

RESOLUTION NO. 2026-031

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, PROVIDING FOR AN AMENDED COMPREHENSIVE FEE SCHEDULE FOR BUILDING PERMIT FEES, ENGINEERING FEES, FIRE FEES, PLANNING FEES, AND ZONING FEES ASSOCIATED WITH PERMITTING AND INSPECTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ordinance 2012-02 establishes that permit fees are set by resolution of the Town Council; and

WHEREAS, the Town Council has determined that it is in the best interest of the Town to update and to consolidate all fee schedules for review of building permits and to establish fees for Building, Fire, Engineering, Planning, and Zoning review of permits and to include administrative, training and technology fees; and

WHEREAS, on April 28, 2022, the Town Council approved Resolution No. 2022-052, revising the comprehensive fee schedule to include technology fees and to update the fees charged for Building, Fire, Engineering, Planning, and Zoning; and

WHEREAS, Ordinance 2026-003 authorizes a fee for notification for outdoor assembly permits , requiring that the Comprehensive Fee Schedule be updated to accurately reflect such fee, consequently an additional amended fee schedule has been established for such services; and

WHEREAS, the Town Council finds that it is in the best interest of the Town to adopt the amended and comprehensive permit fee schedule, Exhibit "A", in order to protect the health, safety, welfare and well-being of the Town, its residents and the environment.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southwest Ranches, Florida:

Section 1. The above recitals are true and correct and are incorporated herein by reference.

Section 2. The Town Council hereby approves the amended Fee Schedule attached as Exhibit "A", which is incorporated herein by reference.

Section 3. Severability. If any word, phrase, clause, sentence, or section of this Resolution is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Resolution.

Section 4. This Resolution shall take effect immediately upon its adoption.

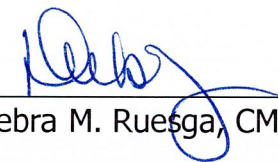
PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 12TH day of March, 2026, on a motion made by Council member Hartmann and seconded by Council Member Kuczenski.

Breitkreuz	<u>Yes</u>
Jablonski	<u>Yes</u>
Allbritton	<u>Yes</u>
Hartmann	<u>Yes</u>
Kuczenski	<u>Yes</u>

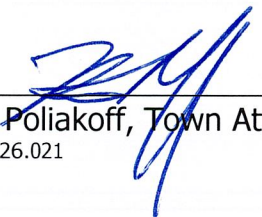
Ayes	<u>5</u>
Nays	<u>0</u>
Absent	<u>0</u>
Abstaining	<u>0</u>


Steve Breitkreuz, Mayor

Attest:


Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:


Keith Poliakoff, Town Attorney
1001.2026.021

Fee Type	SWR - Current	SWR - Proposed
Structures		
Base Permit Fee (per structure per trade) plus applicable category below:	\$0.00	
Building Permits - Residential	2.0% of Job Value	
Building Permits - Non-Residential (Less than \$1 Million of Job Value)	2.25% of Job Value (Up to \$5M)	
Building Permits - Non-Residential (\$1 Million to less than \$1.5 Million of Job Value)	2.0% of Job Value (>\$5M to \$10M)	
Building Permits - Non-Residential (\$1.5 Million to less than \$25 Million of Job Value)	1.85% of Job Value (>\$10M to \$25M)	
Building Permits - Non-Residential (More than \$25 Million of Job Value)	1.5% of job value	
Minimum Permit Fee (per discipline) (Residential)	\$ 100.00	
Minimum Permit Fee (per discipline) (Non-Residential)	\$ 125.00	
Prototype Barn Review	\$ 200.00	
Revisions or Shop Drawings (submitted after initial submittal -per discipline)	\$ 75.00	
Temporary Tents and fabric canopies for special events and public events		
Under 500 sq. ft.	n/a	
Over 500 sq. ft.	\$ 300.00	
Canopies		
Up to 500 sq. ft.	n/a	
500 sqw. Ft. to 1,000 sq ft.	\$ 300.00	
Over 1,000 sq. ft.	\$ 500.00	
Foundation Only Permit	2% of Job Value - Residential / 2.25% of Job Value Non-Residential	
Swimming Pools, spas, hot tubs, (including all trades)		
In ground single family residential pool	All Pools/Spas:	
Above ground single family residential pool	2% of Job Value - Residential / 2.25% of Job Value Non-Residential	
All other pools		
Spas - in ground independent of pool - Residential		
Spas - in ground independent of pool - Non-Residential		
Above ground (if permit required) - Residential		
Above ground (if permit required) - Non-Residential		
Above ground - no permit required		
Electrical, Plumbing, Structural and Mechanical Permit Fees, unless otherwise provided for herein		
Minimum base permit fee - Residential	\$ 100.00	
Minimum base permit fee - Non-Residential	\$ 125.00	
Work without a permit		

