

RESOLUTION 26-_____

**BUILDING FEE SCHEDULE UPDATE FOR COMPLIANCE WITH HB 803 –
BUILDING PERMITS AND INSPECTIONS**

WHEREAS, on May 7, 2026, Governor DeSantis signed HB 803 into law creating Ch. 2026-63, Laws of Florida. The legislation overhauls how local municipalities regulate building permitting and the inspection processes with an effective date of July 1, 2026; and

WHEREAS, HB 803 mandates a specific provision as to how local building departments must comply with permit fees regulating building inspections based on actual costs of performing the inspection services and not on the total cost of the project; and

WHEREAS, HB 803 mandates specific provisions as to how private provider permit fees must be determined including that no punitive administrative fees will be charged; and

WHEREAS, with an effective date for HB 803 of July 1, 2026, an update to the existing building fee schedule is required to comply with state law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County, Florida, at a duly assembled meeting held on this _____ day of _____, 2026, that;

The Board of County Commissioners hereby adopts the update to the Building Permit Fees to comply with HB 803 as reflected in the attached fee schedule updated to include:

- The fee schedule is updated to reflect inspection fees based on actual costs incurred by building staff.
- The fee schedule is updated to remove Private Provider Administrative Fees.
- The fee schedule is updated to reflect private provider permit fees based on 40% of the calculated plan review and inspections permit fees where up to 50% is allowable.

Commissioner _____ offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner _____, and upon roll call the vote was:

AYES:

NAYS:

ABSENT AND NOT VOTING:

APPROVED AS TO FORM

By: Donald S. Crowell
Office of the County Attorney

Fee Schedule Update Redline

Building and Development Review Services		Adopted
	Table of Contents	
	I. General Notes	
	II. Permit Fees General	
	III. Plan Review	
	IV. Combination Permits	
	V. Building Stand Alone Permits	
	VI. Electrical Stand Alone Permits	
	VII. Plumbing Stand Alone Permits	
	VIII. Gas Stand Alone Permits	
	IX. Mechanical Stand Alone Permits	
	X. Inspections	
	XI. General/Administrative Fees	
	XII. Interlocal Municipal Fees	
	XIII. Private Provider Administrative Fees	
	I. General Notes	
	•Building Permit fee shall be as the Pinellas County Published Fees schedule.	
	•Permit fees shall be based on the construction valuation of the proposed work unless as listed in the schedule. The construction valuation shall include all labor and materials cost for all trades as stated on the permit application and/or executed construction contract. "Final building permit valuation shall be set by the building official" per FBC109.3	
	•The permit fees, <u>excluding inspections</u> , for new construction shall be based on the submitted construction cost but not less than the latest building valuation data published by the International Code Council (www.iccsafe.org/building-safety-journal/bsj-technical/building-valuation-data) based on the gross work area for all new constructions and additions. One and Two Family Dwellings interior unconditioned spaces, open and covered exterior spaces (garage, attic, porches) will be calculated as Utility Occupancy for permit cost.	
	•The permit fees, <u>excluding inspections</u> , for shell building construction shall be based on the submitted construction valuation but not less than the latest 60% of the building valuation data published by the International Code Council based on the gross work area.	
	•The permit fees, <u>excluding inspections</u> , for interior and exterior remodels, rehabs, and repairs shall be based on the submitted construction valuation but not less than the 40% of the latest building valuation data published by the International Code Council based on the gross work area.	
	(• Minimum permit fees shall be \$100.00 per required trade inspection. regardless of value unless listed in schedule.) Fees for permits or services not specified in the fee schedule shall be based on \$100.00 per inspections and \$125.00 min plan review fee.	

