



Building Department

Fee Guide

Effective January 1, 2018

BUILDING DEPARTMENT MISSION: We are dedicated to serving the public by the efficient and effective supervision of construction, business, professional and personal activities to safeguard the public health, safety and general welfare of the City's residents and visitors by enforcing the Florida Building Code and the City Code of Ordinances.

The City of Miami Beach Building Department seeks to provide the very best service to our customers and for our residents and citizens as reflected in our mission statement.

The City of Miami Beach is guided by the *Florida Building Code*, and building permits are required for any construction work conducted in the City. All building permits have to be processed through the City of Miami Beach Building Department. The permitting process begins with the review of plans and may end with a Final Approved Inspection, a Certificate of Occupancy, or a Certificate of Completion.

Fee Schedule

This fee guide is pursuant to the Code of the City of Miami Beach: Subpart A- General Ordinances/ Chapter 14 – Building Regulations/ Article II – Construction Standards/ Division 2. – Permit Fees; **and** Chapter 15- Zoning review fees associated with the building permit process; **and** Chapter 50 – Fire Prevention.

*Disclaimer: This guide was created by the Building Department to assist the public to get a complete sense of the fees associated with the building development process; however there are some fees that are not Building Department fees, but are for processes and other reviews as required by other City Ordinances such as Fire, Planning & Zoning, Parking, and Public Works. While those processes and fees are included in your Building permit, all fees are subject to change and should be confirmed with the respective department.

Fire Department: (305) 673-7120

Planning and Zoning Department: (305) 673-7550

Parking Department: (305) 673-7505

Public Works Department: (305) 673-7080

Section	Page
1 All Permits	2
2 Building Permit Fees	3
3 Electrical Permit Fees	5
4 Mechanical Permit Fees	6
5 Plumbing Permit Fees	7
6 Temporary and Special Event Fees	8
7 Private Providers	8
8 Certificate of Occupancy and Completion Fees	9
9 Miscellaneous Fees	9

Section 1 – All Permits

All permits are assessed the following fees:

<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
Up-front processing fee:		
Percent of estimated permit fee or the minimum up-front fee, whichever is greater, rounded up to the nearest \$5.00 increment	20%	14-62(a)
Minimum up-front fee	\$50.00	14-62(a)
Surcharges:		
Employee training, education, safety, and technology procurement and implementation for service enhancement surcharge.	6% of each Permit Fee	14-69
<i>Surcharges from the State and County cannot be waived. Even if the permit fee is waived, the surcharges cannot be waived.</i>		
Pursuant to Florida Statutes F.S. 553.721-In order for the Department of Business and Professional Regulation to administer the Florida Building Code, there is created a surcharge to be assessed at the rate of 1 percent of the permit fee associated with enforcement of the Florida Building Code. The minimum amount collected on any permit issued shall be \$2.	1% of the permit fee	14-70(1)
Pursuant to Florida Statutes F.S. 468.631-The Building Code Administrators and Inspectors Fund shall be funded through a surcharge to be assessed at the rate of 1.5 percent of all permit fees associated with enforcement of the Florida Building Code. The minimum amount collected on any permit issued shall be \$2.	1.5% of the permit fee	14-70(3)
Pursuant to Miami-Dade County Code Section 8-12(e), a surcharge to building permits for County code compliance program, per \$1,000 of work valuation	\$0.60	14-70(2)
Sanitation surcharge for all building, electrical, plumbing, mechanical, demolition permits,) 0.30% of estimated cost of project:	0.30% of job value	14-70(5)
• Minimum	\$15.00	
• Maximum	\$1,500.00	
Construction Parking Management Plan – Parking Department		
Pursuant to City Code Sec. 106-98 all permits with a job value in excess of \$250,000 shall be required to provide to the City a Construction Parking Management Plan(CPMP) and a CPMP permit fee. Managed by the Parking Department.	\$144.00	106-98

