



Lee County

Community Development

NEW FEES AND MAJOR CHANGES: HIGHLIGHTS

BUILDING & PERMITTING SERVICES

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PREPARED BY: CHRISTY BARKER

Senior Operations Manager, Community Development Department

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NEW FEES

REVIEW FEES

RESUBMISSION FEES

- **Proposed Amount:** Varies from \$25-150
- **Basis:** Per Resubmission
- **Background:** Currently, applicants are allowed unlimited review cycles without incurring additional fees, even though the initial review fee only covers the first review cycle. Each subsequent review requires staff time and resources that are not recovered under the current structure.
- **Justification:** Introducing a resubmission fee ensures cost recovery for these additional reviews and encourages applicants to submit complete, high-quality plans upfront. This change promotes efficiency, reduces delays, and supports timely project approvals.

REGULATORY REVIEW (SUPPLEMENTAL) FEE

- **Proposed Amount:** \$35
- **Basis:** When applicable
- **Justification:** The proposed fee schedule includes standard regulatory review costs for typical scenarios. However, certain projects may require extensive compliance research and review due to unique site conditions or other variables that go beyond standard review times. The supplemental fee provides a mechanism to recover these additional costs on a case-by-case basis.
- **Notes:** Staff will receive clear guidelines and training to ensure this fee is applied fairly, consistently, and only when justified by documented circumstances.

PLAN REVIEW (SUPPLEMENTAL) FEE

- **Proposed Amount:** \$50 Residential | \$75 Commercial (per review discipline)
- **Basis:** When applicable
- **Justification:** The proposed fee schedule includes standard plan review costs for typical scenarios. However, certain projects may require additional review efforts beyond a full plan review or in cases where the plan review fee is waived or discounted. For example, limited reviews for projects using a Master Plan, where only specific elements (e.g., Fire Department Connection or minor deviations from the master) require

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evaluation. The supplemental fee provides a mechanism to recover these additional costs on a case-by-case basis.

- **Notes:** Staff will receive clear guidelines and training to ensure this fee is applied fairly, consistently, and only when justified by documented circumstances.

SFHA REVIEW FEE

- **Proposed Amount:** \$25
- **Basis:** When applicable
- **Justification:** The proposed fee schedule includes standard review costs. However, certain projects may require extensive compliance research and review due to their location in a Special Flood Hazard Area (SFHA) that goes beyond standard review times. The supplemental fee provides a mechanism to recover these additional costs on a case-by-case basis.
- **Notes:** Staff will receive clear guidelines and training to ensure this fee is applied fairly, consistently, and only when justified by documented circumstances.

CONDITIONAL REVIEW REVIEW FEES (DEVELOPMENT SERVICES, ZONING, AND PLANNING)

- **Proposed Amount:** \$15
- **Basis:** Per Section, when applicable
- **Justification:** While these sections of the department are funded through the General MSTU, certain Permit projects require specialized compliance reviews in areas such as vegetation, environmental protection, sea turtle and eagle nesting, concurrency, and other land-use considerations. To ensure cost recovery for Lee County as a whole—not just the Building/Permitting section—a one-time fee of \$15 per applicable discipline will be assessed when these reviews are required.
- **Notes:** No resubmission fees will apply. Clear guidelines and staff training will ensure this fee is applied fairly, consistently, and only when justified by documented circumstances. Funds collected will be placed in the General MSTU account, which compensates these staff members.

DEFERRED SUBMITTAL REVIEW FEES

- **Proposed Amount:** \$50 Residential | \$75 Commercial (per review discipline)
- **Basis:** Per Submission
- **Justification:** Certain plans, drawings, or specifications are excluded from the initial plan packets and deferred/submitted at a later stage. While this flexibility benefits applicants, each deferred submittal still requires intake, routing, and a full compliance review—often involving multiple disciplines and potentially multiple review cycles. Currently, these additional processes are handled without any fee, creating unrecovered costs. The proposed fee aligns with the Revision Fee structure (\$50 for Residential and \$75 per review discipline for Commercial) to ensure cost recovery and maintain fairness while continuing to meet statutory requirements.

INSPECTION FEES

PARTIAL/ADDITIONAL INSPECTION FEE

- **Proposed Amount:** \$50
- **Basis:** Per extra inspection beyond those included in the initial billed inspection fees

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- **Justification:** The initial inspection fees cover a set number of inspections based on the project type. If the total number of inspections (including pass or partial results) exceeds that allowance, each additional inspection will be billed at \$50 per occurrence. This process aligns with the same approach used for re-inspection fees.

