

**CITY OF SANIBEL  
ORDINANCE 25-002**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, TO UPDATE BUILDING FEES BY AMENDING CHAPTER 14, BUILDINGS AND BUILDING REGULATIONS, ARTICLE IV, PERMITS; SECTION 14-188, FEE SCHEDULE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on September 28, 2022, Hurricane Ian made landfall in Sanibel and other parts of Lee County as a Category 4 hurricane, causing catastrophic property damage and loss of life; and

**WHEREAS**, on September 26, 2022, in advance of Hurricane Ian's landfall, the City Council of the City of Sanibel passed Resolution No. 22-054, declaring a State of Local Emergency for a 7-day term, based upon the severe threat to the health, safety, and welfare of the City posed by Hurricane Ian, which State of Local Emergency has been extended continuously by Mayoral Proclamations since the initial issuance; and

**WHEREAS**, on January 17, 2023, after a Public Hearing, the City Council approved Ordinance 22-013 amending Chapter 14, Building and Building Regulations of the Code of Ordinances, to allow the City Council to waive fees by Resolution or Mayoral Proclamation following a natural or man-made disaster; and

**WHEREAS**, on February 7, 2023, City Council approved Resolution 23-006, reducing the Emergency Repair Permit Fees by 25% and eliminated the First Re-Inspection Fee for a period of 6 months, and Resolution 23-007, waiving the Development Fee for the Demolition of a Structure fee also for a 6-month period; and

**WHEREAS**, on April 12, 2023, the City Council approved Resolution 23-026, to increase the discount for Emergency Repair Permit Fees from 25% to 50%, temporarily eliminated the initial Re-Inspection Fee for Emergency Repair Permits, and the Development Fee for the Demolition of a Structure fee through September 30, 2023; and

**WHEREAS**, on September 11, 2023, the City Council approved Resolution 23-059 extending the provisions of Resolution 23-026, through June 30, 2024; and

**WHEREAS**, the permit fee discounts and waivers established or extended through Resolution 23-059 have been extended by Mayoral Proclamation from June 30, 2024, to the current date; and

**WHEREAS**, the City Council wished to further extend the permit fee discounts and waivers provided or extended through Resolution 24-059 and associated Mayoral Proclamations, with such discounts and waivers to expire when revised Building Permit and Development Permit Fee Schedules are adopted by the City Council, and

**WHEREAS**, the City Council desired to provide a temporary 30% reduction in New Building Construction Permit Fees and New Residential and Non-Residential Development Permit Fees, with said action to expire when revised Building Permit and Development Permit Fee Schedules are adopted by the City Council; and

**WHEREAS**, the City Council believes it is in the best interest of the community to create a more simplified and balanced Building Fee Schedule, addressing the Development Permit Fee Schedule at a later date.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA:**

**SECTION 1.** The recitals above are true and correct and made a part hereof.

**SECTION 2.** Chapter 14, Article IV, Code of Ordinances, is hereby amended with ~~striketrough~~ language indicating deletions and underlined language indicating additions as follows:

## **Chapter 14 – BUILDINGS AND BUILDING REGULATIONS**

...

### **ARTICLE IV. – PERMITS**

#### **Sec. 14-188. – Fee Schedule.**

The following schedule shall constitute the schedule of fees under this chapter;  
For all new commercial and 1-2 family residential structures, there shall be building permit fees per square foot of the gross square footage of the structure. For additions and alterations to 1-2 family residential and commercial structures, there shall be building permit fees per square foot of the gross square footage of the additional structure and/or the area being altered. The altered areas will be calculated on a room-by-room basis using the total square footage of the room in which any work is to be performed. In unusual cases or configuration, the building official shall determine the affected area(s) upon which the permit fee is based.

#### **(a1) Building permits.**

Minimum permit fee (~~except temporary tent permit~~)...~~\$80.00~~ \$150.00

Revision to building permit (each submission) ...80.00

Re-inspection fee (each) ...~~42.75~~ 75.00 after 2<sup>nd</sup> re-inspection

Building permit when material and labor exceed 750.00 ~~1% of the value of the project~~

New/Addition Commercial...1.50 per SF

New/Addition 1-2 Family...1.00 per SF

Commercial and 1-2 Family Alteration/Repair...0.60 per SF

Or 1% of the value of the project if SF does not apply

Moving permit ...~~107.00~~ 150.00

Relocation inspection, if required ...~~107.00~~ 150.00

Temporary certificate of occupancy ...~~500.00~~ 150.00

Demolition permit ...~~53.25~~ 0.10 per SF

Lawn sprinkler system permit:

