



City of North Port

ORDINANCE NO. 2020-28

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE CODE OF THE CITY OF NORTH PORT, FLORIDA, APPENDIX A – CITY FEE STRUCTURE TO CHANGE CERTAIN BUILDING FEES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; 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 has established a City Fee Structure in the Code of the City of North Port, Florida, Appendix A, Section D, for building permits, as authorized in Section 109 of the Florida Building Code and Florida Statutes Section 553.80; and

WHEREAS, in response to the Novel Coronavirus Disease 2019 (COVID-19) pandemic, and consistent with Governor Ron DeSantis' Executive Order Number 20-112, local governments play an important role in re-opening Florida through supporting the highest practicable level of business operation while maintaining public health and safety, so that City residents and local businesses can return to work, and the economy can recover; and

WHEREAS, on May 15, 2020, the City Manager executed Emergency Order No. 2020-10, reducing certain building permit fees found in the City Fee Structure, Appendix A, Section D of the Code of the City of North Port, Florida by twenty-five percent (25%) in order to assist with the re-opening and economic recovery of City residents and local businesses; and

WHEREAS, the City Commission desires to permanently reduce certain building fees; and

WHEREAS, the City Commission finds that the proposed 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 recitals outlined above are incorporated by reference as findings of fact.

SECTION 2 – ADOPTION

2.01 Appendix A of 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>\$15.00</u> min. on first \$4,000.00
Valuation \$4,001.00 and above	\$0.004 <u>\$0.003</u> 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>\$15.00</u> each based on review
Additional Electrical Fees	
Additional electrical inspections as determined by the plan examiner	\$20.00 <u>\$15.00</u> each based on review
Additional charge per amp	\$0.40 <u>\$0.30</u> per amp per permit
Temporary power pole or new service	\$40.00 <u>\$30.00</u> each per permit

Additional Plumbing and Gas Fees	
Additional plumbing inspections as determined by the plan examiner	\$20.00 <u>\$15.00</u> each based on review
Additional charge per toilet	\$20.00 <u>\$15.00</u> each per permit
Water service inspection (well or central)	\$20.00 <u>\$15.00</u> each per permit
Sewer service inspection (septic or central)	\$20.00 <u>\$15.00</u> each per permit
Additional gas inspections as determined by the plan examiner	\$20.00 <u>\$15.00</u> each based on review
Additional Mechanical Fees	
Additional mechanical inspections as determined by the plan examiner	\$20.00 <u>\$15.00</u> each per permit
Additional charge per square foot of conditioned space	\$0.04 <u>\$0.03</u> 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>\$15.00</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>\$15.00</u> min. on first \$4,000.00
Valuation \$4,001.00 and above	\$0.004 <u>\$0.003</u> 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>\$15.00</u> each based on review

Additional Electrical Fees	
Additional electrical inspections as determined by the plan examiner	\$20.00 <u>\$15.00</u> each based on review
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Additional Mechanical Fees	
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Additional charge per square foot of conditioned space	\$0.04 <u>\$0.03</u> per sq. ft. per permit
Miscellaneous Fees	
Plan revision	\$50.00 <u>\$37.50</u> each
Replacement of building permit documents	\$25.00 <u>\$18.75</u> base fee + copy fees
Building permit records search	\$25.00 <u>\$18.75</u> base fee + copy fee
Stop work order (release to continue construction)	\$100.00 <u>\$75.00</u> each
Letter of determination from building official	\$100.00 <u>\$75.00</u> each

Unsafe building administrative fee	\$250.00 <u>\$187.50</u> each
Construction without a permit	2 x total permit fee
Standard inspection (struc, elec, plbg, gas, or mech)	\$20.00 <u>\$15.00</u> each
1st re-inspection (struc, elec, plbg, gas, or mech)	\$37.50 <u>\$28.00</u>
2nd re-inspection (struc, elec, plbg, gas, or mech)	\$75.00 <u>\$56.25</u>
3rd re-inspection (struc, elec, plbg, gas, or mech)	\$150.00 <u>\$112.50</u>
4th re-inspection (struc, elec, plbg, gas, or mech)	\$300.00 <u>\$225.00</u>
5th re-inspection (struc, elec, plbg, gas, or mech)	\$600.00 <u>\$450.00</u>
Reactivation of a permit (1st)	\$75.00 \$56.25
Reactivation of a permit (2nd and 3rd reactivation)	\$125.00 \$93.75
Application or permit transfer	\$100.00 \$75.00
New residential certificate of occupancy	\$50.00 \$37.50 each living unit
New commercial certificate of occupancy	\$100.00 \$75.00 each living unit
Certificate of completion	\$100.00 \$75.00 each
Change of occupancy or reissued change of occupancy (plan review)	\$40.00 \$30.00 each
Change of occupancy or reissued change of occupancy (per inspection)	\$40.00 \$30.00 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 \$150.00
2nd 30 days - temporary certificate of occupancy	\$400.00 \$300.00
3rd 30 days - temporary certificate of occupancy	\$600.00 <u>\$450.00</u>

Each additional 30 days - temporary certificate of occupancy	\$900.00 <u>\$675.00</u>
Affidavit of completion	\$40.00 <u>\$30.00</u> each
Education surcharge	1.5% of permit and review
Convenience fee	\$5.00 <u>\$3.75</u> per permit
..."	

SECTION 3 – CONFLICTS

- 3.01 In the event of any conflict between the provisions of this ordinance and any other ordinance or portions thereof, the provisions of this ordinance shall prevail to the extent of such conflict.

SECTION 4 – SEVERABILITY

- 4.01 If any section, subsection, sentence, clause, phrase, or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION 5 – CODIFICATION

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

SECTION 6 – EFFECTIVE DATE

- 6.01 This ordinance shall take effect immediately upon adoption by the City Commission of the City of North Port, Florida.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida in public session the 23rd day of June 2020.

PASSED and DULY ADOPTED by the City Commission of the City of North Port, Florida on the second and final reading in public session this 2nd day of July 2020.

CITY OF NORTH PORT, FLORIDA

DEBBIE MCDOWELL
MAYOR

ATTEST

HEATHER TAYLOR, CMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

AMBER L. SLAYTON
CITY ATTORNEY