



Building Department

Fee Guide

Effective October 1st,
2023

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 must 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

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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 processing fee, whichever is greater		
Percent of estimated permit fee	20%	14-62(a)
Surcharges from the State and County cannot be waived. Even if the permit fee is waived, the surcharges cannot be waived.		
Employee training, education, safety, and technology procurement and implementation for service enhancement surcharge is 6% of each building permit fee.	6% of every building permit fee	14-69
Pursuant to Florida Statutes § 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 1.0 percent of the permit fee associated with enforcement of the Florida Building Code. The minimum amount collected on any permit issued shall be \$2.00.	1% of the permit fee associated with enforcement of the Florida Building Code.	14-70(1)
Pursuant to Florida Statutes § 468.631, the building code administrator's and inspector's 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 \$2.00.	1.5% of all permit fees associated with enforcement of the Florida Building Code.	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 fees		
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	14-70(5)
• Maximum	\$1,530.00	14-70(5)
Other fees		
A separate fire safety, public works and/or zoning review fee associated with the building permit process shall be charged as outlined in this guide. See applicable department fee sections.		14-70(6)
Interest and collection fees shall be charged for unpaid amounts (fees) due.		14-72(1)
Documents. Requests for copies of building department records, inspection reports, logs, or similar documents maintained by the building department will be charged a fee as specified in subsection 14-61(d) of this guide.		14-72(2)
Construction Parking Management Plan – Parking Department		
Pursuant to City Code Sec. 106-98 all permits with a job value more than \$250,000 shall be required to provide to the City a Construction Parking Management Plan (CPMP) and pay the 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>
COMMERCIAL Permit Fees for Building Permits		
New Construction Minimum Permit Fee	\$172.00	14-62(c)*
Alterations Minimum Permit Fee	\$124.00	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)
Due to hurricane events, fees for minor repairs under a total value of \$20,000, the above fee (14-62(c)) shall be reduced by 40% for the following period: Three 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)
Phase Permits		
Commercial New Construction	\$6,071.00	14-61(n)*
Commercial Alteration	\$4,856.00	14-61(n)*
Planning Fees Associated with the Building Permit Process		
Planning review fee for a commercial building permit shall be assessed at .70% of the cost of construction. Minimum Planning permit fee is \$75.00		15-31(a)
Employee training, education, safety and technology enhancements and other surcharge will be assessed consistent with Sub-sections 14-69, 14-70(1), (2), (3), (5) as applicable.		15-35
Fire Department Fees Associated with the Building Permit Process		
*NOT including work class types of Flooring, Demolition, Fence, Driveway/Approach, and Deck/Pavers		50-3(a)
Fire review fee for a commercial building permit shall be assessed at .70% of the cost of construction. Minimum Fire permit fee is \$75.00		50-3(a)
Employee training, education, safety and technology enhancements and other surcharge will be assessed consistent with Section 1 herein.		50-7
Public Works Department Fees Associated with the Building Permit Process		
The following sub types are assessed these fees: New Construction, Marine, or Driveway/Approach		
Public Works review fee for a <u>commercial</u> building permit shall be assessed at .70% of the cost of construction. Minimum Public Works permit fee is \$75.00		98-93(a)
Employee training, education, safety, and technology enhancements and other surcharge will be assessed consistent with subsection 14-69, 14-70(1), (2), (3), (5) as applicable		98-97

RESIDENTIAL Permit Fees for Building Permits		
<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
New Construction Minimum Permit Fee	\$148.00	14-62(c)*
Alteration Minimum Permit Fee	\$111.00	14-62(c)*
Residential: Single-family, Duplex: 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)
Due to hurricane events, fees for minor repairs under a total value of \$20,000.00, the above fee (14-62(c)) shall be reduced by 40% for the following period: Three 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)
Phase Permits: Residential New Construction – Single Family Residence	\$2,429.00	14-61(n)
Planning Department Fees Associated with the Building Permit Process		
Planning review fee for a <u>residential</u> building permit shall be assessed at .50% of the cost of construction Minimum Planning permit fee is \$75.00		15-31(a)
Employee training, education, safety and technology enhancements and other surcharge will be assessed consistent with subsections 14-69, 14-70(1), (2), (3), (5) as applicable		15-35
Planning Residential Major Revisions. Revised Plan Review fee shall be consistent with subsection 14-61(e)		15-31(e)