ADMIN / OPERATIONS

APPLICATION FEE

- **Proposed Amount:** \$50
- **Basis:** Flat Fee
- **Background/Justification:** The Application Fee is designed to recover administrative costs associated with processing a permit application. These costs include intake of submittals and resubmittals, quality review, routing to plan review, customer service support (phone, email), final review and fee assessment, permit issuance, and record evaluation to ensure all inspections and documentation are complete prior to closure. Currently, these activities are not adequately covered by existing fees.
- **Notes:** This non-refundable fee also helps offset indirect operational costs if an applicant abandons the process, ensuring fairness and sustainability.

TECHNOLOGY FEE

- **Proposed Amount:** \$35
- **Basis:** Flat Fee
- **Justification:** This fee recovers costs associated with maintaining and supporting our enterprise permitting system and integrated platforms. These systems are under active multi-year contracts and require ongoing enhancements, security, and administrative support. The annual cost for technology and support staff is approximately \$2.5 million. With an average of 55,000 records processed annually (or up to 75,000 when including all departments), the fee was calculated by dividing total annual costs by record volume, resulting in approximately \$35 per record. This approach ensures predictable, equitable cost recovery for technology infrastructure that benefits all applicants.
- **Notes:** Funds collected will be placed in a dedicated account and used exclusively for technology-related expenses, ensuring transparency, accountability, and proper allocation of resources. This approach provides predictable, equitable cost recovery for technology infrastructure that benefits all applicants.

OPERATIONAL SUPPORT FEE

- **Proposed Amount:** % of Total Review and Inspection Fees (Excluding Specialized/External Reviews)
- **Basis:** Percentage of Total
- **Justification:** While all proposed fees (application, plan review, regulatory review, inspections, etc.) are calculated based on time measurement analysis and direct labor costs, the Operational Support Fee is designed to recover indirect costs necessary to maintain operations. These include expenses such as electricity, building and space rent, devices, phones, IT support, vehicles, fuel, and other overhead costs. The fee is intended to fluctuate based on revenue and expenditure trends.
- **Calculation:** (Total Review Fees, excluding Conditional Reviews + Total Inspection Fees) x Applicable Percentage

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- **Implementation Guidelines:**

- The initial OSF percentage will be 0%.
- The percentage may increase by up to 2% per quarter, based on quarterly budget review outcomes.
- The maximum cumulative increase will not exceed 5% per fiscal year.
- Any adjustment to the OSF percentage and frequency will be implemented upon mutual agreement between the Department and the Building Industry Oversight Committee (BIOC) following the quarterly review.

MISCELLANEOUS FEES

MISCELLANEOUS FEES-WORK WITHOUT A PERMIT

- **Proposed Amount:** Double the Plan Review and Inspection Fees, \$200 min
- **Basis:** Flat Fee
- **Notes:** Applied when work begins without a valid permit

MEETING/CONSULTATION FEES-LICENSED STAFF

- **Proposed Amount:** \$75 per hour/per staff/\$75 min
- **Basis:** Per Hour
- **Notes:** Covers licensed staff consultation time, when in excess of standard

MEETING/CONSULTATION FEES-NON-LICENSED STAFF

- **Proposed Amount:** \$50 per hour/per staff/\$50 min
- **Basis:** Per Hour
- **Notes:** Covers non-licensed staff consultation time, when in excess of standard

REVISION - ADMIN ONLY (NO REVIEW)

- **Proposed Amount:** \$25
- **Basis:** Per Request
- **Notes:** Provides reduced revision fee for administrative-only revisions.

ADMIN/OPERATIONAL FEE ADJUSTMENTS

MISCELLANEOUS — ADMIN / OPERATIONS

RESIDENTIAL-TEMPORARY CO/CC

- **Proposed Amount:** \$100
- **Basis:** Per Request (initial issuance and each 30-day extension)
- **Notes:** TCO/TCC valid for 30 days, with option for additional 30-day extensions at the same fee.

COMMERCIAL/MULTI-FAMILY-TEMPORARY CO/CC

- **Proposed Amount:** \$100
- **Basis:** Per Request
- **Notes:** TCO/TCC valid for 30 days

COMMERCIAL/MULTI-FAMILY-TEMPORARY CO/CC (1ST EXTENSION)

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- **Proposed Amount:** \$200
- **Basis:** Per Request
- **Notes:** Extends TCO/TCC for 30 days

COMMERCIAL/MULTI-FAMILY-TEMPORARY CO/CC (SUBSEQUENT EXTENSIONS)

- **Proposed Amount:** \$400
- **Basis:** Per Request
- **Notes:** Extends TCO/TCC for 30 days