	•All building permit are subject to the Florida Building Permit Surcharges Per. FS 553 and FS 468 (2.5% of permit fees value or \$4.00 minimum) and a Technology Fee per schedule.	
	•Permit fees shall be based on the construction valuation of the proposed work unless as listed in the schedule. The construction valuation shall include all labor and materials cost for all trades as stated on the permit application and/or executed construction contract. "Final building permit valuation shall be set by the building official" per FBC109.3	
	•The permit fees, <u>excluding inspections</u>, for new construction shall be based on the submitted construction cost but not less than the latest building valuation data published by the International Code Council (www.iccsafe.org/building-safety-journal/bsj-technical/building-valuation-data) based on the gross work area for all new constructions and additions. One and Two Family Dwellings interior unconditioned spaces, open and covered exterior spaces (garage, attic, porches) will be calculated as Utility Occupancy for permit cost.	
	•The permit fees, <u>excluding inspections</u>, for shell building construction shall be based on the submitted construction valuation but not less than the latest 60% of the building valuation data published by the International Code Council based on the gross work area.	
	•The permit fees, <u>excluding inspections</u>, for interior and exterior remodels, rehabs, and repairs shall be based on the submitted construction valuation but not less than the 40% of the latest building valuation data published by the International Code Council based on the gross work area.	
	(•Minimum permit fees shall be \$100.00 per required trade inspection. regardless of value unless listed in schedule.) Fees for permits or services not specified in the fee schedule shall be based on \$100.00 per inspections and \$125.00 min plan review fee.	
	•All building permit are subject to the Florida Building Permit Surcharges Per. FS 553 and FS 468 (2.5% of permit fees value or \$4.00 minimum) and a Technology Fee per schedule.	
	Work exempt from Building Permits.	
	• A Building Permit is not required for minor repairs where the valuation does not exceed \$500.00, unless there is a structural component, or includes electrical, mechanical , or plumbing trades. (See FBC 105.2.2)	
	•No building permit is required for fences of chain link, vinyl or wood 6' or less in height, paving, Driveways, flatwork, work of a strictly cosmetic nature (painting, wallpapering, trim, kitchen cabinets, etc.), but may require Zoning Clearance, Environmental/Habitat and Regulatory Services/Right of way permits.	
	•See Chapter 1 section 105.2, of the Florida Building Code with Pinellas County Amendments and the Pinellas county website for more information.	
	Contract Communities Only	

	Pinellas County Building Services performs Building Official, Plan Review, Zoning Verification, Permitting and Construction inspections by Interlocal Agreement for a number of incorporated Municipalities. These municipalities have local ordinances regulations, and zoning that differ from the unincorporated portion of the County. In some cases, items exempted from permitting by the unincorporated ordinances and regulations will require permits and inspection in the municipalities.	
	When in doubt about whether a permit is required in these municipalities, please contact our office at 727-464-3888 or check the Building Services website at http://www.pinellascounty.org/build/ .	
	Express Permits (On-Line) http://www.pinellascounty.org/build/permitting.htm	
	ALL PERMITS SUBJECT TO DEVELOPMENT REVIEW SERVICES (DRS) FEES, ZONING, HABITAT, RIGHT OF WAY, UTILITIES, SITE PLAN, IMPACTS. SEE DRS FEE SCHEDULE FOR MORE INFORMATION.	
	'	
	II. Permit Fees General	
	II-A. Permit Fee Minimum (Per trade for single trip inspections when there is no specific permit fees specified within the fee schedule)	\$100.00
	II-B. "After-the-Fact" permit fees	
	II-B-1. Shall be two (2) times the normal permit fees.	
	II-B-2. Any subsequent "After-the-Fact" permit issued to the same licensed contractor within the following twelve (12) months shall be ten (10) times the normal permit fees.	
	* Fixed Fee Permits are calculated on the historical average number of expected inspections. The County reserves the right to limit or increase the number of inspections and adjust fees accordingly.	
	* No credit or fee reduction for "Master Plan" permits.	
	'	
	III. Plan Review (fees are non-refundable)	
	III-A. Plan Review Commercial (Charges on original plan review, revisions, and	25.0% of permit fee; Min. \$125.00
	III-B. Plan Review Residential (Charges on original plan review, revisions, and	25.0% of permit fee; Min. \$125.00
	III-C. Plan Review Revisions and Supplements, Residential and Commercial	\$50.00 First page; \$15.00 each add page
	III-D. Plan Review Fee subject to an Interlocal Agreement where a Building Permit is not issued by Pinellas County Building Services (Charges on original plan review, revisions, and interiors).	Additional 10.0%
	III-E. Building Life Safety Fire Resistance Review Charges to all Commercial New, Remodel and Addition permits.	\$125.00
	III-F. Expedited Plan Review (Manager approval required)	
	III-F-1. Residential	\$400.00

