



# **City of Marco Island Fire Rescue Department**

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## **Executive Summary**

### **Fire Prevention Fees**

#### **Introduction**

This item is presented to City Council for consideration of an update to the City's Fire Prevention Fees associated with Fire Code Compliance Plan Review and Fire Code Compliance Fire Inspections through the permit process, Fire Inspections of existing occupancies and malfunctioning fire alarm systems.

#### **Background**

The current Fire Prevention Fee schedule was last updated in 2017 upon City Council approval of Resolution #17-112.

#### **Fire Prevention Fees**

Updating the City's Fire Prevention Fees is necessary to ensure the continued delivery of efficient, responsive, and high-quality fire prevention services. Since the last update in 2017, the Fire Rescue Department has experienced increases in personnel, training, equipment, and administrative costs associated with conducting plan reviews, inspections, and code enforcement activities. Additionally, advancements in building systems, fire protection technologies, and evolving requirements within the Florida Fire Prevention Code have increased the complexity and time required to perform these services.

The proposed fee adjustments are intended to more accurately reflect the actual cost of providing fire prevention services, including Fire Code Compliance plan reviews associated with new construction and renovations, permit-related inspections, annual inspections of existing occupancies, and responses to malfunctioning fire alarm systems. These updates will also ensure that fees remain aligned with the level of service demand and regulatory oversight required to protect life safety and property.

Staff recommends aligning the City's Fire Prevention Fee structure for permitted work with that of Collier County and local Fire Districts. This approach promotes regional consistency, reduces confusion within the development and construction community, and ensures the City remains competitive and equitable in its fee structure. Aligning with established regional standards also provides a defensible and transparent basis for the proposed fees.

Staff also recommends revising and simplifying the current fee schedule for annual fire inspections of existing buildings. The existing structure relies on multiple variables, including occupancy classifications, square footage thresholds, and provisions for mixed or multiple occupancies, which introduces complexity and increases the likelihood of inconsistent application and calculation errors.



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From both a code enforcement and administrative standpoint, this structure can create challenges in ensuring equitable and predictable fee assessments.

To address these concerns, staff is proposing a more streamlined and scalable fee model centered on a base inspection fee, with adjustments tied to objective building characteristics such as total building area, number of stories, and the presence and complexity of integrated fire protection systems. This approach is intended to align more closely with actual inspection effort and risk profile, while improving transparency, consistency, and administrative efficiency in fee application.

Listed below is a table describing the existing fire prevention fees and the proposed fire prevention fees based on the Collier County / Independent Fire Districts Fire Prevention Fee Schedule.

### **Next Steps**

With City Council direction, staff will prepare a Fire Prevention Fee Resolution for consideration and approval by City Council adopting the new fire prevention fee schedule for FY27. This will be presented in August or September 2026.

