

# Planning & Zoning

## Permits & Plans Review

Seawalls, Boat Lifts and Docks	\$95
Fence (Residential or Commercial)	\$30
Residential and Commercial Miscellaneous	\$22
Signs (including additional and temporary signs)	\$22

## Temporary Event/Use Permits/Reviews

Type 1 (small)	N/A
Type 2 (medium)	\$300
Type 3 (large)	\$1,000

## Plans Change

Commercial	\$22
Residential	\$22

## Environmental Reviews

Commercial or Multifamily Landscape/Tree Permit	\$80
Commercial or Multifamily Landscape/Tree Permit (RESUBMITTAL)	\$50
Single Family or Duplex Landscape/Tree Permit	\$70
Single Family or Duplex Landscape/Tree Permit (RESUBMITTAL)	\$50
Environmental Inspections & Mulching Permit	\$55
**Tree Removal Permit Fee (all properties, regardless of land use)	\$1/caliper inch
**Heritage Tree Removal	\$150/DBH inch

(\*\* Fee added as of 11/01/2015)

## Plans Review, Inspection & Re-Inspection

New Commercial Review	\$65
Commercial (Re-Submittal)	\$50
Single Family-Residential Review	\$50
Single Family (Re-Submittal)	\$50
Zoning Re-Inspection	\$50



## Miscellaneous

Zoning Verification Letter	\$35
Commercial Change of Occupancy	\$101
Permit/Code Case/Lien Research Request	\$35
Minor Home Occupation	\$50

CONTINUES →

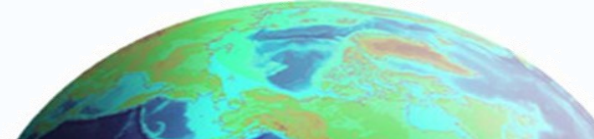
## Current and Comprehensive Planning

Administrative Appeal (of a decision by the Zoning Official)	\$235
Special Exception or Variance (See Zoning Code for list)	\$880
Variance - Administrative (See Zoning Code for list)	\$175
BZA Administration	\$180
P&Z or BCC Continuance	\$220
Small Scale Plan Amendment	\$2,490
Large Scale Plan Amendment	\$2,640
Small Scale Plan Amendment & Rezoning (no PD)	\$2,490
Rezoning (no PD)	\$2,490
Rezoning for PD	\$4,540
Major Modification of PD	\$2,590
Community Development Districts	\$15,000
DRI Master Development Order	\$22,000
DRI Substantial Deviation	\$22,000
DRI Amendment (Notice of Proposed Change)	\$3,350
DRI Bi-Annual Report Administrative Fee	\$250

## Density Transfers

Certification of a Sending Zone	\$655
Transfer of Density Units W/Certificate	\$45
Transfer of Density Units W/Certification of Sending Zone	\$700
Transfer of Density Units W/LATF	\$130
Appeal of TDU ordinance	\$1,485

**NOTE: EXCESSIVE RECORDING OR ADVERTISING COSTS WILL BE PAID BY THE APPLICANT**



## Mapping & Addressing

Street Name Changes (Public)	\$460	Data disc (CD/DVD)	\$35
Street Name Changes (Private)	\$405	Aerial prints (black & white)	\$10
Address Verification Letter	\$15	Aerial prints (color)	\$31.05
Address Number Change	\$15	Aerial images on disc (All-county)	\$35
Address Permit Review (Per Unit)	\$15	Mailing - tube	\$3
Property Owner Notification (Per 25 Letters)	\$15	Mailing - postage as dictated by USPS (\$4.80 minimum)	varies
Hourly specialized map rate	\$41.20/hr.	Data on supplied Flash Drive	N/C

# Fee Schedule for Permits & Associated Services

- ✓ Building
- ✓ Right-of-Way
- ✓ Zoning
- ✓ Planning
- ✓ Mapping
- ✓ Addressing



Charlotte County  
Community Development  
18400 Murdock Circle  
Port Charlotte, FL 33948  
Phone: 941-743-1201  
Fax: 941-764-4907

(This document was last updated 03.31.2016)

**This fee schedule for permits and associated services was adopted and effective on May 26, 2015.**



For Impact Fees please see the fee schedule online at <https://www.charlottecountyfl.gov/services/planningzoning/Pages/ImpactFees.aspx>

# Permit Review & Inspections

## Valuation Based Permits

The following permit types have their fee based on building valuation. Valuation comes from the most recent [Building Valuation Data \(BVD\)](#) normally published each February & August by the International Code Council (ICC) on the ICC website

[www.iccsafe.org](http://www.iccsafe.org)

Only a signed and sealed contract may be substituted for valuation purposes in order to appeal the calculated fee and only if the contract includes all phases of construction including contractor overhead and profit.