Fee Type	SWR - Current	SWR - Proposed
Double Permit Fee - Permit fees shall be paid whenever a permit shall be required under the provisions of the building code of the Town in accordance with the foregoing schedule of fees. In the event any work for which a permit is required is started or proceeded with prior to the issuance of a permit by the duly authorized person, the permit application shall be liable for and pay to the Town a double permit fee for the work. The payment of the double permit fee shall be made before any further permits shall be issued to the person owing the double permit fee. The payment of the double permit fee shall not relieve any person from fully complying with the requirements specified by resolution or ordinance nor from any other penalties prescribed therein.	No Change - FBC	
First offense	Double the required permit fee	
Second offense	Double the required permit fee + \$400.00 penalty	
Each offense thereafter	Double the required permit fee + \$750.00 penalty	
Roofing (per sq. ft.)		
Residential	All Roofs:	
Up to 1,000 sq. ft.	2% of Job Value - Residential / 2.25%	
1001 sq. ft to 2000 sq. ft	of Job Value Non-Residential	
Each additional 1000 sq. ft or fraction thereof		
Non-Residential		
Up to 1,000 sq. ft.		
1001 sq. ft to 2000 sq. ft		
Each additional 1000 sq. ft or fraction thereof		
Backflow Annual Test:	N/A	
Turn on Electrical Inspection Fee	Temp for Test	
Residential	\$ 75.00	
Non-Residential	\$ -	
Temporary Electrical Service	Temporary Pole	
Residential	\$ 100.00	
Non-Residential	\$ 125.00	
Additional Services and Refunds		
30 day Temporary CO - Residential		
30 day Temporary CO - Non Residential		
Certificate of Completion/Certificate of Occupancy/Temporary CO - Residential (Within 5 days of submittal)	\$ 75.00	
Certificate of Completion/Certificate of Occupancy/Temporary CO - Non-Residential (Within 5 days of submittal)	\$ 100.00	
Emergency CO (Within 24 hrs)	\$ 250.00	
CO - Same Day	\$ 1,000.00	
Electric Meter Release Certificate - Residential	Remove - Town does not perform	
Electric Meter Release Certificate - Non-Residential	Remove - Town does not perform	
Change of Contractor (per discipline) - Residential	\$ 75.00	
Change of Contractor (per discipline) - Non-Residential	\$ 100.00	
Permit card replacement - Residential	\$ 75.00	
Permit card replacement - Non-Residential	\$ 100.00	