Section 2 – Building Permit Fees

<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
<u>COMMERCIAL Permit Fees for Building Permits</u>		
New Construction Minimum Permit Fee	\$140.00	14-62(c)
Alteration Minimum Permit Fee	\$100.00	14-62(c)
Permit fee for a building whose estimated construction cost is equal to or less than \$35 million is 1.9% of the cost of construction as approved by the Building Official or his or her designee, plus 1.0% of the construction cost for any amount over \$35 million but less than or equal to \$100 million; and 0.25% of costs exceeding \$100 million as approved by the Building Official or his or her designee.		14-62(c)
During hurricane events, fees for minor repairs under a total value of \$20,000, the above fee shall be reduced by 40 percent for the following period: three (3) months from the hurricane event to pull permit. This does not apply to any permits needed for railing repairs and all repairs must be of a substantially similar, design, quality and appearance.		14-62(c)
<u>Phase Permits</u>		
Commercial New Construction	\$5,000.00	14-61(n)
Commercial Alteration	\$4,000.00	14-61(n)
<u>Department Fees Associated with the Building Permit Process</u>		
Planning review fee for a commercial building permit shall be assessed at .70% of the cost of construction. Minimum Planning permit fee is \$70.00		15-31(a)
Employee training, education, safety and technology enhancements and other surcharge will be assessed consistent with Section 1 herein.		15-35
<u>Fire Department Fees Associated with the Building Permit Process</u>		
*NOT including work class types of Flooring, Demolition, Fence, Driveway/Approach, Deck/Pavers		
Fire review fee for a commercial building permit shall be assessed at .70% of the cost of construction. Minimum Fire permit fee is \$70.00		50-3(a)
Employee training, education, safety and technology enhancements and other surcharge will be assessed consistent with Section 1 herein.		50-7
<u>Public Works Department Fees Associated with the Building Permit Process</u>		
The following sub types are assessed these fees: New Construction or Marine or Driveway/Approach		
Public Works review fee for a commercial building permit shall be assessed at .70% of the cost of construction. Minimum Public Works permit fee is \$70.00		98-93(a)
Employee training, education, safety and technology enhancements and other surcharge will be assessed consistent with Section 1 herein.		98-97

<u>RESIDENTIAL</u> Permit Fees for Building Permits		
<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
New Construction Minimum Permit Fee	\$120.00	14-62(c)
Alteration Minimum Permit Fee	\$90.00	14-62(c)
Permit fee for a building whose estimated construction cost is equal to or less than \$1.5 million is 1.7% of the cost of construction as approved by the Building Official or his or her designee, plus 1.0% of the construction cost for any amount over \$1.5 million as approved by the Building Official or his or her designee.		14-62(c)
During hurricane events, fees for minor repairs under a total value of \$20,000, the above fee shall be reduced by 40 percent for the following period: three (3) months from the hurricane event to pull permit. This does not apply to any permits needed for railing repairs and all repairs must be of a substantially similar, design, quality and appearance.		14-62(c)
<i>Phase Permits</i>		
Residential New Construction – Single Family Residence	\$2,000.00	14-61(n)
<u>Planning Department Fees Associated with the Building Permit Process</u>		
Planning review fee for a residential building permit shall be assessed at .50% of the cost of construction. Minimum Planning permit fee is \$70.00		15-31(a)
Employee training, education, safety and technology enhancements and other surcharge will be assessed consistent with Section 1 herein.		15-35
<u>Public Works Department Fees Associated with the Building Permit Process</u>		
The following sub types are assessed these fees: New Construction or Marine or Driveway/Approach		
Public Works review fee for a residential building permit shall be assessed at .50% of the cost of construction. Minimum Public Works permit fee is \$70.00		98-93(a)
Employee training, education, safety and technology enhancements and other surcharge will be assessed consistent with Section 1 herein.		98-97

Section 3 - Electrical Permit Fees

<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
<u>COMMERCIAL Permit Fees for Electrical Permits</u>		
Minimum Permit Fee	\$140.00	14-62(c)
Alteration Minimum Permit Fee	\$100.00	14-62(c)
Permit fee for a building whose estimated construction cost is equal to or less than \$35 million is 1.9% of the cost of construction as approved by the Building Official or his or her designee, plus 1.0% of the construction cost for any amount over \$35 million but less than or equal to \$100 million; and 0.25% of costs exceeding \$100 million as approved by the Building Official or his or her designee		14-62(c)
<u>Fire Department Fees Associated with the Building Electrical Permit Process</u>		
Fire review fee for a commercial building permit shall be assessed at .70% of the cost of construction. Minimum Permit Fee for Fire permit is \$70.00		50-3(a)
Employee training, education, safety and technology enhancements and other surcharge will be assessed consistent with Section 1 herein.		50-7
<u>RESIDENTIAL Permit Fees for Electrical Permits</u>		
Residential: Single family, Duplex		
Minimum Permit Fee	\$120.00	14-62(c)
Alteration Minimum Permit Fee	\$90.00	14-62(c)
Permit fee for a building whose estimated construction cost is equal to or less than \$1.5 million is 1.7% of the cost of construction as approved by the Building Official or his or her designee, plus 1.0% of the construction cost for any amount over \$1.5 million as approved by the Building Official or his or her designee.		14-62(c)

