

Resolution No. 22-R-42

A RESOLUTION BY THE CITY OF TALLAHASSEE, FLORIDA, CITY COMMISSION, ESTABLISHING THE SCHEDULE OF PERMIT AND REVIEW FEES FOR SIGNS, BUILDINGS, LIFE SAFETY, ELECTRICAL, PLUMBING, MECHANICAL, ROOFING, MOBILE HOME INSTALLATION, GAS, RE-INSPECTION FEES, COMPETENCY EXAMINATION APPLICATION, ENVIRONMENTAL, LAND USE, CONCURRENCY, AND DEVELOPMENT AGREEMENTS PURSUANT TO CHAPTERS 4, 5, 7, 9, & 10 OF THE TALLAHASSEE LAND DEVELOPMENT CODE, AND CH. 163, FLORIDA STATUTES, TO BE EFFECTIVE ON October 1, 2025.

WHEREAS, Chapter 166, Florida Statutes, Section 553.80(7), Florida Statutes, and the home rule powers of the City of Tallahassee authorize the City Commission to establish fees associated with the review and approval of services provided pursuant to the City of Tallahassee Land Development Code; and

WHEREAS, the City Manager has recommended to the City Commission a fee schedule which should be established.

NOW THEREFORE, be it resolved by the City Commission of the City of Tallahassee that effective October 1, 2025 the revised schedule of permit and review fees is adopted as follows:

Ordinance 22-O-24 provides an annual adjustment to fees each October 1st by the positive percentage increase in CPI (published in April) each year. The automatic CPI increase will be effective starting October 1, 2023.

Growth Management Department Schedule of Permit and Review Fees Effective October 1, 2025		
CHAPTER 163 DEVELOPMENT AGREEMENT FEE SCHEDULE¹		
Permit Category		Fees
Development Agreement Fee		\$10,000
Concurrency Agreement Fee or Miscellaneous Agreement Fee		\$5,000
Revision to Approved Agreement		one-half the new agreement fee
BUILDING INSPECTION DIVISION FEE SCHEDULE		SEE FOOTNOTES 1-17
Permit Category		Fees
Exam Processing		
Initial		\$233.16
Retake		\$116.58
Out of County Application		\$233.16
License Renewal		\$78.43
Signs		
Ground		\$84.79 Application Fee + \$1.69/Sq.Ft. \$337.03 Max.
Wall		\$84.79 Application Fee + \$0.85/Sq.Ft. \$337.03 Max.
14 Day Temporary		\$84.79