Fee Type	SWR - Current	SWR - Proposed
Replacement plans - Residential	\$ 100.00	
Replacement plans - Non Residential	\$ 125.00	
Renewal of expired permit - for renewal within 6 months of permits expiration for the same permit, same plans on the same property, provided no refund has been made	50% of Original Fee (100% after six (6 months)	
Start Work Early Letter (Building Official Discretion)	\$ 250.00	
Re-Inspections		
Residential (each per trade)	\$ 100.00	
Non-Residential (each per trade)	\$ 200.00	
Stand Alone Inspection	\$ 75.00	
Extensive Review & Overtime		
Extensive Plan Review (Per Hour) & (Per Discipline) when submitted more than 3 times	\$ 200.00	
Overtime Inspector Request (per hour)	\$100 (3 hour min.)	
Plans Examiner Request (per hour)	\$125 (3 hour min)	
Building Official Request (per hour)	\$ 150.00	
Fences and Walls	All fences and walls: 2% of Job Value - Residential / 2.25% of Job Value Non-Residential	
Pre Cast Concrete (per lineal foot) - Residential		
Pre Cast Concrete (per lineal foot) - Non-Residential		
Masonry Walls (per lineal foot) - Residential		
Masonry Walls (per lineal foot) - Non-Residential		
Minimum - Residential		
Minimum - Non-Residential		
All other types - Residential (per lineal foot)		
All other types - Non-Residential (per lineal foot)		
All other types - Minimum - Residential		
All other types - Minimum - Non-Residential		
County and State and Additional Fees	Actual Charge	
Purchase of Prototype Barn Architectural Drawings - Town Revenue	\$ 150.00	
Administrative, Training, and Technology Fee (Residential Permits Only) - Town Revenue	10% of Total Building Fee - Not to Exceed \$150	
Engineering Fees		
Addition, Residential > 1,000 sq. ft.	\$ 400.00	
Addition, Residential > 1,000 sq. ft. - Resubmission Fee		
Addition, Residential < 1,000 sq. ft. < 50 ft. prop line		
Addition, Residential < 1,000 sq. ft. < 50 ft. prop line - Resubmission Fee		
Addition, Residential > 1,000 sq. ft. > 50 ft. prop line		
Addition, Residential > 1,000 sq. ft. > 50 ft. prop line - Resubmission Fee	\$150 Resubmission Fee for all residential additions (After 3 Resubmittals cost \$600)	
Addition, Non-Residential	\$ 400.00	
Addition, Non-Residential - Resubmission Fee	\$ 150.00	
Addressing: Single Family Site (one address)	*No Charge.	
Addressing: Single Family Development	*No Charge.	
Addressing: Non-Residential	*No Charge.	
Certificate of Conformity*	N/A	
Change of Contractor		\$50

Fee Type	SWR - Current	SWR - Proposed
Detached Ancillary Buildings > 1,000 sq. ft. (size change)	\$ 300.00	
Detached Ancillary Buildings > 1,000 sq. ft. (size change) - Resubmission Fee		
Detached Ancillary Buildings < 1,000 sq. ft. < 50 ft. prop line		
Detached Ancillary Buildings < 1,000 sq. ft. < 50 ft. prop line - Resubmission Fee		
Detached Ancillary Buildings < 1,000 sq. ft. > 50 ft. prop line		
Detached Ancillary Buildings < 1,000 sq. ft. > 50 ft. prop line - Resubmission Fee	\$150 (After 3 Resubmittals cost \$600)	
Driveways, Walkways in ROW or w/grading	300	
Driveways, Walkways in ROW or w/grading - Resubmission Fee	150	
Engineering Review	\$ 2,000.00	
Engineering Review - Resubmission Fee	\$500 (After 3 times \$2000)	
Excavation / Site Grading	\$ 300.00	
Excavation / Site Grading - Penalty (per day)	\$ 600.00	
Fences, Walls at property line	\$ 125.00	
Fences, Walls in interior of property	Eliminate - Covered by Zoning	
Fill Permit - Level 1		
Fill Permit - Level 1 - Penalty	\$ 75.00	
Fill Permit - Level 2	\$ 75.00	
Fill Permit - Level 2 - Penalty	\$ 150.00	
Fill Permit - Level 3	\$ 150.00	
Fill Permit - Level 3 - Penalty (per day)	\$250.00 (Unless found to be irreparable or irreversible in nature, in which case a fine may be imposed not to exceed \$5,000)	
House or Guest House	\$ 1,000.00	
House or Guest House - Resubmission Fee	\$ 250.00	
Interior remodeling only	N/A	
Jack and Bore	\$ 300.00	
Jack and Bore - Resubmission Fee	\$ 100.00	
Landscape Plan Review & Inspection Non-Residential	N/A	
Light Pole - ROW & Easements	\$ 150.00	
Light Pole - Resubmittal Fee	\$75 (After 3 Resubmittals cost \$300)	
Mobile Home, Construction Trailer	N/A	
Mobile Home, while SFR under construction	N/A	
Monopole Antennas (New)	N/A	
MOT Approval	\$ 175.00	
Non-Residential - Site Plans	\$ 2,500.00	
Non-Residential - Resubmittal Fee	\$500 (After 3 Resubmittals cost \$2,000)	
Open Permit Search	N/A	
Outdoor Events/Wayside Stands, 1st Time	N/A	
Outdoor Events/Wayside Stands, recurrence	N/A	
Paving Permit (Asphalt)	\$ 200.00	
Revisions Fee	\$ 300.00	
Reinspection Fee (Various)	\$ 150.00	
Resubmittal Fee (Various)	\$150 (After 3 Resubmittals cost \$600)	
ROW	\$ 150.00	
ROW easements- Dedication/Vacations	\$ 100.00	
Sealcoat - Non Residential	\$ 75.00	
Signs, free Standing		
Signs, wall mounted		
Slabs, Patios, Sports Courts (tennis, etc.)	\$ 150.00	
Slabs, Patios, Sports Courts (tennis, etc.) - Resubmittal Fee	\$ 75.00	
Swimming Pool < 50 ft. from prop line	\$ 300.00	