Single-family dwelling ...~~53.25~~ 150.00

All others ...~~80.00~~ 150.00

Outside technical review:

110% of actual expense to the city

Habitable floor verification ...~~53.25~~ 150.00

Roofing permit: ...0.20 per SF

1% of the value of the project

Minimum roofing permit fee ...~~80.00~~ 150.00

Administrative reimbursement fee for permit cancellation...25.00

**(b2) Electrical permits.**

For issuing each permit ...~~\$37.50~~

In addition:

0—100 amp service:

New installation ...~~37.50~~

Replacement of existing installation at same location ...~~37.50~~

101—150 amp service:

New installation ...~~42.75~~

Replacement of existing installation at same location ...~~42.75~~

151—200 amp service:

New installation ...~~53.25~~

Replacement of existing installation at same location ...~~53.25~~

201—250 amp service:

New installation ...~~64.25~~

Replacement of existing installation at same location ...~~64.25~~

251—300 amp service:

New installation ...~~74.75~~

Replacement of existing installation at same location ...~~74.75~~

301—400 amp service:

New installation ...~~85.50~~

Replacement of existing installation at same location ...~~85.50~~

401—500 amp service:

New installation ...~~107.00~~

Replacement of existing installation at same location ...~~107.00~~

501—600 amp service:

New installation ...~~128.00~~

Replacement of existing installation at same location ...~~128.00~~

Over 600 amp service ...~~150.00~~

Plus, per amp over 600 ...~~0.54~~

Replacement of existing installation at same location ...~~0.44~~

Remodeling and alterations where service charge is not required:

1% of the value of the project

Electrical permit when material and labor exceed \$750.00

New/Addition Commercial...0.30 per SF

New/Addition 1-2 Family...0.20 per SF

Commercial and 1-2 Family Alteration/Repair...0.20 per SF

Or 1% of the value of the project if SF does not apply

Minimum ...~~37.50~~ 150.00

Temporary pole ...~~37.50~~ 150.00

Re-inspection (each) ...~~42.75~~ 75.00 after 2<sup>nd</sup> re-inspection

Outside technical review:

110% of actual expense to the city

Administrative reimbursement fee for permit cancellation ...25.00

(c3) Plumbing permits.

~~For issuing each permit ...\$37.50~~

~~In addition:~~

~~For each plumbing fixture, hose bib, floor drain, thermal backflow device, expansion device, or trap including water and drainage piping ...5.35~~  
~~or 1% of total job cost (whichever is greater)~~

~~For each house sewer ...13.00~~

~~For each house sewer having to be replaced or repaired ...13.00~~

~~For each septic tank and seepage pit or drainfield ...13.00~~

~~For each water heater and/or vent ...2.20~~

~~For each gas piping system of one to four outlets ...3.25~~

~~For installation of water treating equipment ...2.20~~

~~For each gas outlet over four, each outlet ...2.20~~

~~For repair or alteration of drainage or vent piping ...2.20~~

~~Sewer connection fee, each septic tank or sewer connection ...37.50~~

New/Addition Commercial...\$0.30 per SF

New/Addition 1-2 Family...0.20 per SF

Commercial and 1-2 Family Alteration/Repair...0.20 per SF

Or 1% of the value of the project if SF does not apply

Minimum ...150.00

Re-inspection (each) ...~~42.75~~ 75.00 after 2<sup>nd</sup> re-inspection

Outside technical review:

110% of actual expense to the city

Administrative reimbursement fee for permit cancellation ...25.00

(d4) Mechanical repair permits.

~~For issuing each permit ...\$37.50~~

~~In addition:~~

~~Heating, ventilating, duct air conditioning, refrigeration, or other systems, per \$1,000.00 or portion thereof ...53.25~~

~~Additional, per each \$1,000.00 or portion thereof ...13.00~~

~~33,000 BTU (1 bhp) to 165,000 (5 bhp) ...13.00~~

~~165,000 BTU (5 bhp) to 330,000 (10 bhp) ...21.50~~

~~330,001 BTU (10 bhp) to 1,165,000 (52 bhp) ...37.50~~

~~1,165,000 BTU (52 bhp) to 3,300,000 (98 bhp) ...53.25~~

~~Over 3,300,000 BTU ...80.00~~

New/Addition Commercial...\$0.30 per SF

New/Addition 1-2 Family...0.20 per SF

Commercial and 1-2 Family Alteration/Repair...\$0.20 per SF

Or 1% of the value of the project if SF does not apply

Minimum ...150.00

Re-inspection fee for each re-inspection ...~~42.75~~ 75.00 after 2<sup>nd</sup> re-inspection

Outside technical review:

110% of actual expense to the city

Administrative reimbursement fee for permit cancellation ...25.00

~~(e5)~~ *LP gas system permits.*

~~Each activity (regardless of cost, including addition or alteration of piping):~~

~~1% of the value of the project~~

~~Minimum fee...\$37.50~~

~~Permit Fee...\$300.00~~

Re-inspection ~~(each)~~ ...~~42.75~~ 75.00 after 2<sup>nd</sup> re-inspection

Outside technical review:

110% of actual expense to the city

Administrative reimbursement fee for permit cancellation ...25.00

~~(f6)~~ *Appeals.*

Appeals ...~~\$480.00~~ \$750.00

Other requests requiring council action ...~~\$480.00~~ 750.00

~~(g7)~~ *Extensions of permits.*

Requests for extension of permits: ...\$50.00

10% of fee for permit, but not less than ...\$53.25

~~(h8)~~ *Vegetation certificates of competency.*

~~Testing for a new vegetation contractor ...\$37.50~~

~~Testing for re-certification ...37.50~~

~~\* One retesting is free if is requested within 21 days after notice of failure~~

~~(h9)~~ *Other fees or charges.*

Copies of forms of notice of commencement

(Statutory fee) ...\$5.00

Swimming Pool...1% of the value of the project or \$150.00 Minimum

Boat Dock/Seawall...1% of the value of the project or 150.00 Minimum

Screen Enclosure...1% of the value of the project or 150.00 Minimum

Fences...1% of the value of the project or \$150.00 Minimum

Sitework...0.01 per SF or \$150.00 Minimum

~~(i10)~~ *Plan review fee.*

Residential:

10% of the permit fee

Minimum fee ...~~\$80.00~~ \$150.00

Commercial:

25% of the permit fee

Minimum fee ~~80.00~~...\$150.00

~~(j11)~~ *Special timed inspection fee/per inspection ...\$100.00*

~~(112)~~ *Contractor licensing.*

~~(1)a.~~ Authorized contractor application fees:

*Contractors:*

Class I ...\$50.00  
 Biennial Renewal ...100.00  
 Class II ...50.00  
 Biennial Renewal ...100.00  
 Class III ...50.00  
 Biennial Renewal ...100.00

(\*Note: For the purpose of this provision, the term "biennial" shall mean every two years.)

~~(2)~~b. Late fee:

Late fee - within 90 days of deadline ...25.00

Late fee - greater than 90 days but less than one year ...100.00

~~(3)~~c. Inactive status:

Initial fee ...30.00

Renewal ...30.00

~~(4)~~d. Reactivation of inactive license (payment of the currently applicable contractors licensing application fee)

~~(5)~~e. Letter of reciprocity to another licensing jurisdiction 15.00/per letter

~~(6)~~f. Change of business status 25.00

~~(k13)~~ Any project that uses the services of a private provider will receive a 15 percent discount for all associated building permit fees.

~~(l14)~~ *Fee waivers.* Fees in this section may be waived for a specific period of time by mayoral proclamation or city council resolution following a natural or man-made disaster.

#### **Sec. 14-189 – Fee adoption by council resolution**

Any change in the building fee schedule shall be by adoption of city council resolution and shall thereafter be effective as noted in such resolution.

#### **Secs. 14-~~190~~189 – 14-210. – Reserved.**

**SECTION 3.** Codification. The City Manager is hereby authorized and directed to indicate these amendments in future City Code publications.

**SECTION 4.** Conflict. All ordinances and parts of ordinances in conflict herewith shall be and the same hereby repealed. If any part of this ordinance conflicts with any other part, it shall be severed, and the remainder shall have full force and effect and be liberally construed.

**SECTION 5.** Severance. If any section, subsection, sentence, clause, phrase or portion of this ordinance, or application hereof, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion or application hereof.

**SECTION 6.** Effective date. This Ordinance shall become effective immediately upon adoption.


**FIRST READING THE 4TH DAY OF FEBRUARY 2025.**

**ADOPTED AT SECOND READING AND PUBLIC HEARING IN OPEN AND REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA THIS 18TH DAY OF MARCH 2025.**

Attest:   
Scotty Lynn Kelly, City Clerk

  
Mike Miller, Mayor

Approved as to form and legality:

  
John D. Agnew, City Attorney

Date filed with City Clerk: 3/19/25

Vote of Council Members:

Miller	<u>Aye</u>
Smith	<u>Aye</u>
DeBruce	<u>Aye</u>
Henshaw	<u>Aye</u>
Johnson	<u>Aye</u>

First Reading: February 4, 2025

Publication Date: February 7, 2025

Second Reading: March 18, 2025