Permit Category		Fees
Off-Site Advertising Removal Certificate Issuance		\$168.52
Off-Site Advertising Removal Certificate Transfer		\$43.46
1 & 2 Family Structure		
1 & 2 Family Additions and New Construction Without Engineered Wind Analysis		\$100.69 Application Fee + \$0.30/Sq. Ft. + \$0.05/Sq. Ft. for Sediment and Erosion Control Inspections
1 & 2 Family with engineer sealed house plans		\$100.69 Application Fee + \$0.25/Sq. Ft. + \$0.05/Sq. Ft. for Sediment and Erosion Control Inspections
1 & 2 Family with a previously approved master plan		\$100.69 Application Fee + \$0.23/Sq. Ft. + \$0.05/Sq. Ft. for Sediment and Erosion Control Inspections
Remodel/Repair/Alter Structure – 1 & 2 Family \$10,000 or less, Based on Overall Construction Value		\$100.69 Application Fee + \$24.38/\$1,000 Valuation
Remodel/Repair/Alter Structure – 1 & 2 Family \$50,000 or less, Based on Overall Construction Value		\$100.69 Application Fee + \$235.28 + \$4.24/\$1,000 Valuation
Remodel/Repair/Alter Structure – 1 & 2 Family Greater than \$50,000, Based on Overall Construction Value		\$100.69 Application Fee + \$403.80 + \$0.59/\$1,000 Valuation
Commercial Structure		
Multifamily Structure, 3 Units or More		\$168.52 Application Fee + \$0.31/Sq. Ft.
Industrial Structural (see footnote 10)		\$168.52 Application Fee + \$0.34/Sq. Ft.
Commercial Structural (see footnote 10)		\$168.52 Application Fee + \$0.46 /Sq. Ft.
Remodel/Repair/Alter Structure – All Other \$10,000 or less, Based on Overall Construction Value		\$168.52 Application Fee + \$28.59/\$1,000 Valuation
Remodel/Repair/Alter Structure – All Other \$50,000 or less, Based on Overall Construction Value		\$168.52 Application Fee + \$286.16 + \$4.80/\$1,000 Valuation
Remodel/Repair/Alter Structure – All Other \$100,000 or less, Based on Overall Construction Value		\$168.52 Application Fee + \$525.68 + \$4.29/\$1,000 Valuation
Remodel/Repair/Alter Structure – All Other 500,000 or less, Based on Overall Construction Value		\$168.52 Application Fee + \$953.86 + \$0.93/\$1,000 Valuation
Remodel/Repair/Alter Structure – All Other \$1,000,000 or less, Based on Overall Construction Value		\$168.52 Application Fee + \$1417.01 + \$0.77/\$1,000 Valuation
Remodel/Repair/Alter Structure – All Other Greater than \$1,000,000, Based on Overall Construction Value		\$168.52 Application Fee + \$2173.74 + \$0.34/\$1,000 Valuation
Mobile Home		
Structural		\$282.98
Structural in Flood Plain		\$381.54
Roof SEE FOOTNOTE 6		
1 & 2 Family – New Construction and Additions		\$18.02 Application Fee + \$33.91
1 Family Detached – Re-Roof		\$18.02 Application Fee + \$168.52
1 Family Attached and 2 Family – Re-Roof		\$18.02 Application Fee + \$50.87
Commercial Asphalt/Fiberglass Shingles – New Construction, Additions & Re-Roof		\$67.83 Application Fee + \$0.0170/Sq. Ft., Maximum Fee \$337.03
Commercial All Other Roofing Types – New Construction, Additions & Re-Roof		\$67.83 Application Fee + \$0.026/Sq. Ft., Maximum Fee \$337.03
Foundation/Prior		
1 & 2 Family Without Building Permit		\$100.69 Application Fee + \$131.42
1 & 2 Family With Building Permit		\$131.42
Commercial Without Building Permit		\$168.52 Application Fee + \$522.51
Commercial With Building Permit		\$522.51

Permit Category		Fees
Other fees		
Retaining Walls		\$100.69 Application Fee + \$236.35 Per Wall + \$3.37 Per Linear Ft. in Excess of 100 Feet
Pool – Structural		\$100.69 Application Fee + \$0.25/Sq.Ft.
Pool – Screen Enclosures		\$100.69 Application Fee + \$0.095/Sq. Ft.
Window/Door Replacement		\$100.69 Application Fee + \$6.74 Per Window/Door
Move/Demolition		\$94.33 Application Fee + \$275 Location Fee + \$35 Marker Fee
Move/Demolition – City Caps Sewer		\$94.33 Application Fee + \$275 Location Fee + \$35 Marker Fee + Capping Fee @ cost
Change of Occupancy Not Requiring a Building Permit		\$67.83 Application Fee + \$16.96 Per Inspection Discipline Required
Plumbing		
1 & 2 Family Residence – New Construction and Additions		\$67.83 Application + \$10.77/ Fixture
1 & 2 Family Residence – Alterations		\$67.83 Application + \$10.09/ Fixture
Multi - Family Residence 3 or More Units		\$160.04 Application + \$5.72/ Fixture
Commercial (see footnote 11)		\$160.04 Application + \$21.87/Fixture
Commercial Alteration		\$160.04 Application + \$16.82/Fixture
Water Service Inspection		\$67.83 Application + \$40.27
Sewer Service Inspection		\$67.83 Application + \$40.27
Sewer Replacement		\$67.83 Application + \$40.27
Solar Water Heating System (Potable or Pool) stand alone		\$154.74 Application + \$39.22 per solar panel
Commercial Pool		\$67.83 Application + \$50.87
Electric New Construction and Additions		
1 & 2 Family Residence		\$67.83 Application + \$0.068 / Sq. Ft.
All Other – (see footnotes 11 & 13)		\$134.60 Application + \$0.083 / Sq. Ft. for the first 20,000 sq. ft. + \$0.034 for each additional sq. ft.
Electric Alterations and Miscellaneous Fees		
Application Fee – 1 & 2 Family Residence		\$67.83
Application Fee – All Other		\$134.60
Outlet/Fixture/Wall Switch		+\$0.85/ea
Range/Water Heater/Smoke Detector		+\$6.90/ea
Motor - 5 HP or less / A/C Compressor		+\$10.09/ea
Motor > 5HP thru 25HP		+\$33.64/ea
Motor > 25HP thru 100HP		+\$42.06/ea
Motor > 100HP		+\$100.90/ea
Photovoltaic Installations		+\$67.83 for the first KW and \$8.42 for each additional KW or portion thereof
Generator or Connection for Portable Generator < 600 v <= 1kw		+\$13.46/ea
Generator or Connection for Portable Generator < 600 v > 1kw		+\$33.64/ea
Generator or Connection for Portable Generator > 600 v		+\$80.72/ea

