



City of North Port

ORDINANCE NO. 2022-14

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, INCREASING CERTAIN BUILDING FEES UNDER THE CITY FEE STRUCTURE; AMENDING THE CODE OF THE CITY OF NORTH PORT, FLORIDA, APPENDIX A – CITY FEE STRUCTURE, SECTION D. BUILDING FEES; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission has the duty, right, power and authority to levy by ordinance and collect fees for city services rendered; and

WHEREAS, the City established a City Fee Structure in the Code of the City of North Port, Florida (“City Code”), Appendix A, Section D, for building fees, as authorized in Florida Building Code Section 109 and Florida Statutes Section 553.80; and

WHEREAS, on July 2, 2020, the City Commission adopted Ordinance No. 2020-28 as a response to the Coronavirus Disease 2019 (COVID-19) pandemic and the Commission’s desire to support local business operations by reducing certain building fees by twenty-five percent (25%); and

WHEREAS, on April 12, 2022, the City Commission adopted Ordinance No. 2022-05, reinstating certain building fees to the level effective prior to the adoption of Ordinance 2020-28; and

WHEREAS, on May 10, 2022, the City Commission directed staff to increase the City’s building fee rates as recommended by GovRates, a consultant hired by the City, in order to keep pace with operating expenses, fund major capital needs, and maintain healthy reserves while keeping the fees equitable and reasonable; and

WHEREAS, the City Commission finds that these amendments serve the public health, safety, and welfare of the citizens of the City of North Port, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 – FINDINGS

1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.

SECTION 2 – ADOPTION

2.01 Appendix A to the Code of the City of North Port, Florida is hereby amended as follows:

“APPENDIX A – CITY FEE STRUCTURE

The following establishes the fees for the city.

...

D. BUILDING FEES

BUILDING FEES	
NEW CONSTRUCTION:	
Residential, Commercial, and Addition: Building Applications	
Non refundable plan review fee due with application	\$0.10 per sq. ft. under roof
Base permit fee—valuation shall be based on the Florida Building Code Chapter 1	
Valuation \$0.00 to \$4,000.00	\$20.00 <u>\$40.00</u> min. on first \$4,000.00
Valuation \$4,001.00 and above	\$0.004 per dollar over \$4,000.00
Base permit fee may include all typical inspections for a permit type	
Additional Structural Fees	
Additional structural inspections as determined by the plan examiner	\$20.00 <u>\$40.00</u> each based on review
Additional Electrical Fees	
Additional electrical inspections as determined by the plan examiner	\$20.00 <u>\$40.00</u> each based on review
Additional charge per amp	\$0.40 per amp per permit
Temporary power pole or new service	\$40.00 each per permit
Additional Plumbing and Gas Fees	
Additional plumbing inspections as determined by the plan examiner	\$20.00 <u>\$40.00</u> each based on review
Additional charge per toilet	\$20.00 <u>\$40.00</u> each per permit
Water service inspection (well or central)	\$20.00 <u>\$40.00</u> each per permit
Sewer service inspection (septic or central)	\$20.00 <u>\$40.00</u> each per permit
Additional gas inspections as determined by the plan examiner	\$20.00 <u>\$40.00</u> each based on review
Additional Mechanical Fees	
Additional mechanical inspections as determined by the plan examiner	\$20.00 <u>\$40.00</u> each per permit
Additional charge per square foot of conditioned space	\$0.04 per sq. ft. per permit
ALL OTHER APPLICATION TYPES:	
Miscellaneous, Alteration, Repair, and Over the Counter/Fax Building Applications	
Administrative/plan review fee due at issuance of permit	\$20.00 <u>\$40.00</u> per application