	III-F-2. Commercial	
	III-F-2-a. Between 0-5,000 sq. ft.	\$500.00
	III-F-2-b. More than 5,000 sq. ft.	Add'l 50.0% of Plan Review; Min \$500.00
	III-G. Plan Review Additional Fee for Flood Zones - Substantial	Add 25% of Plan Review
	III-H. Piling/Grade Beam Foundation Review Additional Fee	Add 20.0% of Plan Review
	III-I. Building Code Site Plan Review (excluding 1 & 2 Family Detached on Single	\$125.00
	III-J Flood Location Ordinance Review per permit in flood zone	\$15.00
	NOTE: The third and any subsequent plan review of signed & sealed plans, for the same noted Code Violation, will be charged at four (4) times the applicable plan review fee. Per FS 553.80(2)(b)	
	IV. Combination Permits	
	IV-A. Residential Buildings - 1 and 2 Family Dwellings and accessory structures valuation up to \$600,000 Includes Building, Electrical (includes saw pole or power pole), Plumbing, Mechanical, Inspections and Plan Review.	\$11.00 per \$1,000.00; Min. \$100.00 per inspection
	IV-B. 1 and 2 family valuation over \$600,000 - Includes Building, Electrical, Plumbing, Mechanical, Inspections and Plan Review.	\$8.00 per \$1,000.00; Min. \$100.00 per inspection
	IV-C. Commercial Buildings valuation up to \$1 million - Includes Building, Electrical, Plumbing, Mechanical, Inspection and Plan Review.	\$9.00 per \$1,000; Min. \$100 per inspection
	IV-D. Commercial Buildings valuation portion over \$1 million - Includes Building, Electrical, Plumbing, Mechanical, Inspections and Plan Review.	\$8.000 per \$1,000; Min. \$100 per inspection
	IV-E. Permit Revisions and Supplements, Residential and Commercial	Value based per Schedule or \$100.00 min per additional trade inspection
	IV-F. Shell building fees shall be based on the submitted construction valuation but not less than 60% of the latest building valuation data published by the International Code Council based on the gross work area. Includes Building, Electrical, Plumbing, Mechanical, Inspections and Plan Review as applicable.	See Text
	IV-G. Early Start Permit (Interior work prior to first required inspection - See separate policy for instructions and limitations)	\$160.00
	IV-H. Threshold Building (Charged on all buildings that meet State of Florida definition of a threshold building)	Additional 20.0% of standard permit fee.
	IV-I. Solar Permits (Building, Plan Review for wind resistance engineering)	
	IV-I-1. Domestic Water Heating - Each (includes Building, Plan Review, Plumbing & Electrical)	\$335.00
	IV-I-2. Photovoltaic Systems - Each (includes Building, Plan Review & Electrical)	\$250.00
	IV-I-3. Pool/Spa Heating System - Each (includes Building, Plan Review & Electrical)	\$250.00
	IV-I-4. Space Heating - Each (includes all trades and Plan Review)	0.00

	IV-J. Spa, Swimming Pools and Hot Tubs	
	IV-J-1. Spa, Swimming Pool and Hot Tubs, with Deck. Includes Building, Electric and Plans Review fee. -Up to \$40,000.00 value.	\$550
	IV-J-2. Spa, Swimming Pool and Hot Tubs - additional value exceeding \$40,000.00. Added to fee above.	\$5.50 per \$1,000.00
	IV-K. Construction Trailer or Sales Trailer includes all trades and plan review	\$400.00
	IV-L. Mobile Home on lot setup. Includes all trades and plan review.	\$650.00
	V. Building Stand Alone Permits	
	NOTE: Additional fees shall apply for work performed beyond the scope of the Building contractor's license (e.g., electrical, mechanical, plumbing). Fees shall be calculated on the gross value of the work per section IV A-D or as listed below. Minimum fee if not listed is \$100 per required inspection and \$125.00 Min Plan Review, if applicable.	
	V-A. Antenna Co Locate (no electric) includes Plan Review	\$225.00
	V-B. Aluminum Structures without slab/footers: Screen room, Pool Cage, porch, carport, includes Building inspections and Plan Review	\$250.00 plus \$1.00 per \$1000.00 value
	V-C. Aluminum Structures with slab/footers: Screen room, Pool Cage, porch, carport, includes Building Inspections and Plan Review	\$350.00 plus \$1.00 per \$1000.00 value
	V-D. Demolition	
	V-D-1. Commercial Demolition Permit includes all trades and plan review.	325.00
	V-D-2. Residential Demolition Permit	225.00
	V-D-3. Mobile Home Demolition - Plumbing Only	\$100.00
	V-E. Damage pre-permit inspection, Fire or Structural (Includes Building and Electrical inspection)	200.00
	V-F. Daycare - Inspections only - Includes Bldg., Elec. & Fire Life-Safety.	\$200.00
	V-G. Move Building Per-Inspections within Pinellas County Only. An additional/supplement permit will be required for foundation and building set per fee schedule	\$300.00
	V-H. Reroof	
	V-H-1. Reroof - Residential or Commercial - 1st 20 Squares	180.00
	V-H-2. Reroof - Residential or Commercial - Each additional Square	\$1.50
	V-H-3. Reroof Metal/Alum Roof Over- Residential or Commercial - 1st 20 Squares Includes Plan Review	\$235.00
	V-H-4. Reroof Metal/Alum Roof Over- Residential or Commercial - Each additional Squares	\$1.50