**Chapter 22 FIRE PREVENTION AND PROTECTION**

**FIRE PLAN REVIEW FEES**

Description	Current Fire Fee Schedule	Proposed Fire Fee Schedule
<b>Application Review Fee &amp; Trade Permits not Otherwise Specified Below</b>		
	\$0	\$150 Minimum
Achitectural Plan Review:		
<i>Less than or equal to \$120,000</i>	.60% of Job Value	.60% of job value
<i>Greater than \$120,000 and less than or equal to \$600,000</i>	.057% of Job Value	\$500.00 plus 0.055%
<i>Greater than \$600,000 and less than or equal to \$1,200,000</i>	.082% of Job Value	
<i>Greater than \$1,200,000</i>	.037% of Job Value	
Fire Sprinkler Systems	\$52.00 + \$.98 Per Head	\$150.00 plus \$1.00 per Head
Underground Fire Line	\$103.00 + \$.21 Per foot	\$150 plus \$.20 per Linear Foot
Standpipes	\$52.00 + \$6.00 Per Riser	\$150.00
Fire Pumps	\$285.00 Each	\$300.00
Generators	\$285.00 Each	\$300.00 each
Pre-engineered Fire suppression Systems (new)	\$67.00 + \$21.00 Per Bottle of Suppression Agent	Total Flood System - \$150 each plus, \$20 per Bottle and \$10 per Device
Pre-engineered Systems (existing)	\$67.00 + 2.10 Per Head Altered or Added	
Kitchen Hood Ventilation Systems	\$103.00 Per system	\$150 each plus, \$10 per bottle
Fire Alarm Systems (zoned systems)	\$93.00 + \$16.00 Per zone	\$150.00 plus, \$20.00 Per Zone
Fire Alarm Systems (intelligent system)	\$93.00 + \$.67 Per device	\$150.00 plus, \$1.00 Per Device
Dedicated Function System / Elevator Recall Only		\$200.00
Fire Alarm Monitoring	\$42 telephone line / \$93 for wireless systems	\$150.00
Fire Alarm Monitoring Campus System	n/a	\$200.00
Low Voltage Wiring (All Except Fire Alarm)	\$42.00	\$150.00
Fuel Storage Systems Including LPG	\$72.00 + \$52.00 Per Tank	\$150.00 plus \$10.00 per Tank
Commercial Hurricane Shutters impacting: 2 Egress and /or access points	\$50.00	\$150.00 per Unit
<i>Each additional egress or access point</i>	\$2.00	
Back Flow Prevention Devices	\$50.00	\$150.00
Docks (New, Replace or Repair)	\$100.00	n/a
Minimum Review Fee and Items Not Listed Above	\$42.00	\$150.00 per Unit
Fast Track Permit Review Fee	Time and one half, plus 30%	Small Projects (10 pages or fewer): \$250.00 Moderate to Major Projects (11 pages or more, or as otherwise determined based on scope and complexity): \$500.00
Technology Fee on all Plan Reviews	5% of fee up to maximum of \$10,000	5% of fee up to maximum of \$10,000
All fees listed above include the initial review and One (1) re-review. Additional re-reviews will be provided as follows:		
2nd Re-Review	10% of Original Review \$42.00 Minimum	35% of initial review, \$125.00 minimum
3rd Re-Review	25% of Original Review \$52.00 Minimum	60% of initial review, \$200.00 minimum
4th Re-Review	50% of Original Review \$103.00 Minimum	100% of initial review, \$300.00 minimum
5th Re-Review	100% of Original Review \$206.00 Minimum	150% of initial review, \$500.00 minimum
6th and Subsequent Review		150% of initial review, \$500.00 minimum
7th Review		Will include notification to the DBPR
Revisions/Additions to original/previously approved plans	25% of original review, \$42.00 Minimum	Standard: 25% of the original review fee (minimum \$300.00)  Small Revisions / Insubstantial Changes: \$150.00 *Plus additional fees as applicable such as increase in work area of device / component count

