

City of North Miami – Building Department

PERMIT FEE SCHEDULE

The Building Department serves to protect the health, safety, and welfare of the public. It also serves to enhance the general quality of life through interpretation and enforcement of the Florida Building Code, as well as other applicable regulations governing construction and land use.

No person shall erect or construct, or proceed with the erection or construction of any building or structure, nor add to, enlarge, move, improve, alter, convert, extend or demolish any building or structure, without first obtaining a building permit.

Any misrepresentation on the Building Permit Application may cause the revocation of the permit, and/or imprisonment.

The Building Official may require the permit applicant to submit appropriate documentation as proof of the Estimated Construction Cost used to compute permit fees. Valuation for permitted work shall be established in accordance with nationally recognized sources of construction valuation in their latest editions, whichever is higher will be considered.

The Permit Fee Schedule will be reviewed each fiscal year for pertinent updates.

INITIAL PERMIT FEES <i>(fees below are non-refundable)</i>	
DESCRIPTION	FEE
Upfront Fee: Collected at the time of permit application submittal. Upfront Fee will be credited towards the permit fee at the time of permit issuance.	0.5% of Estimated Construction Cost, but not less than \$40.00 per discipline, or 0.25% of Estimated Construction Cost greater than \$10,000,000 Plus, an additional fee for Structural Review and Floodplain Review as applicable.
Early Start Authorization: Upon written request, the Building Official may issue a written authorization to commence preliminary and exploratory work prior to permit issuance, as per Section 105.12 of the Florida Building Code.	\$200
Dry-Run Review Processing Fee: Fee for a one-time plan review cycle. Requires submittal of permit application and issuance of permit application number. Dry-Run review takes place prior to County approvals, this is optional, and the fee shall not be credited towards the permit fee at the time of permit issuance.	\$800 for Residential (Single Family, Duplex, and Triplex) \$1000 for Commercial (Multi-family, Mix-use, Warehouse, Industrial, Institutional, Educational, and Hotel)
Expedited Review Processing Fee: Fee for an expedited review request for a one-time plan review cycle. In addition, it is subject to the availability of required plan reviewers. Expedited review request is optional and the fee shall not be credited towards the permit fee at the time of permit issuance.	\$800 for Residential (Single Family, Duplex, and Triplex) \$1000 for Commercial (Multi-family, Mix-use, Warehouse, Industrial, Institutional, Educational, and Hotel) 4 hours minimum, plus an additional \$107 per hour, and overtime fees may apply.

BUILDING BASE PERMIT FEE <i>(fees below are non-refundable)</i>														
DESCRIPTION	FEE													
Minimum Base Permit Fee:	\$102													
Existing Building (with or without Mechanical, Electrical, Plumbing, and Sub Permits): Work in this category may including: addition, miscellaneous/specialty trade, alteration, relocation, enlargement, replacement, repair, change of use, change of occupancy, and maintenance to existing building/structure.	For Residential (Single Family, Duplex, and Triplex); percentage of Estimated Construction Cost as applicable per table <table border="1"> <tr> <td>Tier 1</td><td>\$0-\$999,999</td><td>2.5%</td></tr> <tr> <td>Tier 2</td><td>\$1,000,00-\$5,000,000</td><td>2.0%</td></tr> <tr> <td>Tier 3</td><td>>\$5,000,000</td><td>1.75%</td></tr> </table>		Tier 1	\$0-\$999,999	2.5%	Tier 2	\$1,000,00-\$5,000,000	2.0%	Tier 3	>\$5,000,000	1.75%			
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Tier 3	>\$5,000,000	1.75%												
New Construction (including Mechanical, Electrical, Plumbing, and Sub Permits): Work in this category may including the erection of new Communication Tower, Billboard, and Other Structure. Separate permits are needed for the following work: Roof, window/door/storefront, swimming pool, driveway, fence, railing, and all other specialty construction.	For Commercial (Multi-family, Mix-use, Warehouse, Industrial, Institutional, Educational, and Hotel); percentage of Estimated Construction Cost as applicable per table <table border="1"> <tr> <td>Tier 1</td><td>\$0-\$9,999,999</td><td>2.75%</td></tr> <tr> <td>Tier 2</td><td>\$10,000,000-\$39,999,999</td><td>2.5%</td></tr> <tr> <td>Tier 3</td><td>\$40,000,000-\$99,999,999</td><td>2.25%</td></tr> <tr> <td>Tier 4</td><td>>\$100,000,000</td><td>2.0%</td></tr> </table>		Tier 1	\$0-\$9,999,999	2.75%	Tier 2	\$10,000,000-\$39,999,999	2.5%	Tier 3	\$40,000,000-\$99,999,999	2.25%	Tier 4	>\$100,000,000	2.0%
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Revised Plan Fee: Minor plan revision after the permit is issued shall be subject to a fee at the rate per each corresponding discipline review. Major revision consideration – Plans with a major alteration and/or the reconfiguration of the structure involving extensive re-examination and/or increases of the original Estimated Construction Cost, will be subject to an additional cost at the rate (%) of the original permit fee or the per discipline revision fee, whichever is greater.	The fee will be at the rate % of the original permit fee, but not less than as follows; Minor Revision for Commercial (Multi-family, Mix-use, Warehouse, Industrial, Institutional, Educational, and Hotel); Minimum fee of \$75 per discipline Minor Revision for Residential (Single Family, Duplex, and Triplex); Minimum fee of \$60 per discipline													

