

**TOWN OF LONGBOAT KEY
PLANNING, ZONING AND BUILDING DEPARTMENT**

501 Bay Isles Road
Longboat Key, FL 34228
Phone: 941-316-1966 FAX: 941-316-1970

BUILDING PERMITS

FEE SCHEDULE

**VARIOUS FEES MAY APPLY DEPENDING UPON SCOPE OF WORK
FEES DUE BEFORE BUILDING PERMIT ISSUANCE**

Building Permit Fees

BUILDING PERMIT FEE [105]: \$19.50 per \$1,000 or portion thereof of the cost of improvements.
\$19.50 X _____ # \$1,000's in improvement cost = \$ _____
(EXAMPLE: \$9,100.54 cost = 10 X \$19.50 = \$195.00 fee)

DEMOLITION OF STRUCTURE PERMIT FEE: \$145 per each 1,000 sq. ft. of demolished area and \$28.75 for sewer cap-off inspection (required prior to permit issuance). = \$ _____

CERTIFICATE OF OCCUPANCY [106]: \$150 per new dwelling or commercial unit, new buildings, changes in use, and major additions/remodels \$150.00 X _____ # CO's = \$ _____

PLANS REVIEW FEES [129]: Per FS 553.80 (2)(b), staff time at \$440.00 per hour will be charged for review of plans rejected three or more times for non-compliance with Florida Building Code.
Estimate: \$ _____

NOTE: Separate permits for Electrical (including low voltage), HVAC (including gas venting), Plumbing (including gas piping) are required to be pulled prior to commencement of such work. Fees are listed on the individual permit application forms, which may be obtained from the Planning, Zoning and Department or the Town's website.

Fire Department Fee

FIRE REVIEW FEE [107]:

Permit Applications Received Through 9/11/2007: \$1.00 per \$1,000 or portion thereof for cost of improvements
\$1.00 X _____ # \$1000's of improvement cost = \$ _____
(EXAMPLE: \$8,100.54 = 9 X \$1.00 = \$9.00 fee)

Permit Applications Received After to 9/11/2007: \$4.00 per \$1,000 or portion thereof for cost of improvements.
\$4.00 X _____ # \$1000's of improvement cost = \$ _____
(EXAMPLE: \$8,100.54 = 9 X \$4.00 = \$36.00 fee)

Other Town Fees

LAND ACQUISITION [108]: Per Town Code of Ordinances 158.017, Zoning Code. A one-time fee paid for each dwelling unit when the unit is first permitted for construction.

new units _____ X $\frac{\$ \text{ current market value of the land X } 435.6}{\text{square footage of the land}}$ = \$ _____

Planning/Zoning/Building staff can confirm whether this fee is required for a specific project.

TOWN TREE PERMIT FEE [112]: Required to remove, relocate or to replace any tree on a vacant lot, including within the proposed building footprint. \$26.25 per tree permit = \$ _____
Contact 941/361-6411, ext. 276 for information.

Planning/Zoning Fee

PLANNING REVIEW FEE [109]: Staff plans review fees of \$110 per hour may be charged by planning and zoning staff for review time for Building Permit applications. Estimate: \$ _____

Town Water/Sewer Fees (Call Public Works 941/316-1988 regarding existing meter sizes, sewer taps, etc.)

APPLICATION / INITIATION OF SERVICE [132]: \$25.00 X _____ # new water/sewer accounts = \$ _____

CUSTOMER DEPOSIT [133]: for new water/sewer accounts or if there is a change in the number of dwelling units and/or commercial equivalent living units.
 \$85.00 X _____ # new dwelling units / commercial equivalent living unit = \$ _____

WATER CONNECTION FEE [137]: for each dwelling unit & commercial equivalent living unit when first connected to Town water system. \$690 X _____ # new units/equivalent living units = \$ _____

SEWER CONNECTION FEE [136]: for each dwelling unit and commercial equivalent living unit when first connected the to the Town sewer system.
 \$1,224 X _____ # new units/equivalent living units = \$ _____

METER INSTALLATION: (new, or change in size requested by owner/contractor)

METER SIZE	INSTALLATION FEE	
	Svc existing (tap made) [134]	Svc Line/tap needed [135]
1"	\$270	\$965
1-1/2"	\$835	\$1,855
2"	\$1,580	\$2,545
3", 4", 6"	Cost to be determined by Public Works Director. Wet taps may apply. \$ _____	

Public Works Department will determine through plans review whether service line/tap is needed.