FIRE PLAN REVIEW FEES		
Description	Current Fire Fee Schedule	Proposed Fire Fee Schedule
Administrative fee for correcting plans	\$52.00	\$75
Fire Permit Extension (90 Days)	\$52.00	n/a
Expired Fire Permit Re-issuance Fee	Original fee x 30% not to exceed \$500.00	n/a
SDP (Site Development Plan)	\$206.00	\$300.00
SDPA (Site Development Plan Amendment)	\$155.00	\$250.00
SIP (Sit Improvement Plan). CU (Conditional Use) and others	\$155.00	\$200.00
A/C change out	\$42.00	\$150.00
Cell Tower	\$42.00	\$150.00
Change of Occupancy	\$42.00	\$200.00
Demolition		
Demo Building- full/partial	\$42.00	\$150.00
Demo Fire Alarm System	\$42.00	\$500.00
Demo Fire Sprinkler System	\$42.00	\$150.00
Dumpster Enclosure	\$42.00	\$150.00
Emergency Responder Radio System	\$300.00	\$300.00
Alternative Method (LTE/other) with AHJ Approval	\$1.00 per sq. ft. of structure under air (max \$50,000)	\$1.00 per sq. ft. of structure under air (max \$50,000)
Fence/Gate	\$42.00	\$150.00
Fossil Fuel Storage System	\$72.00 + \$52.00 Per Tank	\$150.00 plus \$75.00 each Tank
Generator	\$285.00	\$250.00 each
Hood	\$103.00	\$150.00 each
Marine	\$42.00	\$150.00
Mechanical Ventilation	\$42.00	\$150.00
Pool	\$42.00	\$150.00
Solar	\$42.00	\$150.00
Spray Booth or Room	\$42.00	\$150.00 each
Tent	\$42.00	\$150.00 plus \$10.00 per Tent
Window/Door Replacement	\$42.00	\$150.00 per Unit
FIRE INSPECTION FEES THROUGH PERMITTING PROCESS		
Description	Current Fire Fee Schedule	Proposed Fire Fee Schedule
- Site Plan Inspections	\$206.00	\$300.00
- New, Single Story	\$309.00 + \$.03 per sq. ft.	\$300.00 + \$0.03 per sq. ft.
- New, Multi-Story/Level	\$155.00 per floor, per tower+ \$.03 per sq. ft.	\$250.00/floor level & tower + \$0.03 per sq. ft.
- Remodels / Alterations	\$270.00 per floor, per tower+ \$.16 per sq. ft.	\$300.00/floor level & tower + \$0.20 per sq. ft.
- Single Apartments	\$258.00 per unit+ \$.16 per sq. ft.	\$200.00/unit + \$0.20 per sq. ft.
- Plumbing Stack / Shaft Repair	\$150.00 per unit stack	\$150.00/unit or level
A/C Changeouts	\$103.00	\$150.00
Alternate Water Supply	\$103.00	\$600.00
Cell Tower Inspection (excluding generators)	n/a	\$150.00
Change of Occupancy / Use	\$75.00	\$150.00
Demolition	\$75.00	\$250.00
Dumpster Enclosure	\$75.00	\$150.00
Emergency Responder Radio Systems	\$300.00 + \$100.00 per floor	\$300.00 + \$100.00 per floor
Fire Alarm Systems		
- New	\$309.00 per floor, per tower + \$.67 per device	\$350.00/floor level and tower + \$0.75 per device
- Remodel	\$206.00 per floor, per tower + \$1.03 per device	\$250.00/floor level and tower + \$2.00 per device
- Dedicated Function	\$103.00	\$250.00
- Monitoring (Non-campus)	\$103.00	\$150.00
- Monitoring (Campus)	\$103.00	\$150.00/building
Fire Pumps	\$309.00	\$300.00
Fire Pump Components: Controller and Jockey Pump Replacements	\$309.00	\$150.00 each