DESCRIPTION	FEE
Roofing and Re-roofing (for all types of roof construction, including repairs):	<p>Shingles, Flat, and Metal Roof; \$0.13 cents per square feet</p> <p>Tile Roof; \$0.18 cents per square feet</p> <p>Waterproofing: \$0.13 cents per square feet May be utilized for any area other than roof.</p> <p>\$115 minimum</p>
Window, Door, and Shutter (for all types of construction):	2.5% of Estimated Construction Cost
Fence, Fence Wall, Temporary Construction Fence, and Dumpster (for new construction, and repairs) Temporary Construction Fence must be screened and allowed for 180-day period (subject to renewal).	<p>Metal, Wood, Chain-Link, PVC, Dumpster, and Other Construction Combinations; \$0.90 cents per linear</p> <p>Concrete Wall/Column Wall Construction; \$1.60 per linear feet</p> <p>Temporary Construction Fence; \$.45 cents per linear feet</p> <p>\$102 minimum</p>
Swimming Pool, Whirlpool, and Hot Tub (including Mechanical, Electrical, and Plumbing Sub Permits):	2.5% of Estimated Construction Cost
Docks, Seawall, and Boat Lift (including Electrical and Plumbing Sub Permits).	<p>2.5% of Estimated Construction Cost;</p> <p>\$298 minimum</p>
Demolition (including Mechanical, Electrical, Plumbing Sub Permits): Complete demolition of a building structure. Must also apply for a Temporary Construction Fence.	\$309 per structure
Concrete Slab, Asphalt, Asphalt Re-Surfacing, Paver, Driveway, and Sidewalk:	<p>\$0.25 cents per square feet;</p> <p>\$102 minimum</p> <p>Public right-of-way (ROW) shall be charged as per the applicable fee (Engineering Plan Review fee)</p>
Sewer/Water/Paving/Drainage: A fee charged for new and renovations of parking lots.	<p>2.5 % of Estimated Construction Cost;</p> <p>Public right-of-way (ROW) shall be charged as per the applicable fee (Engineering Plan Review fee)</p>

DESCRIPTION	FEE
Gazebo, Trellis, Canopy, Awning, Pergola, Tiki Hut, Outdoor Kitchen, and BBQ area (including Mechanical, Electrical, and Plumbing Sub Permits):	2.5% of Estimated Construction Cost
Temporary/Construction Trailer with Set-up and Tie-Down:	2.5% of Estimated Construction Cost
Pre-Fabricated Shed (including Electrical Sub Permit):	\$110; \$140 with concrete foundation slab
Land Clearing and Soil Improvement:	\$0.07 cents per square foot \$102 minimum
STAND-ALONE PERMIT FEES <i>(fees below are non-refundable)</i>	
DESCRIPTION	FEE
Electrical: For stand-alone work not related to a master permit	2.5% of Estimated Construction Cost; \$102 minimum
Plumbing: For stand-alone work not related to a master permit	2.5% of Estimated Construction Cost; \$102 minimum
Mechanical: For stand-alone work not related to a master permit	2.5% of Estimated Construction Cost; \$102 minimum
OTHER FEES <i>(fees below are non-refundable)</i>	
DESCRIPTION	FEE
Certificates of Occupancy:	For Single Family, Duplex, and Triplex; \$42 Temporary Certificate of Occupancy (TCO) is NOT applicable. For Commercial, Multi-family, Mix-use, Warehouse, Industrial, Institutional, Educational, and Hotel; \$179 Temporary Certificate of Occupancy is \$119 for a 90 days period only. Renewal of TCO \$60
Certificates of Completion:	For Single Family, Duplex, and Triplex: \$10 per discipline Temporary Certificate of Completion is NOT applicable. For Commercial, Multi-family, Mix-use, Warehouse, Industrial, Institutional, Educational, and Hotel; \$25 per permit
10/30 40Year Re-certification Fee: Per Miami-Dade County Code Section 8-11:	\$395 each building Plus, an additional \$388 for late re-certification submission.

