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**RESOLUTION 26-XX**

**A RESOLUTION OF THE CITY OF MARCO ISLAND, FLORIDA ADOPTING AN AMENDED FEE SCHEDULE IN ACCORDANCE WITH CHAPTER 6, "BUILDING AND BUILDING REGULATIONS," ARTICLE III, SECTION 6-111, SUBSECTION 109.2, "SCHEDULE OF PERMIT FEES" OF THE CITY OF MARCO ISLAND CODE OF ORDINANCES; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Section 6-111, Subsection 109 of the City's Administrative Construction Code provides that, "on buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the [City]"; and

**WHEREAS**, as such, the City Council is authorized to amend, modify, or otherwise change, delete or add to fees related to the enforcement of the City's Administrative Construction Code; and

**WHEREAS**, the City Council finds that amending the fee schedule relating to the enforcement of the City's Administrative Construction Code as is provided for in this Resolution is in the best interest and welfare of the residents of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARCO ISLAND, FLORIDA:**

**Section 1. Recitals.** The above recitals are confirmed, adopted, and incorporated herein and made a part hereof by reference.

**Section 2. Adoption of Administrative Construction Code Fee Schedule.** The City Council hereby adopts the amended Administrative Construction Code Fee Schedule attached hereto and incorporated herein as "Exhibit A."

**Section 3. Conflict and Severability.**

- 1) All sections or parts of sections of the Code of Ordinances of the City of Marco Island, all ordinances or parts of ordinances, all resolutions or parts of resolutions, in conflict herewith, be and the same are hereby repealed to the extent of conflict.
- 2) If any word, phrase, clause, subsection, or section of this resolution if for any reason held unconstitutional or invalid by a court competent jurisdiction, the invalidity thereof shall not affect the validity of any remaining portions of the resolution.

47 **Section 4. Effective Date.**

48

49 This Resolution shall take effect on May 18, 2026.

50

51 Passed in open and regular session of the City Council of the City of Marco Island,  
52 Florida, this 18<sup>th</sup> day of May 2026.

53

54

55 **ATTEST:**

**CITY OF MARCO ISLAND, FLORIDA**

56

57

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\_\_\_\_\_  
Joan Taylor, City Clerk

By: \_\_\_\_\_  
Darren Palumbo, Chairman

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Approved as to form and legal sufficiency:

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Alan L. Gabriel, City Attorney

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93 **EXHIBIT A**

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95 **ADMINISTRATIVE CONSTRUCTION CODE FEE SCHEDULE**

96  
97 **NOTE:** The definition for “fee per sq. ft. under roof” as used in the following fee schedule  
98 shall be interpreted as the entire area within the exterior face of the perimeter wall of the  
99 enclosed structure or the supporting beam of an exterior lanai under roof. Roof overhangs  
100 are not to be included in the calculation.

101  
102 **NOTE:** New rates apply to any permit submitted after the effective date of this resolution.  
103 New rates also apply to any permit that is revised or reissued.

104  
105 **NOTE:** For Fire Fees, see Marco Island Code of Ordinances, Chapter 22. For Public Works  
106 Fees, see Marco Island Code of Ordinances, Chapter 42.

107  
108 **NOTE:** Words in ~~struck through~~ text are deletions; words in underscoring text are additions.

109  
110 **A. PERMIT FEES.**

111  
112 **1) New Single Family:**

113 Residential Structure ~~\$0.60~~ \$0.67 per square foot under roof. Electric, Plumbing,  
114 Mechanical and Roofing as shown below. See also Public Works Fee Schedule.

115  
116 **2) New Commercial / Multifamily structure:**

117 ~~\$0.60~~ \$0.67 per square foot under the roof. Electric, Plumbing, Mechanical, and Roofing,  
118 Site Work as below. See also Fire Fee Schedule.

119  
120 **3) Additions and alterations:**

121 Same as New Single Family or New Commercial / Multifamily. except for remodeling  
122 work in a multifamily dwelling unit: ~~\$0.57~~ \$0.64 per square foot. Electric, Plumbing and  
123 Mechanical as shown below. Commercial: See also Fire Fee Schedule.

124  
125 **4) Electrical permit:** ~~\$0.25~~ \$0.28 per square foot under roof for new construction, and  
126 \$0.20 per square foot for alterations, minimum fee ~~\$77.00~~ \$86.00. Electric permit for water  
127 heater disconnect ~~\$40.00~~ \$45.00.

128  
129 **5) Mechanical permit:** ~~\$0.25~~ \$0.28 per square foot under roof for new construction, and  
130 \$0.20 per square foot for alterations, minimum fee ~~\$77.00~~ \$86.00.

131  
132 **6) Plumbing permit:** ~~\$0.25~~ \$0.28 per square foot under roof for new construction, and  
133 \$0.20 per square foot for alterations, minimum fee ~~\$77.00~~ \$86.00.

- 134 a) Water Heater Replacement: only when there is a change in location of the device  
135 or change in type of device ~~\$53.00~~ \$59.00, plus electric permit when applicable.  
136 b) Reclaimed Water System Permit: ~~\$56.00~~ \$63.00 flat fee.

139 **7) Window / door replacement:**  
140 a) ~~\$104.00~~ \$116.00 for the first opening; ~~\$17.00~~ \$19.00 for each additional opening;  
141 ~~\$150.00~~ \$168.00 maximum per house or dwelling unit, or ~~\$150.00~~ \$168.00  
142 maximum per floor for common area work in condominiums or commercial  
143 buildings.

144  
145 **8) Roofing permit:**  
146 a) ~~\$5.00~~ \$5.60 per roof square.  
147 b) Roof coating work: ~~\$116.00~~ \$130.00 flat fee.  
148 c) Certify Re-roof Mitigation form, inspection performed from the roof side.  
149 d) ~~\$37.00~~ \$41.00 for roof deck nailing inspection, includes secondary water barrier  
150 inspection.  
151 e) ~~\$58.00~~ \$62.00 for roof-to-wall connections inspection.

152  
153 **9) Demolition/moving:**  
154 a) Interior demolition ~~\$0.05~~ \$0.06 per square foot, minimum fee ~~\$67.00~~ \$75.00 flat  
155 fee.  
156 b) Single-family home ~~\$202.00~~ \$226.00 flat fee.  
157 c) Commercial or Multifamily structure ~~\$289.00~~ \$324.00 flat fee.  
158 d) Moving Permit ~~\$207.00~~ \$232.00 flat fee.  
159 e) Accessory Structure: ~~\$58.00~~ \$65.00 per inspection.

160  
161 **10) Site work permit:**  
162 a) \$0.01 per square foot of work area–non-pervious work, minimum fee ~~\$92.00~~  
163 \$103.00.  
164 b) Driveway replacements ~~\$107.00~~ \$120.00 flat fee.  
165 c) Irrigation systems: ~~\$67.00~~ \$75.00 flat fee for one and two-family. ~~\$94.00~~ \$105.00  
166 flat fee for commercial.

167  
168 **NOTE:** Wells are permitted at the appropriate Collier County office, however electric  
169 services and connections must be permitted, and fees are charged in accordance with the  
170 Administrative Construction Code.

171  
172 **11) LP gas:**  
173 a) Single Family and Commercial ~~\$202.00~~ \$226.00 flat fee.

174  
175 **12) Seawall permits:**  
176 a) Install, Repair, Replace Seawall ~~\$4.00~~ \$4.50 per linear foot, minimum ~~\$169.00~~  
177 \$189.00.  
178 b) Shoring, Rip-Rap, Reinforcement: ~~\$0.87~~ \$0.97 per linear foot, minimum ~~\$63.00~~  
179 \$71.00.  
180 c) Minor Repairs & Maintenance: ~~\$0.62~~ \$0.69 per linear foot, minimum ~~\$83.00~~  
181 \$93.00.  
182 d) Dredging: ~~\$73.00~~ \$92.00 flat fee.

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- 185 **13) Swimming pools and spas:**  
 186 a) Single-family: ~~\$445.00~~ \$498.00 flat fee (includes electric).  
 187 b) Multifamily/commercial: ~~\$0.82~~ \$0.92 per square foot, minimum of ~~\$587.00~~  
 188 \$657.00 plus Electric as shown above.  
 189
- 190 **14) Other accessory structures:** Commercial: See also Fire Fee Schedule.  
 191 a) Detached garages, carports with structural roof systems, bath houses, covered  
 192 walkways: ~~\$0.62~~ \$0.69 per square foot of structure, minimum fee ~~\$220.00~~ \$246.00,  
 193 plus roof, electric, and plumbing as shown above.  
 194 b) Concrete column & tie beam system on concrete deck: ~~\$175.00~~ \$197.00 (single  
 195 family only).  
 196 c) Screen cages, carports w/ pan roof systems, gazebos, chickee huts, retaining or  
 197 privacy walls: ~~\$103.00~~ \$115.00 flat fee.  
 198 d) Docks: \$0.25/SF, ~~\$120.00~~ \$134.00 minimum fee, plus electric and plumbing as  
 199 shown above.  
 200 e) Signs: flat fee of ~~\$92.00~~ \$103.00, plus electric as shown above.  
 201 f) Fences, screen walls: ~~\$54.00~~ \$60.00 per required inspection.  
 202 g) Aluminum railings or guardrails: ~~\$81.00~~ \$92.00 per required inspection.  
 203 h) Shutters: ~~\$104.00~~ \$116.00 for the first opening; ~~\$17.00~~ \$19.00 for each additional  
 204 opening; ~~\$150.00~~ \$168.00 maximum per house or unit, or ~~\$150.00~~ \$168.00  
 205 maximum per floor for common area work in condominiums or commercial  
 206 buildings. Plus electric as shown above.  
 207 i) Antennas: ~~\$97.00~~ \$109.00 per required inspection.  
 208 j) Boat lifts: flat fee of ~~\$84.00~~ \$94.00 each.  
 209 k) Flagpoles: Direct burial system, no fee will be charged. If a foundation is required,  
 210 the fee is ~~\$54.00~~ \$60.00 per required inspection.  
 211 l) Wood deck: ~~\$57.00~~ \$64.00 per required inspection.  
 212 m) Beach Kiosk: \$168.00 flat fee.  
 213
- 214 **15) Engineer certified permit:** ~~\$178.00~~ \$199.00 flat fee.  
 215
- 216 **16) Foundation permit:** ~~\$471.00~~ \$527.00 flat fee. Nonrefundable, at-risk permit. Any  
 217 work performed will be removed at the applicant's expense if the main permit cannot be  
 218 obtained or is not issued.  
 219
- 220 **17) Test pilings:** ~~\$81.00~~ \$91.00 plus Bond or Deposit to cover the cost of removing pilings  
 221 if the main permit cannot be, or is not issued.  
 222
- 223 **18) Section 6-111, Subsection 109.4, Work Commencing before permit issuance fee:**  
 224 The fee established by the building official, as referenced in the first sentence of the above-  
 225 referenced Subsection, shall be 300 percent of the usual permit fee, which shall be in  
 226 addition to the required permit fees.  
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231 **B. INSPECTION FEES.**

232  
233 **1) Private inspections:**

234 If a private inspection service is used, the private inspector must be appropriately licensed  
235 and insured, must register with the city, and must sign an affidavit for each trade being  
236 privately inspected on the applicable permit. All other permits and processes associated  
237 with the permit being privately inspected will be unaffected.

238  
239 Fee Owner's Use of Private Provider Services Pursuant to F.S. 553.791(2)(b):

240  
241 Florida Building Code Fees related to 1, 2, or 3 family buildings:

- 242 a) Applicants who elect to use a private provider for inspections shall receive a  
243 reduced fee equal to 16.67% of the building permit fee.  
244 b) Applicants who elect to use a private provider for plan review and inspections shall  
245 receive a reduced fee equal to 33.33% of the building permit fees.

246  
247 Florida Building Code related to commercial buildings:

- 248 a) Applicants who elect to use a private provider for inspections shall receive a  
249 reduced fee equal to 25% of the building permit fee.  
250 b) Applicants who elect to use a private provider for plan review and inspections shall  
251 receive a reduced fee equal to 50% of the building permit fees.

252  
253 Pursuant to F.S. 553.791(2)(a), applicants electing to use a private provider for plan review  
254 shall be required to retain the private provider for all required inspections.

255 Discounts for changing to a private provider after the permit has been issued will be  
256 determined on a case-by-case basis.

257  
258 **2) Unusual cases or configurations:**

259 As determined by the Building Official: A minimum of ~~\$50.00~~ \$54.00 for each required  
260 inspection. Fee for any permit not specifically mentioned shall be determined by the  
261 Building Official.

262  
263 **3) Bulk rate permits:**

264 Multiple permits for repeat work, to be performed in one building as part of one project:

- 265 a) Equals over ten (10) permits: 20% discount.  
266 b) Equals over 25 permits: 30% discount.  
267 c) Equals over 50 permits: 40% discount.  
268 d) Adjustments may be made by the Building Official based on the scope of work and  
269 required inspections.