Section 4 - Mechanical Permit Fees

<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
<u>COMMERCIAL Permit Fees for Mechanical Permits</u>		
Minimum Permit Fee	\$140.00	14-62(c)
Alteration Minimum Permit Fee	\$100.00	14-62(c)
Permit fee for a building whose estimated construction cost is equal to or less than \$35 million is 1.9% of the cost of construction as approved by the Building Official or his or her designee, plus 1.0% of the construction cost for any amount over \$35 million but less than or equal to \$100 million; and 0.25% of costs exceeding \$100 million as approved by the Building Official or his or her designee		14-62(c)
<u>Planning Department Fees Associated with the Mechanical Building Permit Process</u>		
Planning review fee for a commercial building permit shall be assessed at .70% of the cost of construction. Minimum Permit Fee for Planning permit is \$70.00		50-3(a)
Employee training, education, safety and technology enhancements and other surcharge will be assessed consistent with Section 1 herein.		50-7
<u>Fire Department Fees Associated with the Mechanical Building Permit Process</u>		
Fire review fee for a commercial building permit shall be assessed at .70% of the cost of construction. Minimum Permit Fee for Fire permit is \$70.00		14-62(c)
Employee training, education, safety and technology enhancements and other surcharge will be assessed consistent with Section 1 herein.		14-62(c)
<u>RESIDENTIAL Permit Fees for Mechanical Permits</u> Residential: Single family, Duplex		
Minimum Permit Fee	\$120.00	14-62(c)
Alteration Minimum Permit Fee	\$90.00	14-62(c)
Permit fee for a building whose estimated construction cost is equal to or less than \$1.5 million is 1.7% of the cost of construction as approved by the Building Official or his or her designee, plus 1.0% of the construction cost for any amount over \$1.5 million as approved by the Building Official or his or her designee.		14-62(c)
<u>Planning Department Fees Associated with the Mechanical Building Permit Process</u>		
Planning review fee for a residential building permit shall be assessed at .50% of the cost of construction. Minimum Permit Fee for Planning permit is \$70.00		15-31(a)
Employee training, education, safety and technology enhancements and other surcharge will be assessed consistent with Section 1 herein.		15-35
<i>Boilers and pressure vessels</i> (as defined in the ASME Boiler and Pressure Vessel Code) - Installation permit fees, including initial inspections and certificate; does not include installation or connection of fuel and water lines.		
Annual Inspection for Boilers	\$260.00	14-65

Section 5 - Plumbing Permit Fees

<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
<u>COMMERCIAL Permit Fees for Plumbing Permits</u>		
Minimum Permit Fee	\$140.00	14-62(c)
Alteration Minimum Permit Fee	\$100.00	14-62(c)
Permit fee for a building whose estimated construction cost is equal to or less than \$35 million is 1.9% of the cost of construction as approved by the Building Official or his or her designee, plus 1.0% of the construction cost for any amount over \$35 million but less than or equal to \$100 million; and 0.25% of costs exceeding \$100 million as approved by the Building Official or his or her designee		14-62(c)
<u>Fire Department Fees Associated with the Plumbing Building Permit Process</u>		
Fire review fee for a commercial building permit shall be assessed at .70% of the cost of construction. Minimum Permit Fee for Fire permit is \$70.00		50-3(a)
Employee training, education, safety and technology enhancements and other surcharge will be assessed consistent with Section 1 herein.		15-35
<u>RESIDENTIAL Permit Fees for Plumbing Permits</u>		
Residential: Single family, Duplex		
Minimum Permit Fee	\$120.00	14-62(c)
Alteration Minimum Permit Fee	\$90.00	14-62(c)
Permit fee for a building whose estimated construction cost is equal to or less than \$1.5 million is 1.7% of the cost of construction as approved by the Building Official or his or her designee, plus 1.0% of the construction cost for any amount over \$1.5 million as approved by the Building Official or his or her designee.		14-62(c)

