

RESOLUTION NO. 26-05

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF INDIAN RIVER SHORES AMENDING THE TOWN BUILDING PERMIT FEE SCHEDULE; IMPLEMENTING THE REQUIREMENTS OF CHAPTER 2026-63, LAWS OF FLORIDA (CS/CS/HB 803); ESTABLISHING A SEPARATE BUILDING INSPECTION FEE; PROVIDING FOR PRIVATE PROVIDER FEE REDUCTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town previously adopted a Building Permit Fee Schedule by Resolution 24-11; and

WHEREAS, CS/CS/HB 803 (2026) amended Sections 553.791 and 553.80, Florida Statutes, to require local governments establish inspection fees that reflect the actual cost of providing inspection services and requiring reductions to certain commercial permit fees when private providers are utilized, and;

WHEREAS, the Town conducted a cost analysis of building permit administration, plan review, and inspection activities to establish fees that reasonably reflect the Town's anticipated costs of administering and enforcing the Florida Building Code, and;

WHEREAS, the Town intends to periodically review the Building Permit Fee Schedule to ensure continued compliance with Florida law and reasonable cost recovery.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Indian River Shores that:

SECTION 1. The attached Permit Fee – Schedule A is hereby adopted and incorporated as the official rates for services performed by the Building Department.

SECTION 2. This Resolution shall become effective immediately upon adoption and shall apply retroactively to permits issued on or after July 1, 2026.

Passed and duly adopted by the Town Council of the Town of Indian River Shores at a Regular Town Council meeting held on the 23rd day of July 2026.

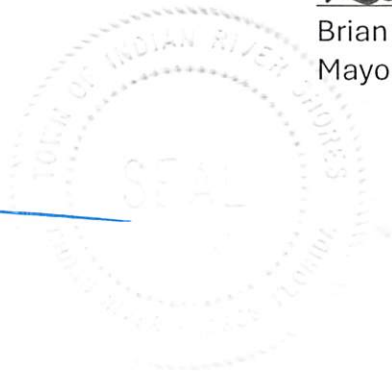


Brian T. Foley
Mayor

ATTEST:



Janice C. Rutan
Town Clerk





THE TOWN OF *INDIAN RIVER SHORES*

BUILDING DEPARTMENT PERMIT FEES SCHEDULE "A"

THE TOTAL PERMIT FEE MUST BE PAID AT TIME OF APPLICATION. CONSTRUCTION PLANS MUST BE SUBMITTED AT TIME OF PERMIT APPLICATION.

BUILDING PERMIT FEES

BUILDING PERMIT FEES ARE CALCULATED USING THE TOTAL JOB VALUE.
BUILDING INSPECTION FEES ARE ASSESSED SEPARATELY.

Total Job Value	Base Fee	Additional Fee Calculation
\$1,000 or less	\$150.00 minimum fee	For all permits.
\$1,001 to \$50,000	\$150.00 for the first \$1,000	Plus \$2.40 for each additional thousand or fraction thereof, up to and including \$50,000.
\$50,001 to \$100,000	\$267.60 for the first \$50,000	Plus \$1.99 for each additional thousand or fraction thereof, up to and including \$100,000.
\$100,001 to \$500,000	\$367.10 for the first \$100,000	Plus \$1.52 for each additional thousand or fraction thereof, up to and including \$500,000.
\$500,001 and up	\$975.10 for the first \$500,000	Plus \$0.99 for each additional thousand or fraction thereof.

Total job value is determined as follows:

Valuation of construction: Value of construction for permitting purposes will be determined by contract value. The Job Valuation must include labor, overhead and profit. Valuation of total improvement (excluding land) shall be used.

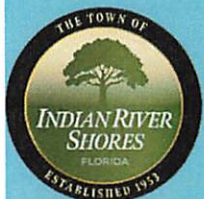
Valuation Methodology: Based on the greater of contract value or ICC valuation table or as otherwise acceptable to the Building Official for work not addressed by the ICC valuation table.