Permit Category		Fees
Transformer < 600 v		+\$13.46/ea
Transformer > = 600 v		+\$30.27/ea
X-ray Machine		+\$20.19/ea
Per Ft. - Plug Mold/Light Track/Festoon Lights		+\$0.68/ea
Service - Tent Shows		+\$94.18/ea
Service – Carnivals		+\$126.14/ea
Temporary / New Service – Electrical (includes Signs)		+ \$23.55/ea
Electrical Service or Sub – Panels		+ \$15.13/ea
Pool, Auto Bake Oven, Radio & TV Antennas, Welding Machine, Movie Projectors - Electrical		+ \$80.72/ea
Mechanical/Gas		
1 & 2 Family Application Fee		\$67.83
Application Fee – All Other		\$134.60
1 & 2 Family Residential Mechanical		+165.34
Multi-Family Residential Mechanical		+ \$100.69 1st Unit + \$67.83addl Unit
Industrial Mechanical		+ \$0.034/Sq. Ft.
Commercial Mechanical		+ \$0.053/Sq. Ft.
Remodel/Repair/Alt. Mechanical - System Change Out		+ \$144.14/Unit for 5 Tons or 60,000 BTU + \$10.09 ea addl Ton or 12,000 BTU
Remodel/Repair/Alt. Mechanical - Air handler, refrigerant compressor, commercial kitchen exhaust, mobile home, or condenser		+ \$67.83/Unit for 5 Tons or 60,000 BTU + \$6.74 ea addl Ton or 12,000 BTU
Chiller replacement		+<=100 tons \$253.31 >100 tons - + \$1.69 per ton
Chilled Water/Hot Water Pumps/Variable Frequency Drives		\$8.10 per HP
Boiler Replacement		+<=1,000 M btu/h \$253.31 >1,000 M btu/h - + \$1.69 per 10 M btu/h
Alterations to Duct Systems Outlets, Diffusers, Grilles or Registers		1 - 50 \$6.74 ea. 51 - 150 \$2.53 ea. 151 - 500 \$1.34 ea. 501 - + \$0.54 ea.
New Gas Connections		\$12.72 per appliance connected
Gas Appliance Replacement Stickers		\$9.54 per sticker w/ min of 10 stickers per request
Miscellaneous		
Plan Review (Commercial)		½ Permit Fee (see footnote 2)
4Preliminary Reviews or Meetings (see footnote 17)		One hour free. Any additional time, \$87.97 per hour per staff member.
Temporary Certificate of Occupancy (T.C.O.)		\$182.29
Occupancy without a Certificate of Occupancy		\$182.29
Plan Revision (see footnote 4 and 17)		\$59.35 per discipline + \$87.96 per hour of review time.
Plan Re-submittals (beginning with the second re-submittal) (see footnote 17)		\$59.35 per discipline + \$87.96 per hour of review time after the first hour.
Lost Plans (plan recertification)		\$42.39