DESCRIPTION	FEE
Boilers and Pressure Vessel Periodic Re-inspection fee: Per Miami-Dade County Code Section 8-11.	\$135 each inspection, per Boiler/Vessel
Re-Occupancy Certificate (Application and Inspection Fee):	
Single-family, Condominium unit, Duplex, and Triplex	\$110.00
Re-inspection fee (each re-inspection)	\$55.00
Expedited application fee:	\$330.00
Multi-family/Apartment complexes:	\$330.00
Base application fee (for the first 4 units)	\$13.00
Per unit fee (in addition to base fee)	
Re-inspection fee (for the first 4 units):	
each re-inspection	\$162.00
Re-inspection fee:	
(each unit in addition to base fee)	\$13.00
Expedited application fee (for the first 4 units)	\$660.00
Expedited inspection fee	
(each unit in addition to base fee)	\$22.00
Any property for which an approved re-occupancy or conditional re-occupancy certificate is not obtained prior to the transfer of title shall be subject to a fine equivalent to the expedited application fee, payable at the time the late application is filed plus any fines assessed by the code enforcement special magistrate under code enforcement violation proceedings. Expedited services will be rendered within three (3) business days. (Subject to availability)	
Conditional Re-occupancy application:	\$500

SURCHARGE PERMIT FEE <i>(fees below are non-refundable)</i>	
DESCRIPTION	FEE
Miami-Dade County (BCCO) Surcharge: Pursuant to Miami-Dade County Code Section 8-12, a surcharge to building permits for County code compliance program, per \$1,000 of work valuation.	\$0.60 per \$1,000 of Estimated Construction Cost
DBPR (F.S. 553.721) Surcharge: The Department of Business and Professional Regulation administers and carries out a surcharge assessed at the rate of 1 percent of the permit fees associated with enforcement of the Florida Building Code as defined by the uniform account criteria and specifically the uniform account code for building permits adopted for local government financial reporting pursuant to s. 218.32. The minimum amount collected on any permit issued shall be \$2.	1.5% Base Permit Fee; \$2 Minimum.
BCAI (F.S. 468.631) Surcharge: Building Code Administrators and Inspectors Fund shall be funded through a surcharge, to be assessed pursuant to s. 125.56(4) or s. 166.201 at the rate of 1.5 percent of all permit fees associated with enforcement of the Florida Building Code as defined by the uniform account criteria and specifically the uniform account code for building permits adopted for local government financial reporting pursuant to s. 218.32. The minimum amount collected on any permit issued shall be \$2.	1.5% Base Permit Fee; \$2 Minimum.
North Miami Training and Technology Fee: Fee set aside to offset the cost of computer system purchases, technology expenditures, document preservation/storage, special training for personnel, and supplement staffing expenditures within the building department.	\$6 per permit with an Estimated Construction Cost from \$0 to \$10,000; Over \$10,001 Estimated Construction Cost shall be assessed at a rate of 0.06% of the Estimated Construction Cost.

MISCELLANEOUS PERMIT FEES <i>(fees below are non-refundable)</i>	
DESCRIPTION	FEE
Change of Contractor Fee: The transfer of a permit from original permit holder/contractor to second permit holder/contractor after the permit has been issued.	\$89; per trade and in addition to any revisions
Renewal of Expired Permit: Permits are considered expired after 180 days of no activity.	\$89; per trade and in addition to any revisions 50% of the original Base Permit Fee if the permit is renewed after six months from expiration, whichever is greater.
Permit Extension or Permit Application Extension (prior to expiration): Permit application becomes abandoned after 180 days of no activity. Permit becomes expired after 180 days of no activity. An extension may be granted prior to expiration upon written request to the Building Official for a period of 90 days.	\$89
Lost Permit Card: A replacement fee shall be charged for the loss of a Permit Inspection Record Card after a permit has been issued.	\$30
Lost Plan Replacement: When permitted documents are lost by the owner or contractor. A reproduction fee of the City's copy of the permitted documents will be assessed to recertify, review, stamp and approve a new set of plans as a field copy.	\$89 plus the cost of reproduction May include printed copy of 8x11 sheets up to 25 count only when available. Otherwise, will be provided digitally.
Special Projects Fee: A fee equal to actual staff time and related costs shall be assessed for special projects requiring research by the Building Department in order to answer questions proposed by the public. In connection with the use, re-subdivision, and development of properties, or to determine if any existing violations are on the property through a review of departmental records. Such Special Project Fee will be assessed for requests outside the scope of normal departmental work.	Over-time fees will apply \$90, per hour minimum