COMPLETION PERMIT

- **Proposed Amount:** \$200 (COM Record Types) | \$100 (All Other Record Types)
- **Basis:** Per Request

Justification: The Completion Permit fee applies when reinstating an expired permit. The fee is consistent with the Extension fee baseline (\$50) but will now include a penalty to reflect the increased administrative work, compliance risk, and scheduling impact associated with reinstatements after expiration. While the administrative work to reinstate a permit is the same for all record types, Commercial (COM) permits typically have higher original fees due to their complexity and scope. Setting the Completion Permit fee proportionate to the original fee structure ensures consistency and fairness across record types. This approach maintains alignment with the principle that higher-value projects contribute more toward cost recovery, even when reinstated.

PLAN REVIEW FEE ADJUSTMENTS

The following are examples of adjustments being proposed to plan review fees, based on time measurement analysis and the inclusion of multiple review disciplines, particularly for commercial/multi-family projects where MEPs (Mechanical, Electrical, Plumbing) require separate licensed staff reviews.

COMMERCIAL/MULTI-FAMILY (NEW, ADDITION, REMODEL)

- Minimum plan review fees have been increased because the current minimum of \$150 does not cover all review disciplines based on collected time measurement data.
- Future policy will require \$0.10 per square foot or the minimum, whichever is greater, to be submitted at time of submittal. Currently, only the minimum is collected upfront.

COMMERCIAL/MULTI-FAMILY (ACCESSORY STRUCTURES)

- Minimum plan review fees have been increased, and a \$0.10 per square foot fee will apply to more complex or larger structures (e.g., site-built/conventional sheds, garages, large fully enclosed accessory structures).
- Fees will be lower if no MEPs are involved.

GENERAL NOTES

- Some record types will have a flat fee for plan review, others will be tiered based on MEP involvement or complexity, and some will be assessed based on square footage.

INSPECTION FEE ADJUSTMENTS

COMMERCIAL/MULTI-FAMILY NEW CONSTRUCTION, ADDITIONS, REMODELS, AND LARGE/SITE-BUILT ACCESSORY STRUCTURES

- The square-footage multiplier for structural inspections has been increased from \$0.10 to \$0.15 to align with the residential multiplier, which remains at \$0.15.
- This adjustment reflects the greater complexity of commercial and multi-family construction, including advanced building methods, systems, and compliance requirements.
- These projects often require multiple licensed inspectors for specialized disciplines such as mechanical, electrical, and plumbing (MEPs), unlike residential inspections where fewer licenses may suffice.
- Given the additional time, expertise, and resources involved, the cost for commercial and multi-family inspections should be at least equal to residential—if not higher—to ensure fair and accurate cost recovery.

OTHER RECORD TYPES

- Pools and smaller accessory structures will be assessed based on the required number of inspections, as determined during the review process.
- Trade records that do not undergo plan review and typically require one or two inspections will be assessed a flat fee of \$75. This amount covers approximately 1.5 inspections to ensure fairness and avoid post-completion billing.
- Records with a set number of inspections, such as roofs, will have flat inspection fees to maintain predictability and transparency.

ELECTRICAL, PLUMBING, AND MECHANICAL SUB-PERMIT FEE ADJUSTMENTS

The following adjustments address increases in square-footage multipliers and minimum fees for Electrical, Plumbing, and Mechanical sub-permits. These changes are based on inspection counts, complexity, and time measurement analysis, ensuring fees reflect actual costs and resource requirements.

ELECTRICAL SUB-PERMITS

- Previous calculations were based on amperage, but the multiplier was too low, resulting in the minimum fee of \$75 being assessed in most cases despite requiring at least 3 inspections.
- New, Addition, Major Remodels/Accessory Structures: **\$0.04** per square foot, minimum \$150.
- Baseline set at **3,500 SF** based on time measurement data.

PLUMBING SUB-PERMITS

- Previous multiplier was \$0.03 per square foot, which was too low, resulting in the minimum fee of \$100 being assessed in most cases despite requiring at least 3 inspections.
- New, Addition, Major Remodels/Accessory Structures: **\$0.04** per square foot, minimum \$150.
- Baseline set at **3,500 SF** based on time measurement data.

MECHANICAL SUB-PERMITS

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- Previous multiplier was \$0.03 per square foot, which was too low, resulting in the minimum fee of \$100 being assessed in most cases despite requiring at least 2 inspections that take longer on average than plumbing and electrical.
- New, Addition, Major Remodels/Accessory Structures: **\$0.035** per square foot, minimum \$125.
- Baseline set at **3,500 SF** based on time measurement data.