Permit Category		Fees
Inspector Hourly Rate		\$119.77
Re-inspection		\$87.97
Re-inspection – sediment & erosion control (see footnote 10)		\$420.76
Annual Facility Permit (as defined in the Florida Building Code) (see footnote 16)		\$168.52 Application Fee + \$525.68 for values of work <= \$50,000 \$168.52 Application Fee + \$1,050.31 for anticipated work > \$50,000
Expedited Plans Review (see footnote 8)		100 percent of the building permit fees up to a maximum additional fee of \$1,681.97, which shall be paid at time of application.
Permit extensions or change of contractor.		\$83.73
Permission to Start Work Prior to Permit Issuance (see footnote 9)		\$168.52
Product Approval		\$505.55
Temporary Portable Storage Container Stickers (see footnote 14)		\$16.96 Per Individual Sticker or \$12.72 per Sticker in Groups of 10
Driveway Permits for driveway connection to 1, 2, & 3 Family Properties		\$67.83 Application Fee + \$49.82 Per Driveway Connection
Rooming House Registration Renewal		\$150.00
Electronic Recording Transaction Fee		\$7.50
Electronic Recording Affidavit of Originality		\$2.00
Other Notary Services (traditional and electronic)		\$5.00 per notarial act

Footnotes:

- Revisions to agreements are charged one-half the applicable new agreement fee.
- The plan review fee shall be deducted from the cost of the building permit.
- The re-inspection fee shall be charged for any inspection required beyond the second inspection that is required for any code deficiency cited on the original inspection. The appropriate Inspector, for cause, may waive this fee.
- Substantial revision to plans previously submitted shall be charged an additional fee of ½ the building permit fee assessed, which additional fee is non-refundable.
- Historic properties are exempt from all building permit fees, as long as the property is included as a historic property in the Growth Management departmental database and is on the local register of historic places, as documented by the City's Historic Preservation Board.
- New construction of and additions to single family detached, duplexes, 2, 3, and 4 attached residential units shall pay only the application fee. Roof repairs less than \$300 in cost are exempt from the residential roof permit fee.
- Refunds may be made with the approval of the Building Official. Application fees and plan review fees will not be refunded. Any fees charged that do not have an application or plan review fee associated with them may be refunded for cause less \$26.50 administrative charges.
- Expedited plans review fees are charged when the permit applicant requests expedited plans review in accordance with the Growth Management policy for expedited plans review.
- In accordance with the Florida Building Code, the Building Official may allow the contractor to start work delineated in the building permit application and plan prior to final approval of the permit application, provided that any work completed is entirely at the risk of the permit applicant and the work does not proceed past the first required inspection.
- The re-inspection fee shall be charged for any subsequent inspection upon notification to the contractor or the contractor's representative that the sediment & erosion control features are not properly installed or maintained when the required corrective measures have not been taken.
- Commercial Shell Buildings for which no Certificate of Occupancy is to be issued (prior to tenant build outs) – at the discretion of the Building Official, the Plumbing Fees shall be the application fees plus 50% of the fixture count permit fee calculation; the Structural Fees shall be the application fee plus 75% of the square foot permit fee calculation; and the Electrical Fees shall be calculated using the Miscellaneous section of the Electrical fee schedule.
- The term "1 & 2 Family" is inclusive of Townhouse units constructed in accordance with the Florida Building Code, Residential.
- The Electrical permit fees for commercial storage buildings may be calculated the same as a shell building at the discretion of the Building Official.
- A Temporary Portable Storage Container (TPSC) sticker is required for each TPSC placed in accordance with Chapter 10, Article VII, Section 10-423, Temporary Uses, Tallahassee Land Development Code, each time a TPSC is placed on a new location or when placed on an existing location for a different period of time.
- A training surcharge of \$2.50 shall be added to each building, gas, electrical, mechanical, plumbing, roofing, & sign permit issued.
- The annual facility permit is based on an allowable 6 inspections for valuation equal to or less than \$50,000 and 12 inspections for valuations over \$50,000. Once the number of allowed inspections are met, a re-inspection fee shall be charged for each additional inspection required during the term of the permit.
- Charges shall be made for 15 min increments or major portion thereof. The Building Official may waive the fee for cause.