One & Two Family, Commercial and Multifamily types less than \$50,000 in valuation:	\$90
One & Two Family types more than or equal to \$50,000 in valuation:	Valuation x 0.004 = Permit Fee
Commercial & Multifamily types more than or equal to \$50,000 in valuation:	Valuation x 0.005 = Permit Fee

NOTE: A 2.5% Surcharge, \$4 minimum, is added to the fee; Plans Review Fees may also apply



## Expired Permit Renewal

Flat Fee	\$90	\$90 per renewal
<b>All Other Permits</b>		
1st Renewal	Various	\$200 or 25% of the initial building fee whichever is greater
2nd Renewal	Various	\$200 or 50% of the initial building fee whichever is greater
3rd Renewal	Various	\$200 or 75% of the initial building fee whichever is greater
4th Renewal	Various	\$200 or 100% of the initial building fee whichever is greater

NOTE: Two or more renewals require a letter of hardship addressed to the Building Official

**Failure to Obtain a Permit Prior to Commencing Work Will Result in a Penalty of Up to 4 X Original Permit Fee**

## Flat Fee Based Permits

UNLESS VALUATION IS AT OR ABOVE \$50,000  
(note: a \$4 Surcharge is added to the fee)

These permits MAY be eligible for a discounted fee of \$45 each plus the \$4 surcharge each if the following conditions are met:

- 1) The permits are for individual units in one condo building OR are consecutive houses on the same street,
- 2) The permits are all of the same type for the same work,
- 3) More than 10 (ten) permits are required, AND
- 4) Inspections are called in in multiples of five or more.

### Flat Fee: \$90

Baby Barrier	Irrigation System	Kitchen Hood
Barn	LP Tank	
Boatlift	Parking Lot	
Cage	Resurface Pool	Commercial
Carport	Plumbing	
Communication Tower	Sewer Connection	Shed (Stick Built)
Deck	Shed (DCA > 100 sq. ft.)	
Demolition	Solar Photovoltaic	
Dock	Spray Booth	
Door	Sign	
Electrical Power Pole	Tent	
Electrical Service Change	Water Heater	
Fire Alarm	Window Replacement	
Fire Sprinkler	Moving Permit	
Fire Suppression System		
Fuel Tank		
Hood Suppression		
Hurricane Protection		

## Special Flat Fee Based Permits

UNLESS VALUATION IS AT OR ABOVE \$50,000 (note: a \$5 Surcharge is added to the fee)

### Flat Fee: \$200

DCA Home	Residential Addition
Garage	Residential Interior Remodel
Mobile Home	Swimming Pool

## Permit Extension Requests

<b>Permit Extension Request</b>	<b>\$63</b>
(1st 90 days - in writing & made prior to permit expiration)	
<b>Permit Extension Request</b>	<b>\$100</b>
(2nd 90 days - in writing & made prior to permit expiration)	
<b>Release of Stop Work Order</b>	<b>\$50</b>

## Temporary Certificate Of Occupancy

(Must be requested in writing to the Building Official )

Time Period	1st 30 Days	2nd 30 Days	3rd 30 Days	ADD'L 30 Day periods
Residential	\$100	\$200	\$300	\$600
Commercial	\$200	\$400	\$500	\$900



## Plans Review\*/Inspections Pre-Application Fee

Single Family/Residential	<b>\$150</b>	<b>NOTE: This fee is credited towards the permit fee when the permit is issued.</b>
Commercial/Multifamily	<b>\$200</b>	

## Plans Change Fee

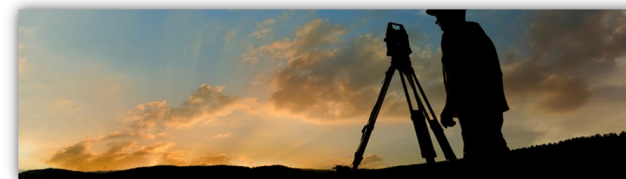
Residential:	<b>\$50</b>	Commercial:	<b>\$75</b>
Re-stamp Plans:	<b>\$50</b>	Change of Contractor:	<b>\$61</b>

## Plans Review Rejection Fee

1st Rejection:	<b>\$0</b>	3rd Rejection:	<b>\$150</b>
2nd Rejection:	<b>\$75</b>	4th + Rejection:	<b>\$225</b>

## Re-inspection Fee

1st Re-inspection:	<b>\$50</b>	3rd + Re-inspection:	<b>\$150</b>
2nd Re-inspection:	<b>\$100</b>	Partial Inspection:	<b>\$50</b>



# Right of Way & Stormwater

## Right of Way Permit or Service

Line & Grade	\$310
Right of Way Plans Review or Permit	\$90
Right of Way Utility Permit	\$140
Re-Inspection	\$90

## Stormwater

10 acres or less	\$580
More than 10 acres	\$580
(+ \$21 per acre over 10 acres)	