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

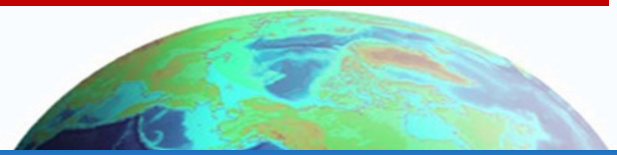
Current and Comprehensive Planning

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/Impact-Fees.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

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 3% Surcharge, $4 minimum, is added to the fee; Plans Review Fees may also apply*

Miscellaneous Permit Fees

Expired Permit Renewal

Flat Fee	$90	$90 per renewal
All Other Permits		
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
Barn	Kitchen Hood
Boatlift	LP Tank
Cage	Parking Lot Milling
Carport	Parking Lot Restripe
Communication Tower	Parking Lot
Deck	Resurface Pool Heater
Demolition	Plumbing
Dock	Sewer Connection
Door	Shed (Stick Built)
Electrical Power Pole	Shed (DCA > 100 sq. ft.)
Electrical Service Change	Solar Photovoltaic
Fire Alarm	Spray Booth
Fire Sprinkler	Sign
Fire Suppression System	Tent
Fuel Tank	Water Heater
Hood Suppression	Window Replacement
Hurricane Protection	Moving Permit

Special Flat Fee Based Permits

UNLESS VALUATION IS AT OR ABOVE $50,000

(note: a $4 Surcharge is added to the fee)

Flat Fee: $200

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

Permit Extension Requests

Permit Extension Request **$63**

(1st 90 days – in writing & made prior to permit expiration)

Permit Extension Request **$100**

(2nd 90 days – in writing & made prior to permit expiration)

Release of Stop Work Order **$50**

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 **$150**	***NOTE: This fee is credited towards the permit fee when the permit is issued.***
Commercial/Multifamily **$200**	

Plans Amendment/Change Fee

Residential:	**$50**	Commercial:	**$75**
Re-stamp Plans:	**$50**	Change of Contractor:	**$61**

Plans Review Rejection Fee

1st Rejection:	**$0**	3rd Rejection:	**$150**
2nd Rejection:	**$75**	4th + Rejection:	**$225**

Re-inspection Fee

1st Re-inspection:	**$50**	3rd + Re-inspection:	**$150**
2nd Re-inspection:	**$100**	Partial Inspection:	**$50**

Right of Way & Stormwater

Right of Way Permit or Service	
Line & Grade	$310
Pool	$90
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)	

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