FIRE DEPARTMENT FEE SCHEDULE**SEE FOOTNOTES 1, 2, 3 & 8**

Permit Category		Fees
Life / Safety, Multi Family		\$0.045 / Sq. Ft.
Life / Safety, Assembly		\$0.028 / Sq. Ft.
Life / Safety, Commercial Addition		\$0.060 / Sq. Ft.
Life / Safety, Commercial Renovation / Alteration (see footnote 4)		\$3.38 / \$1,000 Valuation
Life / Safety, Other Commercial		\$0.060 / Sq. Ft.
Life / Safety, New Mercantile		\$0.054 / Sq. Ft.
Life / Safety, Expedited Plans review (see footnote 5)		100 percent of the fire review fees up to a maximum additional fee of \$1,000, which shall be paid at time of application.
Life / Safety, Fire Suppression System		\$140 base + \$1.65 per outlet
Life / Safety, Fire Alarm		\$140 base + \$1.65 per device
Life / Safety, Hydrant Flow		\$100
Life / Safety, Burn Permit		\$50
Life / Safety, Bonfire / Camping Fire Permit		\$38
Life / Safety, Hazardous Materials Survey		\$50
Life / Safety, Fireworks Permit		\$104
Life / Safety, Fireworks Vendor Permit		\$135
Life / Safety, Tent Permit		\$133
Life / Safety, Temporary Certificate of Occupancy		\$80
Life / Safety, Change of Occupancy		\$10
Life / Safety, Occupancy without a Certificate of Occupancy		\$80
Life / Safety, Minor Plan Revision (see footnote 6)		\$39
Life / Safety, Plan Re-submittals (per occurrence)		\$35
Life / Safety, Re-inspection (see footnote 7)		\$50
Life / Safety, Inspector Hourly Rate		\$75

Footnotes:

1. Stand-alone smoke detectors are exempt.
2. Charge per fire suppression outlet shall be \$1.00 per outlet for single rooms larger than 10,000 sq. ft.
3. Historic properties are exempt from all Fire Department permit fees, as long as the property is included as a historic property in the Growth Management departmental database and is on the local register of historic places, as documented by the City's Historic Preservation Board.
4. The fee shall not exceed the fee charged for the building permit.
5. Expedited plans review fees are charged when the permit applicant requests expedited plans review in accordance with the Growth Management policy for expedited plans review.
6. Substantial revision to plans previously submitted shall be charged an additional fee of ½ the fire review fee assessed, which additional fee is non-refundable.
7. The re-inspection fee shall be charged for any inspection required beyond the second inspection that is required for any code deficiency cited on the original inspection. The appropriate Inspector, for cause, may waive this fee.
8. A 20 percent Building Inspection Fund surcharge shall be added to each permit.

LAND USE AND ENVIRONMENTAL SERVICES DIVISION FEE SCHEDULE

ENVIRONMENTAL SERVICES

SEE FOOTNOTES 1, 2, 3, 4, 5, & 6

Permit Category		Fees
Environmental Permits		
Environmental Residential Lot		\$88
Land Disturbance Only		Base fee of \$700 1st 5,000 sq. ft. of disturbed area + \$0.021/sq. ft. > 5,000 sq. ft. (max \$139,500)
Minor		Base fee of \$1,250 1st 5,000 sq. ft. of disturbed area + \$0.027/sq. ft. > 5,000 sq. ft. (max \$139,500)
Standard Form		Base fee of \$2,000 1st 5,000 sq. ft. of disturbed area + \$0.13/sq. ft. > 5,000 sq. ft., but < 50,000 sq. ft. + a fee of \$0.08/sq. ft. 50,000 sq. ft. & above (max \$139,500)
Minor Amendments to LDO, Minor, or Standard Permits		\$500
Tree Removal - Stand alone permit up to 10 Trees		\$273 Not to Exceed 10 Trees
Tree Removal - Linear Public Sector Projects		\$273 plus \$1.93 per tree over 10
Landscaping		Base fee of \$750 1st 5,000 sq. ft. of disturbed area + \$0.01/sq. ft. > 5,000 sq. ft., but < 50,000 sq. ft., + a fee of \$0.02/per sq. ft. 50,000 sq. ft. & above (max \$139,500)
Environmental Permit Waiver		\$164
General Permit for Government & Utilities		\$9,670
Re-inspection, see footnote 4		\$258
Environmental Review		
Natural Features Inventory - Exemption		\$175
Natural Features Inventory		\$1,250 Application fee + \$28/acre over 5 acres
Natural Features Inventory within Flood Plain		\$2,000 Application fee + \$28/acre over 5 acres
Environmental Impact Analysis		\$1,250 Base fee + \$20/acre over 5 acres
Environmental Impact Analysis within Flood Plain		\$1,750 Base fee + \$25/acre over 5 acres
Variance Request		\$1,000 + Actual Cost of Direct Notice and Legal Advertising
Stormwater Operating - Initial		\$459
Stormwater Operating Renewal - Surface Facilities		\$459
Stormwater Operating Renewal - Confined Space		See Footnote 6
Environmental Permit Extension Application Fees		
Short Form A		\$29
Land Disturbance Only		\$110
Minor		\$155
Standard Form		\$309