Fee Type	SWR - Current	SWR - Proposed
Swimming Pool < 50 ft. from prop line - Resubmittal Fee	\$150 (After 3 Resubmittals cost \$600)	
Swimming Pool > 50 ft. from prop line	N/A	
Swimming Pool > 50 ft. from prop line - Resubmittal Fee	N/A	
Tree Removal / tree relocation (invasive)	N/A	
Tree Removal / tree relocation (non-invasive)	N/A	
Water Meter Connection, Review and insp.	\$ 250.00	
Water Meter Connection, Review and insp. - Resubmittal Fee	\$100 (After 3 Resubmittals cost \$400)	
Prototype Barn Engineering Review	\$ 50.00	
Planning Fees:		
Plats: Residential Single Family, per lot created	\$ 4,750.00	
Plats: Non-Residential, per acre	\$ 4,750.00	
Plats: Delegation Requests	\$1,000 if Admin approval only; \$3,250 if Council approval required.	
Certificates of Conformity* Base Fee	N/A Replaced by Waive of Plat	
Rezoning	\$ 8,500.00	
Rezoning Utilizing Flexibility Rules	N/A Not used.	
Land Use Plan Amendments: Large or Small Scale	\$ 9,250.00	
Variances: Base Fee	\$ 4,500.00	
Variances: Each additional variance request above base fee	N/A	
Site Plan, new	\$ 5,500.00	
Site Plan: Modification with Council Review	\$ 5,250.00	
Site Plan: Minor Modification with No Council Review	\$ 2,000.00	
Vacations of Easements or Rights of Way	Easements only (By Resolution) \$4,500; ROW Only (By Ordinance) \$6,250	
Zoning Letter: Residential	\$250.00 - zoning, use confirm	
Zoning Letter: Non-Residential	\$350.00 - substandard lot determ.	
Vested Rights/Letter of Determination	\$ 1,750.00	
Waiver of Plat	\$ 4,750.00	
Planning Proposed Fees		
Appeal of Administrative Decision	\$ 3,250.00	
Special Exception	\$ 5,750.00	
Traffic Study Review	\$ 1,750.00	
Reasonable Accommodation	\$ 4,250.00	
Development Agreement	\$ 5,750.00	
Noncommercial Farm Exception (Administrative)	\$ 250.00	
Noncommercial Farm Exception (Council)	\$ 1,000.00	
Zoning Fees:		
New Single Family Home	\$ 750.00	
Guest House	\$ 500.00	
Residential Addition	\$ 525.00	
Certificate of Conformity	N/A	
Certificate of Use - Residential	\$80	
Certificate of Use - Non-Residential	\$250	
Detached Ancillary Building	\$ 185.00	
Prefab Shed	\$ 75.00	
Driveways/Walkways	\$ 135.00	
Enclosure on Existing Slab	\$ 185.00	
Fences/Walls	\$ 175.00	
Interior Remodeling (Including Garage Conversion)	\$200 (Including Garage Conversion)	
Lighting (Non-Residential and Residential Subdivision (Plats) - Requires Photometric Plan	\$ 200.00	