If a sewer lateral does not exist, Public Works will contract for a lateral to be installed at owner's expense. A lateral installation permit must be issued with full payment received for contracted work prior to issuance of the construction permit.

Florida State Radon Fee

RADON FEE: 1¢ per sq. ft. of total area of all stories having a floor and a ceiling or roof (ie, total of all living, garage, lanais, etc., area)
 Total radon sq. ft. area = _____ X \$0.01 = \$ _____

Sarasota [114, 123]; Manatee [115, 124]

TOTAL FEES DUE AT TIME OF BUILDING PERMIT ISSUANCE = \$ _____

FEES DUE AFTER PERMIT ISSUANCE: Fees to be paid at the Building Division

RE-INSPECTION FEES: \$50.00 payable prior to scheduling re-inspection visit by inspector. Per SS 553.80 (2)(c), third and subsequent re-inspections for the same code violation will be charged at \$200 per re-inspection.

COURTESY INSPECTION FEES: For inspector to conduct an un-official inspection. At the consent of the inspector and at a time/date of the inspector's choice: \$50.00 per visit.

PERMIT CHANGE ORDERS / ADDENDUMS: Building staff and clerical time at \$110 per hour (\$440.00 per hour for review of plans rejected four or more times for non-compliance with the Florida Building Code per SS 553.80 (2)(b)); Zoning staff time at \$110.00 per hour. Also, for each \$1000 or portion thereof of increase in project valuation, \$19.50 building fee and Fire Dept. fee (see Fire Department Fees, above); Florida Radon fee and other fees as applicable will be charged.

MANATEE AND SARASOTA COUNTY IMPACT FEES: Must be paid prior to issuance of Certificate of Occupancy OR occupancy of the unit/space. See MANATEE & SARASOTA COUNTIES IMPACT FEES information sheet for amounts and applicability. The Town will apply to the county for final decision if required. See pages 3 and 4 for Manatee County and Sarasota County Impact Fees required to be collected by the Town Building Division.

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MANATEE AND SARASOTA COUNTY

IMPACT FEES

MANATEE COUNTY SCHOOL IMPACT FEE

<u>Permit Issued</u>	<u>Single Family</u>	<u>Duplex / Townhouse Unit</u>	<u>Other M.F. Unit</u>	<u>Mobile Home</u>
6/19/04-6/18/05	\$3,519.00	\$2,380.50	\$1,035.00	
6/19/05-9/30/05	\$4,088.25	\$2,742.75	\$1,190.25	
10/1/05-9/30/06	\$6,092.01	\$4,126.55	\$1,821.60	
10/1/06-9/30/07	\$6,338.07	\$4,293.22	\$1,895.17	\$583.53
10/1/07-9/30/09	\$6,571.83	\$4,451.56	\$1,898.61	\$605.15

Fees include a 0.50% County Service fee and a 3.00% Service fee for the Town

For new units and for replacement units when original unit was removed *prior* to 1/1/2002. Fee rates are based on date construction permit is issued. Fees are payable at the Town's Building Department prior to issuance of Certificate of Occupancy.

SARASOTA COUNTY EDUCATION SYSTEM IMPACT FEE

Single Family per unit = \$2,052.32 Multi-Family per unit = \$ 478.74 Mobile Home per unit = \$139.38

Fees include a 1.0% Service fee for the Town

Fees are for new development units, not replacement units UNLESS the replacement unit is C.O.'ed more than 5 years after the issue date of the demolition permit or 5 years from the end of occupancy of the original unit. Fee rates are based on permit application date. Fees are payable at the Town PZB Department prior to issuance of Certificate of Occupancy.