Public Works Department Fees Associated with the Building Permit Process		
The following sub types are assessed these fees: New Construction, Marine, or Driveway/Approach		
Public Works review fee for a <u>residential</u> building permit shall be assessed at .50% of the cost of construction. Minimum Public Works permit fee is \$75.00		98-93(a)
Employee training, education, safety, and technology enhancements and other surcharge will be assessed consistent with subsection 14-69, 14-70(1), (2), (3), (5) as applicable		98-97

Section 3 - Electrical Permit Fees

<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
COMMERCIAL Permit Fees for Electrical Permits		
Minimum electrical permit fee. This minimum does not apply to permits issued as supplementary to current outstanding permits for the same job.	\$124.00	14-64*
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.		14-64

Fire Department Fees Associated with the Building Permit Process		
Fire review fee for a <u>commercial</u> building permit shall be assessed at .70% of the cost of construction. Minimum Permit Fee for Fire permit is \$75.00		50-3(a)
Employee training, education, safety, and technology enhancements and other surcharge will be assessed consistent with subsection 14-69, 14-70(1), (2), (3), (5), as applicable		50-7
RESIDENTIAL Permit Fees for Electrical Permits		
Residential: Single family, Duplex		
Minimum Permit Fee	\$124.00	14-64*
Residential: Single-family, Duplex: 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.		14-64

Section 4 - Mechanical Permit Fees

<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
COMMERCIAL Permit Fees for Mechanical Permits		
Minimum mechanical permit fee. This minimum does not apply to permit issued as supplementary to current outstanding permits for the same job.	\$124.00	14-65*
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		14-65

Planning Department Fees Associated with the Mechanical Building Permit Process		
Planning review fee for a <u>commercial</u> building permit shall be assessed at .70% of the cost of construction. Minimum Permit Fee for Planning permit is \$75.00		15-31(a)
Employee training, education, safety and technology enhancements and other surcharge will be assessed consistent with subsection 14-69, 14-70(1), (2), (3), (5) as applicable		15-31(a)
Fire Department Fees Associated with the Mechanical Building Permit Process		
Fire review fee for a <u>commercial</u> building permit shall be assessed at .70% of the cost of construction. Minimum Permit Fee for Fire permit is \$75.00		50-3(a)
Employee training, education, safety, and technology enhancements and other surcharge will be assessed consistent with subsection 14-69, 14-70(1), (2), (3), (5), as applicable		50-7
RESIDENTIAL Permit Fees for Mechanical Permits		
Residential: Single family, Duplex		

Minimum Permit Fee	\$124.00	14-65
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.		14-65
<u>Planning Department Fees Associated with the Mechanical Building Permit Process</u>		
Planning review fee for a <u>residential</u> building permit shall be assessed at .50% of the cost of construction. Minimum Permit Fee for Planning permit is \$75.00		15-31(a)
Employee training, education, safety, and technology enhancements and other surcharge will be assessed consistent with subsection 14-69, 14-70(1), (2), (3), (5) as applicable		15-35

Boilers and pressure vessels

(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	\$318.00	14-65*
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Section 5 - Plumbing Permit Fees

<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
Minimum plumbing permit fee.	\$124.00	14-63*
This minimum does not apply to permit issued as supplementary to current outstanding permits for the same job.	\$124.00	14-63*
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		14-63
<u>Fire Department Fees Associated with the Plumbing Building Permit Process</u>		
Fire review fee for a <u>commercial</u> building permit shall be assessed at .70% of the cost of construction. Minimum Permit Fee for Fire permit is \$75.00.		50-3(a)
Employee training, education, safety, and technology enhancements and other surcharge will be assessed consistent with subsection 14-69, 14-70(1), (2), (3), (5), as applicable		50-7
<u>RESIDENTIAL Permit Fees for Plumbing Permits</u>		
Residential: Single family, Duplex		
Minimum Permit Fee	\$124.00	14-63*
Residential: Single-family, Duplex: 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		14-63