FIRE INSPECTION FEES THROUGH PERMITTING PROCESS		
Description	Current Fire Fee Schedule	Proposed Fire Fee Schedule
Fire Sprinklers		
- New	\$309.00 per floor, per tower + .67 per head	\$350.00/floor level and tower + \$1.00 per head
- Remodel	\$206.00 per floor, per tower + \$1.03 per head	\$250.00/floor level and tower + \$2.00 per head
Fire Alarm Project (Simplified Permits)		
- Modification	\$309.00 per floor, per tower + .67 per head	\$300.00/floor level and tower + \$40.00 (covers up to 20 devices)
- Monitoring Communicator Change	\$103	\$300.00
Fire Sprinkler Project (Simplified Permits)	\$103.00 + \$1.03 per head	\$250.00/floor level and tower + \$40.00 (up to 20 heads)
Fuel Storage / LPG Installations		
- Above Ground	\$103.00	\$150.00 + \$50.00/tank
- Underground	\$155.00	\$150.00 + \$100.00/tank
Generators	\$309.00	\$300.00
Hoods	\$206.00 + \$1.03 per foot of duct	\$200.00 + \$2.00 per linear ft. of duct
Low Voltage	\$103.00 per floor	\$150.00/floor
Backflow / Hydrant / PIV / FDC Appurtenance Acceptance	\$77 per device	\$50.00 per appurtenance if part of underground fire line permit \$150 per appurtenance if replaced / repaired
Mechanical Ventilation		\$150.00
Pre-Engineered Systems		\$150.00 base + \$25/bottle + \$10/device
Shutters & Storm Protection		
- Per Unit	\$52.00	\$150.00
- Flood Systems		\$300.00/floor /per building
Solar Systems		\$250.00/building
Spray Booths / Rooms	\$52.00 per bottle + \$.52 per sq. ft.	\$200.00
Standpipes	\$150.00/riser	\$150.00/riser Marina / Dry System \$350.00
Tents	\$103.00 > 400 sq ft	\$150.00 + \$25.00 per tent
Underground Fire Line	\$103.00 + \$1.03 per linear ft.	\$150.00 + \$1.00 per ft. + \$75.00/hydrant or appurtenance for acceptance testing (if not previously charged)
Window/Door Replacements		
- Individual Units	\$103	\$150.00 each
- Bulk (3+ units/floors)	\$103	\$250.00 base + \$100.00/additional floor
- Common Room/Stair Doors	\$103	\$150 base + \$50.00 per door
- Partial / Rough Inspections		\$25 (renovation / alteration), \$75 (addition / new construction)
Yellow Tags/Re-Inspections		
- 1st	\$77.00	\$77.00
- 2nd	\$108.00	\$108.00
- 3rd	\$144.00	\$144.00
- 4th	\$360.00	\$360.00
- 5th+	\$515.00	\$600.00
Minimum Inspection Fee (not otherwise listed)	\$103.00	\$150.00
Technology Fee	Technology fees are assessed at 5% of total inspection fee (max \$10,000.00)	Technology fees are assessed at 5% of total inspection fee (max \$10,000.00)
Permit Resolutions: cancellations, re-activation, inspection and research	\$103.00	\$250 per permit
<b>Direct Fees</b>		
Special Event (≤ 300 participants)	\$103.00	\$250.00
Special Event (> 300 participants)	\$155.00	\$500.00
Commercial Fireworks Permit	\$309.00	\$500.00
Tents/Food Concession (each)	\$31.00	\$35.00

FIRE INSPECTION FEES THROUGH PERMITTING PROCESS		
Description	Current Fire Fee Schedule	Proposed Fire Fee Schedule
After-Hours Event Setup Inspection	OT + 30%	Additional 50% fee (min \$200.00)
Minimum Fee	\$103.00	\$150.00
Existing Buildings: Annual Inspections, Re-Inspection & Tagging Fees		
Canceled Permit Verification		\$150.00
Red Tag / Stop Work Order	2x re-inspection fee	\$250.00
Working Without Fire Permit	4x Permit Fee	\$500.00
Houses of Worship and Public Schools including Charter Schools	\$100 - \$320 based on occupancy size	\$0 up to third re-inspection. If violations remain outstanding City to pursue code enforcement action or processes as defined in Florida Statutes for Educational Facilities.
Small Businesses less than 300 ft2	\$75	\$25.00
- Garden Apt building ≤ 5 stories, Plaza or Mall Building Single Tenant Spaces	\$75 per building	\$75.00
- Commercial / Interior Corridor Buildings / Mixed-use Buildings / Common Area or Shell	\$75 - \$336 based on sq ft	\$150.00
- High-Rises & Large Buildings (>25,000 ft <sup>2</sup> )	206 plus \$2.25 per unit	\$300.00
Re-Inspection for Violations: 2 <sup>nd</sup> Inspection receives no charge if violations are cleared.		
2nd Inspection if Violations Remain	\$100	\$100
Third Inspection:	\$100	100% of initial inspection fee
Fourth Inspection:	\$100	125% of initial inspection fee
5th and Subsequent Re-inspection	\$100	150% of initial inspection
6th Re-inspection	Code Enforcement	Code Enforcement
EXISTING BUILDINGS ANNUAL COMPLIANCE FIRE INSPECTIONS		
Description	Current Fire Fee Schedule	Proposed Fire Fee Schedule
Existing Building Inspections: Additional Assessments per Floors, Appurtenances & System Fees		
Description	Fee	
Per Floor / Per Tower Fee (Commercial)		\$50.00 per floor/tower
Per Floor Fee (Apartment Buildings excluding Garden Apartments ≤ 5 stories)		\$15.00 per floor
System Surcharges (Per System)		\$30.00
<b>System surcharges for: Fire Alarm &amp; