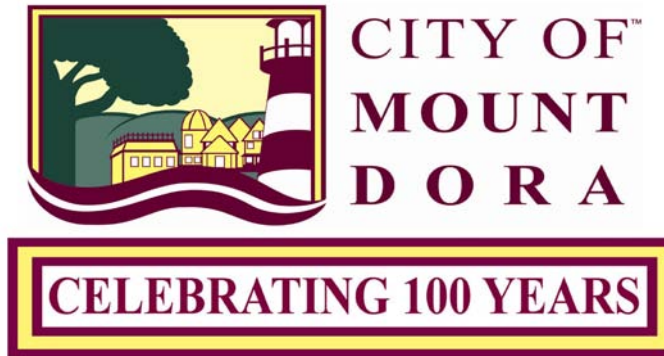


*City of Mount Dora  
Fee Schedule  
July 19, 2011*



**BFP-251**

*This Fee Schedule contains the following:*

- *Zoning Application Fees*
- *Construction Fees*
- *Meter Fees*
- *Impact Fees*

***Fee Schedule for Zoning and Development Applications***

**A. Application Fees:**

The zoning official shall collect the following fees for petitions made to the City of Mount Dora:

1. Rezoning (to all classifications except PUD) To PUD	\$ 350.00 \$ 1500.00
2. Conditional Use Permit	\$ 450.00
3. Variance Variance (existing Single-Family Residences)	\$ 350.00 \$ 50.00
4. Amendment to Comprehensive Land Use Plan	\$ 2000.00
5. Annexations Voluntary Annexation for <i>One</i> Single-Family Residence	\$ 400.00 \$ 150.00
6. Vacate of Right-of-Way, Street, Alley or Easement	\$ 450.00
7. Proposed Land Subdivision (Preliminary Plat & Development Plan)	\$ 1000.00
8. Final Plat	\$ 1500.00
9. Proposed Multifamily or Commercial Site Plan	\$ 2000.00
10. Proposed Planned Unit Development Master Plan/Final Development Plan	\$ 2000.00
11. Replat	\$ 500.00
12. Minor Subdivision	\$ 350.00
13. Minor Site Plan	\$ 1000.00
14. Appeal Forms	\$ 100.00
15. Concurrency Management Applications	\$ 250.00

***Fee Schedule for Building Permits***

The Building Official will collect the following fees. The value of each construction project will be determined by the Building Department; using the latest Building Valuation Data Table as published by ICC in *Building Safety*. Base Fee of \$150.00, \$75.00, or \$50.00 is due upon submission of the application. Remainder of the fees due upon issuance of permit.

**B. New Construction / Residential:**

Permit fees for new residential construction is based on \$ 75.00 plus \$ 6.00 per \$ 1,000.00 of value, plus a fee for each subcontractor of \$75.00 plus \$5.00 per \$1,000.00 of the subcontractor's approved bid amount.

**C. New Construction / Commercial:**

Permit fees for new commercial construction will assess a fee of \$ 150.00 plus \$ 6.00 per \$ 1,000.00 of value, plus sub-contractors fees will of \$ 75.00 plus \$ 5.00 per \$ 1,000.00 of the subcontractor's approved bid amount.

**D. Residential Remodeling:**

Permit fees for remodeling will assess a fee of \$ 50.00 plus \$ 5.00 per \$ 1,000.00 of value, plus a fee for each subcontractor of \$50.00 plus \$4.00 per \$1,000.00 of the subcontractor's approved bid.

**E. Residential Alterations:**

Permit fees for residential alterations will assess a fee of \$ 50.00 for the following:

- |   |                                      |
|---|--------------------------------------|
| 1. Electric   | 6. Fences                            |
| 2. Plumbing   | 7. Stucco                            |
| 3. Air Conditioning & Heating   | 8. Siding, Soffit & Facia            |
| 4. Roofing  | 9. Driveway (for existing structure) |
| 5. Accessory Structure (Pre-fabricated, requiring only <i>one</i> inspection) |                                      |

**F. Swimming Pools:**

1. Spa	\$75.00
2. Private above-ground swimming pool	\$75.00
3. Private in-ground swimming pool	\$225.00
4. Commercial swimming pools	\$310.00

**G. Commercial Alterations:**

Permit fees for commercial or industrial alterations will assess a fee of \$ 75.00 plus \$ 5.00 per \$ 1,000.00 of value plus a fee for each subcontractor of \$75.00 plus \$4.00 per \$1,000.00 of the subcontractor's approved bid.

**H. Site Development Permit:**

Permit fees for site development will assess a fee of two point five percent (2.5%) of the total construction value of the site improvements.

**I. Plan Review Fees:**

- a. A fee of \$300.00 for plans submitted for review by the Building Official not in conjunction with a building permit application. The fees are due upon submission of the plans for review.
- b. A plan review fee will be assessed where the value of construction exceeds \$1,000.00, and is in addition to the building permit fee. This fee will be equal to fifty percent (50%) of the amount of the building permit fee for commercial projects; and equal to ten percent (10%) of the amount of the building permit fee for residential projects.

**J. Fire Permit, Plan Review & Inspection Fees:**

- a. **Fire Alarm:**  
Permit Fee: \$ 75.00 plus \$ 5.00 per thousand of the value of construction.  
System Plan Review \$ 75.00 per system  
Inspection: \$70.00 plus \$1.50 per device after 6
- b. **Fire Sprinkler:**  
Permit Fee: \$ 75.00 plus \$ 5.00 per thousand of the value of construction.

System Plan Review \$ 75.00 per system  
Inspection Fee: \$70.00 plus \$1.50 per head after 6

Plus (if applicable) Standpipe Inspection: \$50.00  
Plus (if applicable) Fire Pump Inspection: \$50.00  
Plus (if applicable) 24 hour air test \$50.00

**c. Underground Fire**

Permit Fee: \$ 75.00 plus \$ 5.00 per thousand of the value of construction.  
System Plan Review: \$ 75.00 per system  
Inspection: \$60.00

**d. Hood**

Permit Fee: \$ 75.00 plus \$ 5.00 per thousand of the value of construction.  
System Plan Review: \$ 75.00 per system  
Inspection Fee: \$120.00

**e. Fire Suppression System**

Permit Fee: \$ 75.00 plus \$ 5.00 per thousand of the value of construction.  
System Plan Review: \$ 75.00 per system  
Inspection: \$50.00

**f. Commercial & Multi Family (Except 1 & 2 Family dwellings)**

**Fire Final** (Life Safety Inspection)  
Permit fee included in the building permit  
Plan review fee: 5 cents per square foot  
Inspection: \$25.00

**g. Any, Additional Inspections:** \$25.00 per inspection

**K. Reinspection Fees:**

1. A reinspection fee of \$ 50.00 will be assessed for each time a reinspection is required for any structure which did not pass the initial inspection or was not ready for inspection after the inspector arrived at the builder's request. The fee will increase by an additional \$ 25.00 for each time reinspection is found to be non-compliant with the Florida Building Codes.
2. A fee of \$ 35.00 will be assessed for each time the fire inspector / building inspector must re-inspect a building for a rental inspection and no one is available to allow the inspector to enter the building.

**L. Demolition:**

Permits for demolition of buildings or structures will assess a fee of \$ 75.00 (for each structure). Moving a building or structure will assess a fee of \$ 150.00 (for each structure).

**M. Signs:**

- a. A fee of \$ 75.00 shall be charged for each sign for which the cost of construction, alteration or repair is \$501.00 or less.
- b. A fee of \$75.00 plus \$5.00 per \$1,000.00 shall be charged for each sign for which the cost of construction, alteration or repair is greater than \$ 501.00.
- c. A fee of \$ 25.00 shall be charged for each sandwich board sign.

**N. Curb Cuts:**

Curb cuts shall assess a fee of \$ 75.00 when made by the City of Mount Dora plus the cost of the cut.

**O. Building Department Administrative Fees:**

1. Change of primary contractor	\$50.00
2. Change of subcontractors	\$30.00
3. Modification of construction plans after permit issued	\$25.00
4. Approve or re-stamp construction plans after permit issued	\$50.00
5. Pre-power approval forms for 1 <sup>st</sup> 30 days	\$60.00

6. Temporary/Conditional Certificate of Occupancy	\$110.00
7. Replace building permit card	\$5.00
8. Extension of permit (One 180 day extension may be granted)	10% of original permit fee or \$50.00, whichever is greater
9. Permit amendments (other than contractor changes)	\$25.00
10. Change of building use/occupancy (inspection required)	\$150.00
11. Tent Permit	\$25.00
12. Special Inspection Fee (After hours, holidays, weekends)	\$55.00 per hour (3 hour minimum)
13. Notary Seal	\$5.00
14. Commencing work prior to obtaining the necessary permit	Subject to a penalty of \$150.00 or double the permit fee, whichever is greater

**P. Permit Renewal Fees:**

1. No inspections conducted	100% of original fee
2. Slab inspection approved, slab poured.	80%
3. Rough All Inspections approved	50%
4. Insulation inspection approved	30%
5. Final inspections only pending	10%

- Q. Contractor registration fees.** The building official or his designee shall collect a fee of \$30.00 per anum for the city's fiscal year for the purpose of maintaining the following master file documents for any contractor wishing to use the service. The documents which may be filed are:
- a. State or county license;
  - b. Occupational license;
  - c. Worker's compensation insurance certificate or exemption;

**R. Master File Fees:**

Contractors wishing to maintain a master file in the City of Mt. Dora shall pay an annual fee of \$30.00 due September 30 of each year. Payment of this fee entitles the contractor to master file the following documents with the Building Department:

- a. Single Family Residences
- b. Swimming Pools
- c. Screened enclosures.
- d. Boat docks.
- e. Sheds
- f. Solar Panels
- g. HVAC tie-downs
- h. Pre-engineered Fire Suppression Systems

**S. State of Florida Building Surcharge:**

A 3.0% fee will be charged on all permits, i.e., building, plumbing, electrical, mechanical, roofing, fire systems etc. The minimum amount collected on any permit will be \$4.00 per F.S. 553 and F.S. 468.

**T. Electric Meters:**

1. Temporary	\$ 75.00 (plus a minimum of \$ 20.00 per month)
2. Permanent (Single Phase)	\$ 125.00
3. Permanent (Three Phase – up to 200 amperes)	\$ 250.00

4. Permanent (Three Phase – over 200 amperes)	\$ 450.00
5. Changeover	Charges for substitution of one type service for another shall be determined by subtracting the new service connection fee from the market value of the materials salvaged from initial use.

**U. Water Meters:**

1. ¾ inch	\$ 400.00
2. 1 inch	\$ 450.00
3. 1 ½ inch	\$ 775.00
4. 2 inch	\$ 875.00
5. 4 inch	cost basis
6. 6 inch	cost basis
7. Upgrades	cost treated as a new installation

**V. Water Impact Fees:**

NOTE: For all establishments not listed in then following table, the total equivalent residential unit (ERU) value shall be determined by multiplying the number of fixture units, as published in the Florida Plumbing Code by twenty-five (25) and then dividing the numerator by 300 GPD / ERU, then multiplying by \$2,217.17 if you are inside the City or \$2,771.46 if you are outside the City.

$$\text{Total ERU Value} = \frac{\text{Number of Fixture Units} \times 25}{300}$$

For example, the chart indicates a kitchen sink has a fixture unit of 2. Simply take the 2 multiply it by 25 then divide it by 300 then multiply by \$2,217.17 if you are inside the City and \$2,771.46 if you are outside the City, then you get your total fee:

$$\frac{2 \times 25}{300} \times \$2,217.17 =$$

<u>Water Impact Fee</u>	<u>Unit</u>	<u>ERU Factor</u>	<u>GPD</u>	<u>Inside City</u>	<u>Outside City *</u>
Commercial rates based on					
<u>Residential</u>					
Single Family Residence	DU	1	350	\$2,217.17	\$2,771.46
*Inside City rate applies if the covenant to annex form is recorded & submitted.					
Duplex (1-2 Bedrooms)	DU	0.833	292	\$1,846.90	\$2,308.63
Duplex (3+ Bedrooms)	DU	1	350	\$2,217.17	\$2,771.46
Multi Family (1-2 Bedrooms)	DU	0.833	292	\$1,846.90	\$2,308.63
Multi Family (3+ Bedrooms)	DU	1	350	\$2,217.17	\$2,771.46
Mobile Home (1-2 Bedrooms)	DU	0.667	235	\$1,478.85	\$1,848.56
Mobile Home (3+ Bedrooms)	DU	0.833	292	\$1,846.90	\$2,308.63

**Sewer Impact Fees:**

**NOTE:** For all establishments not listed in the following table, the total equivalent residential unit (ERU) value shall be determined by multiplying the number of fixture units, as published in the Florida Plumbing Code by twenty-five (25), then dividing the numerator by 300 GPD / ERU, then multiplying by \$3,337.94 if you are inside the City or \$4,172.43 if you are outside the City.

$$\text{Total ERU Value} = \frac{\text{Number of Fixture Units} \times 25}{300}$$

For example, the fixture unit chart indicates a kitchen has a fixture unit value of 2. Simply take the 2 multiply it by 25 then divide it by 300, then multiply the result by \$3,337.94 if you are inside the City or \$4,172.43 if you are outside the City.

$$\frac{2 \times 25}{300} \times \$3,337.94 =$$

<u>Sewer Impact Fees</u>	<u>Unit</u>	<u>ERU Factor</u>	<u>Inside City</u>	<u>Outside City *</u>
<u>Residential</u>				
Single Family Residence	DU	1	\$3,337.94	\$4,172.43
*Inside City rate applies if the covenant to annex form is recorded & submitted.				
Duplex (1-2 Bedrooms)	DU	0.833	\$2,780.50	\$3,475.63
Duplex (3+ Bedrooms)	DU	1	\$3,337.94	\$4,172.43
Multi Family (1-2 Bedrooms)	DU	0.833	\$2,780.50	\$3,475.63
Multi Family (3+ Bedrooms)	DU	1	\$3,337.94	\$4,172.43
Mobile Home (1-2 Bedrooms)	DU	0.667	\$2,226.41	\$2,783.01
Mobile Home (3+ Bedrooms)	DU	0.833	\$2,780.50	\$3,475.63

**City Impact Fees:**

<u>Land Use Category</u>	<u>Unit Measure</u>	<u>Parks &amp; Recreation</u>	<u>Public Library</u>	<u>Police Protection</u>	<u>Fire / EMS</u>	<u>Total</u>
Residential						
Single-Family	Per DU	\$2,609.26	\$1,389.07	\$276.73	\$411.42	\$4,686.48
Multi-Family	Per DU	\$1,309.38	\$697.05	\$719.50	\$211.94	\$2,937.87
Non-Residential						
Commercial	Per 1000 Sq Ft			\$957.50	\$349.08	\$1,306.58
Office	Per 1000 Sq Ft			\$66.41	\$324.14	\$390.55
Institutional	Per 1000 Sq Ft			\$66.41	\$2,106.98	\$2,173.39
Industrial	Per 1000 Sq Ft			\$223.24	\$74.80	\$298.04
Warehouse	Per 1000 Sq Ft			\$237.99	\$24.93	\$262.92

**Lake County Impact Fees:**

**Lake County Commercial Impact Fee Schedule**

Land Use Code	Land Use	Transportation	
		Unit	Rate
<b><i>Lodging:</i></b>			
310	Hotel	room	\$1,446
320	Motel / Bed and Breakfast	room	\$ 774
416	Campground / RV Park	space	\$ 536
252	ACLF	du	\$ 309
<b><i>Recreational:</i></b>			
412	General Recreation / County Park	acre	\$ 388
420	Marina	slip	\$ 668
430	Golf Course	hole	\$6,594
473	Amusement & Recreation Services	1,000 sf	\$25,880
492	Racquet Club/Health Spa	1,000 sf	\$3,303
494	Bowling Center	1,000 sf	\$6,286
N/A	Dance Studio	1,000 sf	\$3,303
495	Community Recreation Center	1,000 sf	\$3,895
N/A	Horse Training	acre	\$964
<b><i>Institutional:</i></b>			
520	School (Elementary)	student	\$180
522	Middle School	student	\$287
530	School (High)	student	\$355
550	School (College)	student	\$552
540	Junior College	student	\$357
560	Church / Religious Organization	1,000 sf	\$1,322
565	Day Care Center	1,000 sf	\$4,507
566	Cemetery	acre	\$1,073
590	Library	1,000 sf	\$4,265
610	Hospital	1,000 sf	\$2,444
620	Nursing Home	bed	\$242
730	Government Office Building - Municipal	1,000 sf	\$4,304
733	Government Office Building - County	1,000 sf	\$8,711
N/A	Fire Station	1,000 sf	\$2,494
<b><i>Office:</i></b>			
710	Office under 10,000GSF	1,000 sf	\$4,452
710	Office 10,001 GSF to 30,000 GSF	1,000 sf	\$3,790
710	Office 30,001 GSF to 100,000 GSF	1,000 sf	\$2,883
710	Office 100,001 GSF to 400,000 GSF	1,000 sf	\$2,110
710	Office greater than 400,000 GSF	1,000 sf	\$1,722
715	Single Tenant Office Building	1,000 sf	\$2,275
720	Medical Office	1,000 sf	\$6,717
750	Office Park	1,000 sf	\$2,123
760	Research Center	1,000 sf	\$1,508
770	Business Park	1,000 sf	\$2,373
<b><i>General Commercial:</i></b>			
820	Under 50,000 GSF	1,000 sf	\$2,816
820	50,000 to 200,000 GSF	1,000 sf	\$2,177
820	200,001 to 600,000 GSF	1,000 sf	\$2,171
820	Greater than 600,000 GSF	1,000 sf	\$2,385

Updated 01/15/08

## Lake County Commercial Impact Fee Schedule

Land Use Code	Land Use	Transportation	
		Unit	Rate
<b>Retail / Services:</b>			
444	Movie Theater w/ Matinee	screen	\$11,552
812	Building Materials and Lumber Store	1,000 sf	\$5,930
813	Discount Superstore ( greater than 120,000 sf)	1,000 sf	\$2,969
814	Specialty Retail	1,000 sf	\$3,553
815	Discount Superstore (less or equal to 120,000 sf)	1,000 sf	\$3,580
816	Hardware / Paint Store	1,000 sf	\$9,939
818	Wholesale Nursery	acre	\$858
831	Quality Restaurant	1,000 sf	\$8,731
832	High Turnover Restaurant	1,000 sf	\$11,422
834	Fast Food Restaurant/W drive Thru	1,000 sf	\$17,706
836	Bar / Lounge / Drinking Place	1,000 sf	\$11,422
837	Quick Lube	bay	\$3,884
840	Auto Repair	1,000 sf	\$4,010
841	New and Used Auto Sales	1,000 sf	\$5,742
844	Service Station	fuel position	\$2,080
847	Car Wash	1,000 sf	\$5,973
850	Supermarket	1,000 sf	\$4,952
853	Convenience Market w/gas	1,000 sf	\$14,834
862	Home Improvement Superstore	1,000 sf	\$4,034
881	Pharmacy/Drugstore	1,000 sf	\$3,915
890	Furniture Store	1,000 sf	\$704
911	Bank	1,000 sf	\$8,202
912	Bank w/Drive-Thru	1,000 sf	\$12,207
N/A	Convenience Mkt. w/gas, fast food and car wash	1,000 sf	\$32,865
N/A	Stand-Alone Meeting Facility w/ Catering	1,000 sf	\$3,368
N/A	Veterinary Clinic	1,000 sf	\$1,788
<b>Industrial:</b>			
110	General Light Industrial	1,000 sf	\$2,157
120	General Heavy Industrial	1,000 sf	\$464
130	Industrial Park	1,000 sf	\$2,084
140	Manufacturing	1,000 sf	\$1,182
150	Warehouse	1,000 sf	\$1,535
151	Mini-Warehouse	1,000 sf	\$290
152	High Cube Warehouse	1,000 sf	\$535
N/A	Airport Hanger	1,000 sf	\$1,535
170	Utilities Building	1,000 sf	\$1,684

**Notes:**

**N/A** - Does not have an ITE Land Use Code

du = dwelling unit

sf = square feet

For additional information contact:

Ed O'Malley  
 Lake County Impact Fee Specialist  
 (352) 343-9467 or  
[omalley@lakecountyfl.gov](mailto:omalley@lakecountyfl.gov)

Updated 01/15/08

# Lake County Residential Impact Fee Schedule

## Road

### Single Family Home

		School
Up to 1500 sf living area	\$ 1,642	\$ 9,324
1501 to 2500 sf living area	\$ 2,189	\$ 9,324
Over 2500 sf living area	\$ 2,583	\$ 9,324
*Active Adult	\$ 1,153	\$ 9,324

### Mobile Home (includes Manufactured and Modular)

	Road	School
Up to 1500 sf living area	\$ 1,642	\$ 3,297
1501 to 2500 sf living area	\$ 2,189	\$ 3,297
Over 2500 sf living area	\$ 2,583	\$ 3,297
In a Mobile Home Park	\$ 859	\$ 3,297

### Multi-Family (includes Duplex, Triplex, etc.)

	Road	School
1 or 2 Stories	\$ 1,408	\$ 5,689
3 or more Stories	\$ 898	\$ 5,689

Fees are per dwelling unit.

### Home Additions and Upgrades

	Road	School
Increase from less than 1500 sf to between 1501 and 2500 sf	\$ 547.00	-0-
Increase from less than 1500 sf to over 2500 sf	\$ 941.00	-0-
Increase from between 1501 and 2500 sf to over 2500 sf	\$ 394.00	-0-
Upgrade from Mobile Home to Site-built Single Family Residence	see above	\$ 6,027

\* Adult only communities which have received a qualifying letter from the County Attorney's office are exempt from paying the School impact fee.