Base permit fee—valuation shall be based on the Florida Building Code Chapter 1	
Valuation \$0.00 to \$4,000.00	\$20.00 <u>\$40.00</u> min. on first \$4,000.00
Valuation \$4,001.00 and above	\$0.004 per dollar over \$4,000.00
Required inspections for permit type may be added to base permit fee based on application type	
Additional Structural Fees	
Additional structural inspections as determined by the plan examiner	\$20.00 <u>\$40.00</u> each based on review
Additional Electrical Fees	
Additional electrical inspections as determined by the plan examiner	\$20.00 <u>\$40.00</u> each based on review
Additional charge per amp	\$0.40 per amp per permit
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Additional gas inspections as determined by the plan examiner	\$20.00 <u>\$40.00</u> each based on review
Additional Mechanical Fees	
Additional mechanical inspections as determined by the plan examiner	\$20.00 <u>\$40.00</u> each per permit
Additional charge per square foot of conditioned space	\$0.04 per sq. ft. per permit
Miscellaneous Fees	
Plan revision	\$50.00 each
Replacement of building permit documents	\$25.00 base fee + copy fees
Building permit records search	\$25.00 base fee + copy fee
Stop work order (release to continue construction)	\$100.00 each
Letter of determination from building official	\$100.00 each
Unsafe building administrative fee	\$250.00 each
Construction without a permit	2x total permit fee
Standard inspection (struc, elec, plbg, gas, or mech)	\$20.00 <u>\$40.00</u> each
1st re-inspection (struc, elec, plbg, gas, or mech)	\$37.50 <u>\$75.00</u>
2nd re-inspection (struc, elec, plbg, gas, or mech)	\$75.00
3rd re-inspection (struc, elec, plbg, gas, or mech)	\$150.00
4th re-inspection (struc, elec, plbg, gas, or mech)	\$300.00
5th re-inspection (struc, elec, plbg, gas, or mech)	\$600.00
Reactivation of a permit (1st)	\$75.00
Reactivation of a permit (2nd and 3rd reactivation)	\$125.00
Application or permit transfer	\$100.00

New residential certificate of occupancy	\$50.00 each living unit
New commercial certificate of occupancy	\$100.00 each living unit
Certificate of completion	\$100.00 each
Change of occupancy or reissued change of occupancy (plan review)	\$40.00 each
Change of occupancy or reissued change of occupancy (per inspection)	\$40.00 each
Temporary certificate of occupancy will be issued by the building official in 30-day increments.	
1st 30 days - temporary certificate of occupancy	\$200.00
2nd 30 days - temporary certificate of occupancy	\$400.00
3rd 30 days - temporary certificate of occupancy	\$600.00
Each additional 30 days - temporary certificate of occupancy	\$900.00
Affidavit of completion	\$40.00 each
Education surcharge	1.5% or permit and review
Convenience fee	\$5.00 per permit
Building code administrators and inspectors (BCAIB) fee	1.5% of permit fee or \$2.00, whichever is greater
Department of Business and Professional Regulation (DBPR) fee	1.0% of permit fee or \$2.00, whichever is greater
Refunds	

...”

SECTION 3 – CONFLICTS

3.01 In the event of any conflict between the provisions of this ordinance and any other ordinance, in whole or in part, the provisions of this ordinance will prevail to the extent of the conflict.

SECTION 4 – SEVERABILITY

4.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this ordinance is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the ordinance.

SECTION 5 – CODIFICATION

5.01 In this ordinance, additions are shown as underlined and deletions as ~~strikethrough~~. Any additional codification information and notations appear in *italics*. These editorial notations are not intended to appear in the codified text.

SECTION 6 – EFFECTIVE DATE

6.01 This ordinance takes effect immediately upon adoption.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida, in public session on July 26, 2022.

READ BY TITLE ONLY at second reading by the City Commission of the City of North Port, Florida, in public session on October 6, 2022.

ADOPTED by the City Commission of the City of North Port, Florida, on the third and final reading in public session on October 25, 2022.

CITY OF NORTH PORT, FLORIDA

PETE EMRICH
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

AMBER L. SLAYTON
CITY ATTORNEY