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	\$184.00	14-62(c)*
Temporary Bleachers for public assembly, first approval	\$184.00	14-62(c)*
Temporary Platforms or Bleachers for public assembly, re-approval	\$124.00	14-62(c)*
Tents – excluding electric and plumbing, per tent:		14-62(c)
• Up to 1,000 square feet per tent	\$184.00	14-62(c)*
• Per tent/Each additional 1,000 square feet over 1,000	\$62.00	14-62(c)*
Temporary Structure /Trusses/statues (no electrical or plumbing included)	\$184.00	14-62(c)*
Temporary Chiller	\$608.00	14-62(c)*
Temporary Generator	\$608.00	14-62(c)*
Construction Trailer, per trailer	\$608.00	14-62(c)*
Office Trailer, per trailer	\$608.00	14-62(c)*
Temporary Power for Construction	\$366.00	14-62(c)*
Temporary Power for Test	\$244.00	14-62(c)*
Temporary Multi-seat Toilet Trailer, per trailer	\$124.00	14-62(c)*
Temporary Individual Toilet, per event	\$62.00	14-62(c)*
Temporary Fencing	\$184.00	14-62(c)*
Electrical Installation – Small events (1-10 tents, bleachers, stages, and other structures)	\$305.00	14-62(c)*
Electrical Installation – Large events (more than10 tents, bleachers, stages, and other structures)	\$608.00	14-62(c)*
Mechanical Installation – Small events (1-10 tents, bleachers, stages, and other structures)	\$305.00	14-62(c)*
Mechanical Installation – Large events (more than10 tents, bleachers, stages, and other structures)	\$608.00	14-62(c)*
Plumbing Installation – Small events (1-10 tents, bleachers, stages, and other structures)	\$305.00	14-62(c)*
Plumbing Installation – Large events (more than10 tents, bleachers, stages, and other structures)	\$608.00	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 Units R-1, R-2, and R-3, per Unit	\$184.00	14-66(1) *
All commercial occupancies except residential units per square foot	\$0.07	14-66(1)
Minimum fee for commercial certificates of occupancy	\$305.00	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 and letter of final completion fee plus the cost of any additional required inspections. Additional required inspections will be charged based on actual time spent on inspection	\$244.00	14-66(1) *
<i>Extension of temporary certificate of occupancy or completion</i> , per period as set by the Building Official. Percent of final certificate of occupancy or completion fee:	100%	14-66(1)

Section 9 - Miscellaneous Fees

<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
<i>Change of Contractor</i>	\$124.00	14-62(b)(4)*
<i>Change of Architect or Engineer</i>	\$124.00	14-62(b)(4)*

<i>Expedited Plan Review and Inspection fee</i> - Upon request from the applicant, the Department may schedule an expedited plan review by Department staff.	\$305.00 for each review or inspection requested	14-61(i)*
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<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
<i>Forty-year recertification - per building</i>	\$1,045.00	14-67(a)*
Building Official approval of 6-month extension for building recertification	\$1,045.00	14-67(a)*
New inspection report fee if recertification not completed within 90 days of building's being declared unsafe	\$1,099.00	14-67(c)*

<i>Records Requests / Lost plans and permit card fee:</i>		
Lost permit card, Fee per required signature	\$103.00	14-61(f)*
The cost per page reproduced:		
Letter (8 ½ x 11), Legal (8 ½ x 14), single-sided, per page	\$0.15	14-61(d)
Letter (8½ x 11), double-sided, per page	\$0.20	14-61(d)
Ledger (11 x 17)	\$0.20	14-61(d)