Fee Type	SWR - Current	SWR - Proposed
Lighting - Residential (No Photometric required)	\$ 150.00	
Mobile Home (SFR Under Const.)	\$ 225.00	
Non-Residential	\$ 1,500.00	
Commercial Outdoor Event/Wayside Stands, 1st Time	\$ 265.00	365.00 (to include \$100 notification fee)
Commercial Outdoor Event/Wayside Stands, Recurrent	\$ 225.00	Eliminate (same fee as first time event)
Commercial Wayside Stands		265.00
Residential Outdoor Event/Wayside Stands, 1st Time	\$ 75.00	175.00 (to include \$100 notification fee)
Residential Outdoor Event/Wayside Stands, Recurrent	\$ 25.00	Eliminate (same fee as first time event)
Residential Wayside Stands		75.00
Residential Outdoor Event (Party) Less than 30 people	N/C	
Signs, Free Standing	\$ 440.00	
Signs, Wall or Fence Mounted	\$ 225.00	
Slabs, Patio, Sport Courts	\$ 125.00	
Small Scale Structures (Generators and Awnings, Etc.)	\$ 100.00	
Swimming Pool	\$ 375.00	
Deck (If Part of Pool)	\$ 50.00	
Fence (If Part of Pool)	\$ 75.00	
Tree Removal/Tree Relocation (If Not Mandatory)	\$ 150.00	
Clearing	\$ 400.00	
Landscaping/Irrigation	\$ 340.00	
Prototype Barn Zoning Review	\$ 25.00	
Alcoholic Beverage License	No Charge	
Fire Department Fees (Non-Residential Only):		
Fire Standpipe (per test)		
Minimum Fee	\$ 50.00	
Fee Per residential unit	\$ 2.50	
Fee per 1,000 sq. ft. of gross floor area in non-residential structures	\$ 2.50	
Fire Sprinkler System (per test)		
Minimum Fee	\$ 25.00	
Fee per 1,000 sq. ft of gross floor area	\$ 3.50	
Fee per 1,000 sq. ft of gross floor area in excess of 50,00 sq. ft	\$ 2.50	
Sprinkler System Backflow Preventor	\$ 25.00	
Fire Alarm	\$ 35.00	
Plan Review & Inspection		
First \$50,000 of Contract Price	4.64%	
\$50,001 to \$1 Million of Contract Price	2.32%	
Over \$1 Milion of Contract Price	1.74%	
Minimum Fee	\$99.15	
Annual Fire Inspections		
Residential: Hotels, Multiple Family Dwelling Units (3 or more Units)		
Up to 50 Units (per unit)	\$ 6.00	
51 to 100 Units (per unit)	\$ 4.75	
101 or more Units (per unit)	\$ 2.50	
Commercial Buildings (per building)	\$ 50.00	
Commercial Occupancies: including all Businesses, Family Day Care, Group Homes, Institutional Living Facilities		
Up to 2,500 sq. ft.	\$ 40.75	
2501 to 5000 sq. ft.	\$ 66.75	
Each additional 1,000 sq. ft	\$ 4.75	
Reinspection Fee	\$ 30.00	

Fee Type	SWR - Current	SWR - Proposed
Building Permit Fees Last Reviewed May 12, 2016 via 2016-034		
Zoning Fees Last Reviewed November 18, 2021 via R-2022-016.		
Engineering Fees Last Reviewed March 12, 2012 via R-2012-031		
Planning Fees Last Reviewed December 6, 2007 via R2008-		
Fees Last Reviewed April 28, 2022 via R2022-052		