ 40,000
57		Total Other Uses	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ -	\$ 40,000
58		Adjustment to Meet Revenue Target						\$ -	\$ (296,970)	\$ (296,970)	\$ -	\$ 1,244,112	\$ 1,244,112
59		TOTAL EXPENDITURES	\$ 1,979,030	\$ 2,856,036	\$ 4,031,704	\$ 2,825,486	\$ 3,856,678	\$ 4,990,200	\$ (296,970)	\$ 4,693,230	\$ 5,816,640	\$ 1,430,327	\$ 7,246,967
60		Actual Operating Expenses	<u>\$ 1,864,780</u>	<u>\$ 2,418,360</u>	<u>\$ 2,574,926</u>	<u>\$ 2,785,486</u>	<u>\$ 3,776,509</u>	<u>\$ 4,274,990</u>	<u>\$ 4,274,990</u>	<u>\$ 4,707,040</u>			<u>\$ 4,893,255</u>
61		Operating Budget			\$ 4,069,750	\$ 5,890,670	\$ 4,211,381						
62		Difference from Actual - Amount			\$ 38,046	\$ 3,065,184	\$ 354,703						
63		Difference from Actual - Percent			0.9%	108.5%	9.2%						
64		Expenses to Include in Overhead Calculation - With Vehicle Costs							\$ 603,710				\$ 582,870
65		Expenses to Include in Overhead Calculation - No Vehicle Costs							<u>\$ 521,060</u>				<u>\$ 498,900</u>

2022

**CITY OF NORTH PORT, FLORIDA
Building Fee Analysis**



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