SARASOTA COUNTY ROAD IMPACT FEE

FEE TO BE BASED ON APPLICATION RECEIPT DATE				 -PERMIT APPLICATION DATE- 	
Cnty Code	Category	Square Footage Area of Use	Dev. Unit	Thru 5/31/09	6/1/09 →
210 & 220	SF & MF residential	Less than 500 sq. ft. living area	Dwell. unit	\$ 2,609.42	\$ 3,846.65
210 & 220	SF & MF residential	500 - 749 sq. ft. living area	Dwell. Unit	\$ 3,495.93	\$ 5,153.40
210 & 220	SF & MF residential	750 - 999 sq. ft. living area	Dwell. Unit	\$ 4,078.75	\$ 6,013.32
210 & 220	SF & MF residential	1,000 – 1,249 sq. ft. living area	Dwell. Unit	\$ 4,516.38	\$ 6,658.52
210 & 220	SF & MF residential	1,250 – 1,499 sq. ft. living area	Dwell. Unit	\$ 4,866.08	\$ 7,173.86
210 & 220	SF & MF residential	1,500 – 1,999 sq. ft. living area	Dwell. Unit	\$ 5,287.35	\$ 7,794.52
210 & 220	SF & MF residential	2,000 – 2,999 sq. ft. living area	Dwell. Unit	\$ 5,903.92	\$ 8,703.52
210 & 220	SF & MF residential	3,000 – 3,999 sq. ft. living area	Dwell. Unit	\$ 6,494.92	\$ 9,575.71
210 & 220	SF & MF residential	4,000 or more sq. ft. living area	Dwell. unit	\$ 6,924.37	\$ 10,208.64
240	Residential 1 space	Mobile Home/RV Park	1 space	\$ 2,918.22	\$ 4,301.66
310/320	Commercial (lodging)	Hotel / Motel	1 room	\$ 2,098.17	\$ 3,093.06
820	Commercial (retail)	Shopping Center/General Retail	1,000 s.f.	\$11,573.68	\$17,062.46
931	Commercial (Retail)	Restaurant, Sit-Down	1,000 s.f.	\$12,795.57	\$18,864.10

**Additional Commercial categories apply. Contact the Town Building Division for additional categories/fees.
Fees include a 1.25% County Service fee and a 1.00% Town Service fee**

Applicable to additional dwelling units, not replacement units, AND new or additions to commercial space/units
Contact the Town Building Division about possible fees before applying for a permit. Staff will consult with Sarasota County to determine appropriate fees, which are payable at the Town prior to the issuance of Certificate of Occupancy or occupancy of the space.

Square Footage Area is calculated from exterior surface of exterior walls; or measured from walls adjoining public spaces (ie, common hallways) or the centerline of common walls shared with other dwelling units. Square footage area does not include garages or unenclosed areas.

SARASOTA COUNTY LIBRARY IMPACT FEE

For Permit Applications submitted as of 6/18/07

County Code	Category	Square Footage Area of Land Use	Dev. Unit	Fee per unit
210, 240	SF & MF Residential	Less than 500 sq. ft. living area	per dwelling unit	\$205.52
210, 240	SF & MF Residential	500 – 749 sq. ft. living area	per dwelling unit	\$242.33
210, 240	SF & MF Residential	750 - 750 – 999 sq. ft. living area	per dwelling unit	\$271.99
210, 240	SF & MF Residential	1,000 – 1,249 sq. ft. living area	per dwelling unit	\$297.55
210, 240	SF & MF Residential	1,250 – 1,499 sq. ft. living area	per dwelling unit	\$316.98
210, 240	SF & MF Residential	1,500 – 1,999 sq. ft. living area	per dwelling unit	\$345.61
210, 240	SF & MF Residential	2,000 – 2,999 sq. ft. living area	per dwelling unit	\$388.55
210, 240	SF & MF Residential	3,000 – 3,999 sq. ft. living area	per dwelling unit	\$435.59
210, 240	SF & MF Residential	4,000 or more sq. ft. living area	per dwelling unit	\$474.44
240	Residential	Mobile Home/RV Park	1 space	\$258.69

Fees include 1.25% Service fee for the County and a 1% Service fee for the Town

Applicable to additional dwelling units (not replacement units). Rates apply to permit applications submitted as of 6/18/07. Fees are payable at the Town’s PZB Department prior to issuance of Certificate of Occupancy. Sq. Ft. Area is calculated from exterior surface of exterior walls, or measured from walls adjoining public spaces (ie, common hallways) or the centerline of common walls shared with other dwelling units. Sq. ft. area does not include garages or unenclosed areas.