270 Work must be scheduled to accommodate the Inspection Department in order to receive  
271 the discount.

272  
273 **4) Miscellaneous inspections:**

- 274 a) Pre-permit inspection: ~~\$44.00~~ \$49.00 flat fee.  
275 b) Courtesy Inspection: ~~\$51.00~~ \$57.00 flat fee.  
276 c) Timed Inspection: ~~\$70.00~~ \$80.00 flat fee.

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**5) Re-inspections:**

- a) 1<sup>st</sup> ~~\$50.00~~ \$56.00 flat fee,
- b) 2<sup>nd</sup> ~~\$75.00~~ \$84.00 flat fee.
- c) 3<sup>rd</sup> and subsequent ~~\$\$100.00~~ 112.00 flat fee.

**6) Partial inspections:**

Applies to flat rate permits only—any partial inspection: ~~\$50.00~~ \$56.00. Partial inspections may not be used to extend a permit.

**C. RELATED FEES.**

**1) Plan review:**

A fee equal to thirty-eight (38) percent of the permit fees as listed herein will be charged at the time an application for a permit is received. This fee is not refundable, nor is it credited to any other fee. Plan review fees will be collected at the time of application.

**2) Plan revisions:**

- a) \$50.00 per minor revision.
- b) \$100.00 per major revision.
- c) Additional plan review fees may be charged for extensive changes.
- d) \$50 per occurrence; change of scope of work before permit is issued, or submittal found to be substantially lacking prerequisite documents, causing additional plan reviews.
- e) \$20.00 per occurrence; submittal of additional supporting documents to the permit file, causing additional plan reviews.

**3) Electronic data conversion:** 5% of the total permit cost. Minimum fee \$5.00, Maximum fee \$300.00. Fee capped at \$100.00 if documents are also provided in electronic format. **NOTE:** This fee does not apply where all documents are provided and submitted digitally through the portal.

**4) As-built plans:** \$3.00/ blueprint page. Fee waived if documents are provided in electronic format.

**5) Stop work orders:**

When permitted work is stopped for non-compliance with codes, policies, or safety issues: \$100.00 each offense. If a stop work order is not corrected in a time deemed reasonable by the Building Official, based on the reason for the offense, then Code Compliance will issue a notice of violation to the contractor.

**6) Expired permits:**

No subsequent inspections or other permits will be issued until all the fees are paid and the permit has been finalized, *or the permit has been re-issued.*

323 **7) Permit extension:**  
324 The cost of a 90 day extension is equal to 50 percent of the original permit fee, maximum  
325 fee \$500.00. Only applicable if applied for prior to permit expiration. **NOTE:** Failure to  
326 finalize a permit prior to the date of expiration will cause the permit to be considered  
327 abandoned, requiring reissuance of the permit prior to continuation.

328  
329 **8) Permit re-issuance:**  
330 The cost of the permit, at the current rate, maximum fee \$500.00.

331  
332 **9) Copies:**  
333 Replacement inspection card \$10.00. Standard sized copies \$0.15 per sheet.  
334 **Blueprints sent to vendor to be copied:** \$20.00 will be paid to the City for processing.  
335 The person requesting copies will pay the vendor directly for the actual copies.

336  
337 **10) Change of contractor:**  
338 For change of primary contractor an administrative fee of \$50.00 will be charged. The fee  
339 includes costs for a copy of the inspection card and copying of blueprints, if requested.  
340 Cost of copies to be paid directly to vendor.

341  
342 **11) Other services:**  
343 Other services not specified herein shall be billed at actual cost of time, benefits, material,  
344 and outside services, plus an administrative fee of 20 percent as determined by the Building  
345 Official or designee.

346  
347 **12) Temporary Certificate of Occupancy Administrative Fee:** Flat Fee of \$250.00 for  
348 residential, and \$422 for commercial.

349  
350 **Refunds:** No refunds will be given if work has commenced. No refunds will be given if a  
351 permit has expired. No refunds will be given on any plan review fee. No refunds will be  
352 given on permits of \$50.00 or less, unless issued in error by the city. Refunds of all other  
353 permits shall be limited to 75 percent of the permit fee.

354  
355 **County Impact fees** identified in the Interlocal Agreement dated January 19, 1999, as  
356 amended, shall be paid to the City of Marco Island prior to the issuance of a building  
357 permit.

358  
359 **D. STATE SURCHARGES.**

- 360  
361 1) **Building permit surcharge fee.** Pursuant to Section 553.721 F.S.  
362  
363 2) **Building permit certification surcharge fee.** Pursuant to Section 468.631 F.S.

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365