Documents on Compact Discs (CDs)	\$3.00	14-61(d)
Certified documents (letter or legal)	\$1.00	14-61(d)
Reproduction of documents beyond legal	At cost to City	
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	14-61(c)
Re-inspection Fee		
In compliance with F.S. 553.80(2)(c), any inspection after initial inspection, shall be charged a fee of four times the amount of the fee imposed for the initial inspection or first reinspection, whichever is greater, for each such subsequent inspection.	\$104.00	14-61(c)(1)*
Expedited Inspection Fee	\$305.00 for each inspection requested	14-61(i)*
Extension of permits		
One-time request for building permit extension (permit must not be expired)	\$124.00	14-62(b)(6)*
Additional request for building permit extension (permit must not be expired): 50 Percent of building permit fee line item only.	50% of the building permit fee line only	14-62(b)(6)
Renewal of expired permits		
New or renewed permits for expired, revoked, and nullified or voided permits. A fee of 25 percent of the original permit fee, plus an additional processing fee equivalent to the minimum permit fee of the permit type being renewed, shall be charged for a renewal under these circumstances. No additional fees for outside agency line items will be imposed. Issued permits with no activity for 180 days, will be assess the same fees listed in this section.	25% of original permit fee plus a processing fee equivalent to the minimum permit fee	14-62(b)(7)
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.	Minimum building permit fee	14-62(b)(7)
Plans Re-review fee		
First and second re-review	\$0.00	

Plans re-review fee. Pursuant to the Florida Building Commission, and in compliance with F.S. § 553.80(2)(b), when extra plans reviews are due to the failure to correct code rejections specifically and continuously noted in each rejection, each time after the third such review that plans are rejected for the same code rejections, a fee of \$255.00 per discipline shall be attributed to plans review	\$305.00	14-61(h)*
Administrative processing fee for all supplementary processes and permits or work not identified in this guide.	\$62.00	14-61(j)*
<i>Revised plans, Shop Drawings, and "As-Built" processing fees</i>		
Commercial minor revisions: 1 to 5 pages	\$244.00	14-61(e)*
Commercial minor revisions: 6 to 35 pages	\$627.00	14-61(e)*
Commercial major revisions: over 35 pages	\$26.00 per page	14-61(e)*
Commercial total revision when determined by the Building Official (e.g., over 50 pages)	50% of Original Permit Fee	14-61(e)
Residential minor revision: 1 to 5 pages	\$124.00	14-61(e)*
Residential minor revision: 6 to 15 pages	\$253.00	14-61(e)*
Residential major revision: over 15 pages	\$26.00 per page	14-61(e)*
Residential total revision when determined by the Building Official (over 25 pages).	50% of Original Permit Fee	14-61(e)*
Starting work without a permit		
Double fees for starting work prior to issuance of permit, plus the following penalty:		
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 granted on requests involving: <ol style="list-style-type: none"> a. Minimum permit fees, Building Department 20% upfront fees, and outside agencies' fees as specified in Appendix A, section 14-62 (a) b. Permits revoked by the building official under authority granted by the Florida Building Code. c. Permits cancelled by court order. d. Permits which have expired e. Permits for which plans review has commenced or inspections performed f. Permits which have expired g. 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. h. No refund shall be provided after 90 days of the issuance of a permit. 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 the 90 days expires.</p> <p><u>IMPORTANT:</u> The City is not responsible for permits pulled in error. It is the Applicant's responsibility to manage all features and subs accordingly. Permits applied for online under the incorrect category, that had to be recreated and have been repaid are subject to a cancellation fee that will be deducted from the total refund amount on the incorrect permit.</p>	14-62(b)
* Indicates Annual CPI (Consumer Price Index) Adjustment.	
Municode	
Appendix A – Fee Schedule	



MIAMI BEACH

BUILDING DEPARTMENT
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FIRE DEPARTMENT:
FIRE PREVENTION DIVISION
1701 Meridian Avenue
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Miami Beach, FL 33139
Ph. 305-673-7123
Fax. 305-673-1085

PLANNING DEPARTMENT
1700 Convention Center Drive
2nd Floor
Miami Beach, FL 33139
Ph. 305-673-7550
Fax. 305-673-7028

PUBLIC WORKS DEPARTMENT
1700 Convention Center Drive
4th Floor
Miami Beach, FL 33139
Ph. 305-673-7080
Fax. 305-673-7559

PW - ELEVATOR SAFETY DIVISION
1700 Convention Center Drive
1ST Floor
Miami Beach, FL 33139
Ph. 305-673-7225

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

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice), 305-673-7524 (fax) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

Revised September 2, 2021