DESCRIPTION	FEE
Unsafe Structure Fees:	\$40 per 1/2 hour for staff time; \$672 case processing; \$205 for initial inspection; \$140 for each re-Inspection; Actual cost for posting of notices; Actual cost for Unsafe Structures Board processing; Actual cost for title search; Actual cost for court reporting transcription; Actual cost for legal advertising; Actual cost for permit fees; Actual cost for lien/recording/cancellation of notices; Actual cost for bid processing; Actual cost for demolition/secure services.

INSPECTION PERMIT FEES <i>(fees below are non-refundable)</i>	
DESCRIPTION	FEE
Re-inspection Fee: <ul style="list-style-type: none"> • Required repairs or corrections not made when inspection is requested; or • Work not ready when Inspection is requested; or • Approved permit documents are not on-site; or • No access to the area where inspection is requested. 	\$89 per trade per occurrence. Payment of Re-inspection Fee will be required before revisions and any future inspection shall be denied until payment of Re-Inspection Fees have been paid.
Overtime-After Hours and Weekend Inspections:	\$107 per hour; 4 hours minimum. Must be paid at least one business day in advance in order to schedule inspection.

OTHER SERVICE FEES <i>(fees below are non-refundable)</i>	
DESCRIPTION	FEE
Open Permit Search:	\$83 per request Online process only
Public Record Request/Research:	Special Project Fee shall apply
Copies of Departmental Records: Property Record research, copies, and digital reproduction (F.S-119.07). <div style="text-align: right;">Research of Property Records</div> <div style="text-align: right;">Document Certification</div> <div style="text-align: right;">Scan copies and other copies made on copy machine</div>	 \$25 \$1 per sheet \$0.15 per page (8 ½ X 11 and 8 ½ X 14 one-sided) \$0.20 per page (11 X 17)
Zoning Review Fee:	See COMMUNITY PLANNING AND DEVELOPMENT fee schedule

DISCOUNT FOR PRIVATE PROVIDERS	
DESCRIPTION	FEE
Plan Review or Inspection Only:	10% discount of Base Permit Fee
Plan Review and Inspection:	15% discount of Base Permit Fee

REFUNDS, TIME LIMITATION, AND CANCELLATIONS

A permit shall expire and become null and void if the work authorized by the permit is not commenced within 180 days from the date of issuance of the permit or if the work when commenced is suspended or abandoned at any time for a period of 180 days.

If work has commenced and the permit becomes null and void or expires because of a lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work. If a new permit is not obtained within 180 days from the date the initial permit became null and void or expired, the Building Official shall require that any work which has been commenced or completed be removed from the building site; or he/she may issue a new permit, on application, providing the working place and requirements to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void or expired and regulations which may have become effective between the date of expiration and the date of issuance of the new permit.

If the applicant has not picked up the resulting permit within 180 days of receipt of notice from the Building Department that the application is approved and ready for pick up, then the Building Department will cancel the application and application shall be deemed to have been abandoned by Florida Building Code. An applicant wishing to receive a permit after the 180-day period must reapply with a new application. There shall be no refund of any prior payments or fees if the application has expired.

Fees shall be paid by the contractor or owner to the Building Department prior to the issuance of a permit. If payment is returned, a **HOLD** shall be placed on issued permit and finale permits will be re-opened until the balance is paid in full.

No refund shall be made on request involving:

- Upfront Fee, Early Start Authorization, Dry-Run Review Processing Fee and Expedite Review Processing Fee; or
- Permit revoked by the Building Official under authority granted by the Florida Building Code, or permit canceled by court order, or conditional permit; or
- Permit which have expired; or
- Permit application which have expired; or
- Permit under which work has commenced as evidenced by any recorded inspection having been made by the Building Department or physical work having been installed; or
- The original permit holder when there is a change of contractor.
- Plan review fee per discipline; or
- Surcharge collected for Training and Technology Fee, state and county.

A refund not more than Upfront Fee or 50% of the permit fee, whichever is less, rounded up to the nearest dollar, shall be granted to a permit holder who requests a refund provided that:

- The Building Department receives a written request from the permit holder prior to the permit expiration date; and
- The permit holder submits with the written request all applicant's validated job copy set of permitted documents issued (if hard job copies were issued); and
- No work has commenced under such permit as evidenced by any recorded inspection or physical work having been installed.

A cancellation inspection will be required to verify field conditions.