	V-I. Retaining Walls, Masonry Walls, Seawalls Includes plan review	\$300.00 plus \$0.25 per. Lin. Ft.
	V-J. Signs	
	V-J-1. Signs (Billboard, Pylon, or Pole Signs) no Electrical, Includes plan review	\$320.00
	V-J-2. Signs (Billboard, Pylon, or Pole Signs) Includes Electrical and plan review	\$420.00
	V-J-3. Signs (Wall) no Electrical, Includes plan review	\$220.00
	V-J-4. Signs (Wall) Includes Electrical and plan review	\$320.00
	V-K. Vinyl Siding, Soffit & Fascia, Stucco over frame	\$135.00
	V-L. Shed Detached (Building Permit Not Required for one-story storage shed less than 100 sq. ft. with no electrical, plumbing, or mechanical. May require Zoning/Habitat Permit.	
	V-L-1. Shed Frame Built on site - Shell Only (Max 3 Inspection trips) Includes plan review	\$375.00
	V-L-2. Shed Prefab greater 100 sq. ft. Includes plan review	\$175.00
	V-M. Tents	
	V-M-1. Tents includes plan review	\$150.00
	V-M-2. Each additional tent within 100 Ft	\$45.00
	V-N. Windows, Doors, shutters, Garage doors residential or commercial includes plan Review	
	V-N-1. Up to 20 Openings (For Electric shutters add \$100.00)	\$145.00 per 20
	V-N-2. Each additional opening	\$5.00
	VI. Electrical Stand Alone Permit Fees	
	VI-A. Temporary Underground Service (T.U.G.) and Pre-Power Inspections Commercial and Residential	\$100.00
	VI-B. Commercial Alarm System and/or Low Voltage, includes Plan review	\$350.00
	VI-C. Saw/Power Pole, Well Pump, Single/Double Pedestal	\$135.00
	VI-D. Residential Service Change	\$135.00
	VI-E. Commercial Service Change	\$170.00

	VI-F. Re-certification of Electric Service Residential or Commercial	\$170.00
	VI-G. Residential Generator includes all trades and Plan Review	300.00
	VII. Plumbing Stand Alone Permit Fees	
	VII-A. Water Heater Replacement equal change out (Tank or Tankless) - Electric or Gas Reconnect, same locations	\$85.00
	VII-B. Water Heater Relocate/ tank to tankless or new tankless - Electric or Gas	200.00
	VII-C. Water Conditioner - New Installation or Relocation	\$125.00
	VII-D. Water Conditioner - Replacement - Same Location	\$85.00
	VII-E. New Commercial/Residential Utility Site Work, Sewer or Water	\$100.00 first 100 ft.; \$75.00 each add'l 100 ft.
	VII-F. Existing Residential Water Service or Sewer Replacement Size for Size	\$85.00
	VII-G. Re-pipe Water Distribution - Res/Comm. One Inspection	\$125.00
	VII-H. Submeters	\$125.00 per every 10
	VII-I. Shower Pan Replacement Plumbing Only	\$185.00
	VII-J. Bathtub to Shower Conversion including Building Inspection	\$275.00
	VII-K. Residential Washing Machine Supply Valve Outlet Box. Does not included Electrical	\$125.00
	VII-L. Plumbing Fixture Replacement Residential or Commercial	\$100.00
	VIII. Gas Stand Alone Permit Fees	
	VIII-A. Residential or Commercial, New system, Modify or Add appliance to	\$70.00 per appliance; min. \$175.00
	VIII-B. Water Heater Gas - Electric Conversion (includes plumbing)	200.00
	VIII-C. Gas Appliance Replacement Equal Change	\$85.00
	VIII-D. Change of LP Supplier	\$85.00
	VIII-E. Medical Gas/Vacuum	\$125.00 per every 10
	IX. Mechanical Stand Alone Permit Fees	
	IX-A. Air Conditioning Equal Changeout (Does Not Include Gas, Oil, or Electrical)	\$140.00
	IX-B. Air Conditioning Changeout with Electric	\$240.00
	IX-C. Air Conditioning Changeout with Electric and Ducts	\$340.00
	IX-D. Two (2) Air Conditioning Equal Changeouts	\$275.00
	IX-E. Air Conditioning Unit Removal and Reinstallation for Re-Roofing. Includes Electrical	\$200.00 per 5 units or less
	IX-F. Duct Replacement, additions or alterations, or Mobile Home Duct	\$110.00 plus \$1.00 per \$1,000.00 value