SARASOTA COUNTY: GENERAL GOVERNMENT IMPACT FEE and JUSTICE IMPACT FEE

Operative Sarasota County Ordinances: General Government--#2007-040; Justice--#2007-039

Applications for permit that are submitted & accepted before July 26, 2007, are exempt from these Ordinances.

Service Fees included in “total” below: 1.25% to Sarasota County; 1.00% to Town of Longboat Key.

LAND USE	DEV. UNIT	-----JUSTICE -----			--GENERAL GOVERNMENT--		
		IMPACT FEE	SVC FEES	TOTAL	IMPACT FEE	SVC. FEES	TOTAL
Residential, Less than 500 sq. ft. Living Area	1 DU	\$421	\$9.54	\$430.54	\$37	\$0.83	\$37.83
Residential, 500 - 749 sq. ft. Living Area	1 DU	\$497	11.19	\$508.18	\$44	\$0.99	\$44.99
Residential, 750 - 799 sq. ft. Living Area	1 DU	\$558	\$12.56	\$570.56	\$50	\$1.13	\$51.13
Residential, 1,000 - 1,249 sq. ft. Living Area	1 DU	\$608	\$13.58	\$621.68	\$54	\$1.22	\$55.22
Residential, 1,250 - 1,499 sq. ft. Living Area	1 DU	\$650	\$14.63	\$664.63	\$58	\$1.31	\$59.31
Residential, 1,500 - 1,999 sq. ft. Living Area	1 DU	\$706	\$15.89	\$721.89	\$63	\$1.42	\$64.42
Residential, 2,000 - 2,999 sq. ft. Living Area	1 DU	\$796	\$17.91	\$813.91	\$71	\$1.60	\$72.60
Residential, 3,000 - 3,999 sq. ft. Living Area	1 DU	\$892	\$20.07	\$912.07	\$79	\$1.78	\$80.78
Residential, 4,000 sq. ft or more Living Area	1 DU	\$972	\$21.87	\$993.87	\$86	\$1.94	\$87.94
Mobile Home	1 DU	\$529	\$11.90	\$540.90	\$47	\$1.06	\$48.06
Hotel/Motel	1 room	\$427	\$9.61	\$436.61	\$38	\$0.86	\$38.86
General Retail/Commercial	1,000 sq. ft.	\$1,037	\$23.33	\$1,060.33	\$92	2.07	\$94.07
Office	1,000 sq. ft.	\$416	\$9.36	\$425.36	\$37	\$0.83	\$37.83
Public/Institutional	1,000 sq. ft.	\$416	\$9.36	\$425.36	\$37	\$0.83	\$37.83
Industrial	1,000 sq. ft.	\$250	\$5.63	\$255.63	\$22	\$0.50	\$22.50
Warehouse	1,000 sq. ft.	\$155	\$3.49	\$158.49	\$14	\$0.32	\$14.32

Fee is applicable to an increase in the intensity of use or a change of use or to an increase in gross floor area or an increase in dwelling units. Review by Sarasota County staff may be required. Additional “commercial” land uses apply. The impact fee shall be the difference between the applicable impact fee that would be applicable to the new development and the impact fee that would be applicable to the previous development, if any. Staff will consult with the County to determine fee amount, if any. Previous development gross floor area will be determined from respective county property appraiser records when available. Changes in project scope may require recalculation of the fee.

Fee is payable at the Town’s Building Division prior to issuance of a required Certificate of Occupancy, or when a Certificate of Occupancy is not required at the time the building permit for the work requiring imposition of the impact fee is issued.