Permit Category		Fees
Environmental Permit Continuation Application Fees (For Projects that will Remain Dormant During the Extension Period)		
Land Disturbance Only or Minor		\$155
Standard Form		\$309
Extension Fees Paid at the Time of Issuance (For Each Increment)		
Minor Short Form A (12 months)		None
Land Disturbance Only (6 months)		\$41
Minor (6 months)		\$237
Standard Form w/ Post Development Impervious (3 months)		\$103 base fee/ 1 st 5,000 Sq. Ft + \$0.011 Sq. Ft. > 5,000 Sq. Ft.

Footnotes:

1. Application re-submittals shall be charged a fee of 15% of the original fee for the second and all subsequent re-submittals.
2. The landscape fee-in-lieu-of option shall be 1.18 times the assessed value of the mitigated portion of the development site for the intended land use at the time of permit application.
3. Historic properties are exempt from all Environmental permit fees, as long as the property is included as a historic property in the Growth Management departmental database and is on the local register of historic places, as documented by the City's Historic Preservation Board.
4. The re-inspection fee shall be charged for any subsequent inspection upon notification to the contractor or the contractor's representative that corrective measures are required when the required corrective measures have not been taken. Example: If the sediment and erosion control features are not installed correctly or are damaged to an extent that sediment is or could leave the site during a rain event and the inspector notifies the contractor that corrective measures are to be accomplished within an allotted time and upon returning to the site after the allotted time, the corrective measures have not been completed, the re-inspection fee will be charged.
5. Refunds may be made with the approval of the L.U.E.S. Administrator or the Director of Growth Management. Refund authority will be limited to 1) those fees when a review has not commenced, 2) an over payment, or 3) a payment made in error as the result of an action by L.U.E.S. staff. A \$25 administrative charge will be assessed for refunds covered under 1) or 2).
6. "Stormwater operating renewal – confined space" shall be charged the same as Surface Facilities but are also required to secure the services of an engineer to perform the confined space inspection and provide the City with an annual inspection report for the facility.

CONCURRENCY		SEE FOOTNOTES 1, 2, 3, & 4
Permit Category		Fees
COT - Commercial without Stormwater		\$227 1st 1,000 Sq. Ft. + \$47/Add 1,000 Sq. Ft.
COT - Commercial with Stormwater		\$227 1st 1,000 Sq. Ft. + \$47/Add 1,000 Sq. Ft. + \$770 for Stormwater Review
COT - Residential without Stormwater		\$232 1st DU + \$21/Add DU
COT - Residential with Stormwater		\$232 1st DU + \$21/Add DU + \$770 for Stormwater Review
County - Commercial		\$0
County - Residential		\$0

Footnotes:

1. Historic properties are exempt from all Concurrency permit fees, as indicated in the Growth Management departmental database or with approved documentation from Historic Preservation Board.
2. All requests for review or performance of a transportation analysis will be required to pay the appropriate fee above. If the analysis remains unchanged, the applicant may apply this fee to the final submittal. These reviews will be done after all formal applications are reviewed.
3. Refunds may be made with the approval of the LUES Administrator or the Director of Growth Management. Refund authority will be limited to 1) those fees when a review has not commenced, 2) an over payment, or 3) a payment made in error as the result of an action by LUES staff. A \$25 administrative charge will be assessed for refunds covered under 1) or 2).
4. Application re-submittals shall be charged a fee of 25% of the original fee for the second and all subsequent re-submittals.