Section 6 – Temporary and Special Event Permit Fees

<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
Temporary Platforms for public assembly, first approval	\$150.00	14-62(c)
Temporary Bleachers for public assembly, first approval	\$150.00	14-62(c)
Temporary Platforms or Bleachers for public assembly, re-approval	\$100.00	14-62(c)
Tents – excluding electric and plumbing, per tent:		14-62(c)
• Up to 1,000 square feet per tent	\$150.00	14-62(c)
• Per tent/ each additional 1,000 square feet over 1,000	\$50.00	14-62(c)
Temporary Structure /Trusses/statues (no electrical or plumbing included)	\$150.00	14-62(c)
Temporary Chiller	\$500.00	14-62(c)
Temporary Generator	\$500.00	14-62(c)
Construction Trailer, per trailer	\$500.00	14-62(c)
Office Trailer, per trailer	\$500.00	14-62(c)
Temporary Power for Construction	\$300.00	14-62(c)
Temporary Power for Test	\$200.00	14-62(c)
Temporary Multi-seat Toilet Trailer, per trailer	\$100.00	14-62(c)
Temporary Individual Toilet, per event	\$50.00	14-62(c)
Temporary Fencing	\$150.00	14-62(c)
Electrical Installation – Small events (1-10 tents, bleachers, stages and other structures)	\$250.00	14-62(c)
Electrical Installation – Large events (more than10 tents, bleachers, stages and other structures)	\$500.00	14-62(c)
Mechanical Installation – Small events (1-10 tents, bleachers, stages and other structures)	\$250.00	14-62(c)
Mechanical Installation – Large events (more than10 tents, bleachers, stages and other structures)	\$500.00	14-62(c)
Plumbing Installation – Small events (1-10 tents, bleachers, stages and other structures)	\$250.00	14-62(c)
Plumbing Installation – Large events (more than10 tents, bleachers, stages and other structures)	\$500.00	14-62(c)

Section 7 Private Provider

When a property owner uses the services of a licensed private company for plan review and inspections services (Private Provider), the fee will be assessed as a regular building permit with a discount of 40% of the original building permit fee. If only the inspections are done by the Private Provider, then the fee will be assessed as a regular building permit with a discount of 25% of the original building permit fee. The use of a Private Provider for plan review only is not permissible.		
Private provider used for plan review and inspections services	40% off building permit fee only	14-61(o)
Private provider used for just inspections services	25% off building permit fee only	14-61(o)

Section 8 Certificate of Occupancy & Completion Fees

<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
<i>Certificate of Occupancy</i>		
Residential and Commercial Residential Units R-1, R-2 and R-3, per Unit	\$150.00	14-66(1)
All commercial occupancies except R-1 and R-2, per square foot	\$0.07	14-66(1)
Minimum fee for commercial certificates of occupancy	\$250.00	14-66(1)
When a temporary certificate of occupancy or completion has been issued and the fee has been paid, the fee for a final certificate of occupancy or completion is \$0	\$0.00	14-66(1)
<i>Temporary Certificate of Occupancy or Completion</i>		
100% of final certificate of occupancy or completion fee plus the cost of any additional required inspections. Additional required inspections will be charge based on actual time spent on inspection	100% of CO/CC + inspection fees	14-66(1)
<i>Extension of temporary certificate of occupancy or completion, per every 90 days as set by the Building Official.</i>	100% of CO/CC + inspection fees	14-66(1)
<i>Certificate of Completion</i>		
Certificate of completion fees for residential	\$100.00	14-66(1)
Certificate of completion fees for commercial	\$250.00	14-66(1)

Section 9 Miscellaneous Fees

<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
<i>Change of Contractor</i>	\$100.00	14-62(b)(4)
<i>Change of Architect or Engineer</i>	\$100.00	14-62(b)(4)
<i>Dedicated Inspectors</i> -The requester will pay for the dedicated Building inspectors in addition to the regular permit fee. The fee for the dedicated inspector is based on actual time spent on inspection multiplied by the dedicated inspector's cost to the City.	\$45.00 per hour	14-61(g)
<i>Expedited Plan Review</i> - Upon request from the applicant, the Department may schedule an expedited plans review by Department staff.	\$250.00 for each review requested	14-61(i)
<i>Permit extension:</i>		
One time request for Building permit extension (permit must not be expired)	\$100.00	14-62(b)(6)
Additional request for Building permit extension (permit must not be expired) Percent of building permit fee line item <u>only</u>	50% of Building permit fee line item	14-62(b)(6)

<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
Forty-year recertification - per building	\$600.00	14-67(a)
Building Official approval of 6 month extension for building recertification	\$600.00	14-67(a)
New inspection report fee if recertification not completed within 90 days of building's being declared unsafe	\$300.00	14-67(c)
<u>Lost Building permit card, Fee per required signature</u>	<u>\$80.00</u>	<u>14-61(f)</u>
Records Requests / Lost plans fee:		
Administrative processing fee for lost plans and/or expired plans' links	\$50.00	14-61(d)
Cost per page reproduced:		
Letter (8 ½ x 11), Legal (8 ½ x 14)	\$0.15	14-61(d)
Ledger (11 x 17)	\$0.20	14-61(d)
Documents on Compact Disc (CD) per disc	\$3.00	14-61(d)
Certified Copy Fee per page that is certified/stamped	\$1.00	14-61(d)
Additional cost of labor will be charged if the nature or volume of the records request exceeds half an hour. An estimate will be provided to the requestor for approval and payment prior to the commencement of work.		Citywide procedure
Inspection Fees		
Initial Inspection	\$0.00	
Re-inspection Fee		
First re-inspection	\$0.00	14-61(c)
Second and each subsequent re-inspection(s)	\$200.00	14-61(c)
Expedited Inspection Fee		
	\$250.00 for each inspection requested	14-61(i)
Renewal of expired permits:		
Where the permit is revoked, or becomes null and void, or expires because of lack of work or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work, pursuant to Section 105.4.1.1 of the Florida Building Code. If no more than 180 days of the expiration date of the original permit has passed, and no refund has been made according to this section, the applicant may apply to renew the permit. The reapplication must be covering the same project and involving the same plans, and must be submitted with the plans and the applicant's validated copy of the original permit. A fee of 25 percent of the original permit fee, plus an additional processing fee equivalent to the minimum permit fee, shall be charged for a renewal under these circumstances. No additional fees for outside agencies will be imposed.	25% of the original Building Permit Fee plus Processing Fee	14-62(b)(7)

<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
For permits that have expired where the only missing component is one or more final inspections, the fee for reopening the permit, performing the final inspection(s), and providing a final approval on the permit shall be charged based on the minimum building permit fee.	*\$140 Commercial New *\$100 Commercial Alteration *\$120 Residential New *\$90 Residential Alteration	14-62(b)(7)
Permits that have been expired over 180 days will be charged the original permitting fee (Building account line) and an administrative fee of \$50.00. All renewals thereafter will follow the fees based on the expiration dates.		
Re-review fee		
First and second re-review	\$0.00	14-61(h)
Third and subsequent re-reviews For the same item not corrected	\$250.00 per discipline being re- reviewed	14-61(h)
Revised plans, Shop Drawings, and "As-Built" processing fee		
<i>When changes are made to the original plans submitted for review, fees apply for the processing of the revised plans submitted.</i>		
Administrative processing fee	\$50.00	14-61(e)
Commercial minor revisions 1 to 5 pages	\$200.00	14-61(e)
Commercial minor revisions 6 to 35 pages	\$500.00	14-61(e)
Commercial major revisions 36 - 50 pages	\$20.00 per page	14-61(e)
Commercial total revision When determined by the Building Official	50% of Original Permit Fee	14-61(e)
Residential minor revision 1 to 5 pages	\$100.00	14-61(e)
Residential minor revision 6 to 15 pages	\$200.00	14-61(e)
Residential major revisions 15-25 pages	\$20.00 per page	14-61(e)
Residential total revision When determined by the Building Official	50% of Original Permit Fee	14-61(e)
Final Permit Set / As built Submission – Commercial	\$500.00	
Final Permit Set / As built Submission – Residential	\$200.00	
Starting work without a permit		
Double the permit fee		14-61(b)
<i>Plus penalty fee:</i>		
First offense	\$500.00	14-61(b)

Second offense	\$1,000.00	14-61(b)
Subsequent offenses	\$2,000.00	14-61(b)

Refunds:	
<p>The fees charged pursuant to the schedule in appendix A of the City Code, provided the same are for a permit required by Section 105.1 of the Florida Building Code, may be refunded by the Building Official subject to the following:</p> <ol style="list-style-type: none"> 1. No refunds shall be made on requests involving: <ol style="list-style-type: none"> a. Minimum permit fees and upfront fees; or b. Permits for which plans review has commenced or inspections performed c. Permits revoked by the building official under authority granted by the Florida Building Code; or d. Permits cancelled by court order; or e. Permits which have expired; or f. Permits under which work has commenced as evidenced by any recorded inspection having been made by the city, unless the refund is due to an overcharge by the city. 2. A full refund shall be granted to a permit holder who takes out a permit covering work outside the jurisdictional inspection area. <p>Permits under which no inspections were performed are entitled to a 50 percent refund of the building permit fee line item only if requested within 90 days of permit issuance. No refund shall be provided after 90 days expires.</p>	14-62(b)



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work and play in our vibrant, tropical, historic community*

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Revised June 18, 2020