	IX-G. Furnace Change Out (does not include Electric or Gas) without Condensing Unit	\$100.00
	IX-H. Heat Recovery (includes Electric & Plumbing)	\$185.00
	IX-I. Hood, Refrigeration, Chemical System, Boiler, Spray Booth, Chiller, etc. Includes plan review, Mechanical only. Min \$100.00 per inspection for each additional trade. Work over \$75,000 may be based on value per section IV-C.	300.00
	IX-J. Refrigeration Change Out/Equal Change Out	\$100.00
	X. Inspections	
	X-A. Re-inspection Fee	\$75.00
	X-B. Re-inspection Fee for Lockout.	\$30.00
	X-C. Re-inspection Fee for third and any subsequent Re-inspection, for the same noted Code Violation - Four (4) times Re-inspection Fee. Per FS 553.80(2) (c)	300.00
	X-D. After Hours inspection per individual trade inspection maximum 4 inspections per trade done at same inspection stop. (After/before normal inspection hours or days) (Normal inspection hours M-F 8:00am through 4:15pm excluding county holidays).	\$400.00
	XI. General/Administrative Fees	
	XI-A. Appeals	
	XI-A-1. Building Official Determination	\$150.00
	XI-A-2. Flood Variance Request	\$400.00
	XI-B. Documents	
	XI-B-1. Duplicate Certificate of Occupancy, Certificate of Completion Request – More than 15 days after Final Inspection or Duplicate Placard	\$35.00
	XI-B-2. Duplicate Plan Certification	\$25.00 per page; \$50.00 min. not to exceed original plan review fee.
	XI-B-3. Flood information/letter Request	\$150.00
	XI-B-4. Permit/Property information Request per address/parcel	\$60.00
	XI-C. Services	
	XI-C-1. Address change (numbers only)	\$100.00
	XI-C-2. Contractor Change. Includes all Trade Sections. Can be combined with reinstatement of permit for one fee if both are done with the same transaction. Not to Exceed the Original Permit Fee.	\$125.00
	XI-C-3. Mail-In Permit submittal processing fee.	100.00
	XI-C-4. Fire Permit Processing Fee. Applied to all stand alone fire permits	\$125.00
	XI-C-5. Notarize signature.	\$6.00
	XI-C-6. Refund processing Fee: No refund of permits if work has commenced or if permit is over 180 days old. Plan review fees, DRS and Zoning fees are not refundable. All Refunds are subject to management determination.	\$100.00
	XI-C-7. Permit Reinstatement (Reinstatement of expired permit)	\$125.00
	XI-C-8. Permit Extensions (within 10 days prior to permit expiration)	50.00
	XI-C-9. Stocking Authorization Permit (commercial)	\$200.00
	XI-C-10. Stop Work Order Release	\$200.00
	XI-C-11. Technology Fees	
	XI-C-11-a. All Express Building Permits (EBP), such as Re-Roofing, Window and Door Replacements, A/C, Water Heater replacements, etc.	\$3.00

	XI-C-11-b. Walk-in/Dropoff Express Building Permits (EBP). Re-Roofing, Window and Door Replacements, A/C, Water Heater replacements. Walk-in/Dropoff stand alone trade permits.	0.00
	XI-C-11-c. All Combo Building Permits (CBP) such as. New construction, Additions, Remodels, Solar, Pools, Signs, etc.	
		\$5.00
		\$10.00
		\$15.00
	XII. Interlocal Municipal Fees	
	XII-A. Inspection Fee for Municipal Interlocal Agreement (or as per Agreement)	\$100.00
	XII-B. Local Regulation Review Fee with plans (contract communities)	\$125.00
	XII-C. Local Regulation Commercial Site Plan Review	\$125.00
	XII-D. Contract Community Board of Adjustment variance advisory process	\$90.00 per staff hour
	XIII. Private Provider Administrative Fees	
	XIII-A. Commercial Plan Review and Inspections	\$200.00 Base Admin Fee Plus 40.0% of Calculated Plan Review and Inspections permit fees
	XIII-B. Residential Plan Review and Inspections	\$200.00 Base Admin Fee Plus 40.0% of Calculated Plan Review and Inspections permit fees
	XIII-C. Inspections Only	\$200.00 Base Admin Fee Plus 40.0% of Calculated Inspection permit fees
	XIII-D. Supplements and Revisions processing fees.	\$100.00
	XIII-E. Private Provider in a flood zone additional fees.	\$250.00