LAND USE		SEE FOOTNOTES 1, 2, 3, 4, & 5
Permit Category		Fees
Board of Adjustments and Appeals Variance or Appeal of Administrative Interpretation		\$358 + Actual Cost of Direct Notice and Legal Advertising
Deviation to a Development Standard		See Variance Request Fee
Flood Zone Determination		\$26
Government Right-of-Way Exemptions		\$1,265
Land Use Compliance Certificate Change of Use or New Development		\$122
Legal Notice		Actual Cost of Direct Notice and Legal Advertising
Letter of Certification for Zoning District		\$72
Letter of Release		\$621
Limited Partition		\$1,236 + Actual Cost of Direct Notice and Legal Advertising
Major Modification to Approved Site Plan/Subdivision		\$698 + Actual Cost of Direct Notice and Legal Advertising (not applicable to Type A Site Plan modifications)
Minor Modification to Approved Site Plan/Subdivision		\$525
Notice for Proposed change to DRI		\$6,000
Parking Standards		\$345
Planning Commission Appeals		\$1,895
Pre-Application for Type B and Above		\$591
Preliminary Plat - Residential		\$1,803 + \$21/ DU (max \$5,150) + Actual Cost of Direct Notice and Legal Advertising
Preliminary Plat - Non-Residential		\$937 + \$87/acre > 1 acre (max \$5,150) + Actual Cost of Direct Notice and Legal Advertising
Technical Amendment		\$470
Temporary Use		\$43
Type A Site Plan - Residential (except for proposed conversions of existing structures with no expansion)		\$1,082 + \$28/Dwelling Unit (max. \$5,150)
Type A Site Plan - Non-Residential (except for proposed conversions of existing structures with no expansion)		\$1,082 + \$0.07/Sq.Ft. of Bldg. (max \$5,150)
Type A Site Plan - (for proposed conversions of existing structures with no expansions)		\$1,416
Type B Site Plan Review - Residential		\$1,282 + \$12/DU (max \$7,725) + Actual Cost of Direct Notice and Legal Advertising
Type B Site Plan Review - Non Residential		\$3,039 + \$0.23/Sq.Ft. of Bldg (max \$7,725) + Actual Cost of Direct Notice and Legal Advertising
Vacate Plat		\$160
Vested Rights Transfer		\$655

Footnotes:

1. Properties subject to the Transitional Residential Facility requirements of the Zoning Code are exempt from the fees identified above, with the exception of the direct notice and legal advertising fee(s).
2. Affordable Housing Units are exempt from the fees identified above, with the exception of direct notice & legal advertising fee(s).
3. Historic properties are exempt from permit fees, with the exception of direct notice & legal advertising fee(s), as long as the property is included as a historic property in the Growth Management departmental database and is on the local register of historic places, as documented by the City's Historic Preservation Board.

4. Refunds may be made with the approval of the LUES Administrator or the Director of Growth Management. Refund authority will be limited to 1) those fees when a review has not commenced, 2) an over payment, or 3) a payment made in error as the result of an action by LUES staff. A \$25 administrative charge will be assessed for refunds covered under 1) or 2).
5. Application re-submittals for Type A and B Site Plans, Preliminary Plats, and Limited Partitions shall be charged a fee of 15% of the original fee for the second and all subsequent re-submittals.

BE IT FURTHER RESOLVED that this resolution will take effect on October 1, 2025.

ADOPTED by the City Commission of the City of Tallahassee this _____ day of September, 2025.

CITY OF TALLAHASSEE

By: _____
John E. Dailey
Mayor

ATTEST:

APPROVED AS TO FORM:

By: _____
James O. Cooke, IV
City Treasurer-Clerk

By: _____
Amy M. Toman
City Attorney