BUILDING INSPECTION/RE-INSPECTION FEE

BUILDING INSPECTION FEES ARE ASSESSED SEPARATELY FROM THE BUILDING PERMIT FEE AND ARE BASED ON THE COST OF PROVIDING INSPECTION SERVICES.

Inspection/Re-Inspection Fee (per required inspection):

\$120.00



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PLAN REVIEW FEE

If required, a plan review fee shall be equal to 30% of the building permit fee or a minimum fee of \$120.00. This shall be assessed in addition to any applicable inspection fees.

PRIVATE PROVIDER FEE DISCOUNTS (COMMERCIAL)

Private provider fee discounts apply to commercial construction projects when a properly executed Notice to the Building Official is provided at permit submittal, pursuant to Section 553.791, Florida Statutes. The state surcharge required by Section 553.721, Florida Statutes, shall be calculated on the reduced permit fee.

If using a Private Provider for both Plan Review and Inspections

The building permit fee shall be reduced by at least 50% of the amount otherwise charged for such services. This amount shall exclude surcharge, fire review and inspection fees, and miscellaneous fees.

If using a Private Provider for Inspections only

The building permit fee shall be reduced by at least 25% of the portion attributable to building inspection services. This amount shall exclude surcharge, fire review and inspection fees, and miscellaneous fees.

If using a Private Provider for Plan Review only

The building permit fee shall be reduced by at least 25% of the portion attributable to plan review services. This amount shall exclude surcharge, fire review and inspection fees, and miscellaneous fees.

FLAT FEES

Fee Type	Fee Amount
Roof Repairs	\$150
Generator	\$150
Mechanical (Residential)	\$150
Electric	\$150
Plumbing	\$150
Insulation	\$150
Gas	\$150
Fence	\$150
Garage Doors	\$150
Temp Trailer/Tent	\$150
Driveways/Pavers	\$150
Solar-Photovoltaic/Water Heater/Thermal	\$150
Irrigation	\$150
Utilization Permit	\$150

OTHER FEES

Fee Type	Fee Amount / Notes
Floodplain Regulatory Reviews	\$40.00; applies to construction in or near a SFHA only. Additional non-FBC review services for NFIP regulatory compliance will be hourly based.
Engineering/Site Plan Reviews Conceptual Plans PRD Zoning & Master Plans Preliminary Plat & Final Plat Site Plan Engineering Environmental	Based hourly per classification of professional service.
Pedestrian Walkway	\$200.00; new construction only.
Off-Site Drainage	\$246.00; new construction only.
Change of Contractor Fee	\$75.00
Lien Search	\$50.00
Plan Revision	\$100.00
Inspections Outside Regular Business Hours	\$75.00/HR; minimum 4-hour charge. Arrangements must be made 48 hours in advance.
County Impact Fee for New Construction	Fees based on square footage of structures. Separate check made payable to Indian River Shores.
Archive / Digital Document/File Requests & Paper Copies	See Archive Request Form.
NPDES – Stormwater, Erosion and Sedimentation Control	\$150.00
Penalties – First Violation	Written Warning
Penalties – Second Violation	\$250.00
Penalties – Subsequent Violations	\$500.00

A State mandated surcharge fee of 2.5% of the total permit fee or \$4.00, whichever is greater, will be collected at the time of permit application. This fee applies to all permits.

CONDITIONS OF THE PERMIT

- Conditions of the permit shall be in accordance with the Florida Building Code (FBC) and BOAF Model Administrative Code whichever is stricter. Permit Applications expire 180-days from date of application. Permits expire due to 180-days of inactivity as described in FBC & BOAF Model Administrative Code.
- No permit shall be issued for a fee less than \$150.00.
- Fees are doubled if work is commenced before permit issuance.
- Permit fees are non-refundable.
- Multiple buildings on one property: Permits are issued per building not per property.
- Unpaid inspection fees will prevent the permit holder from obtaining additional permits.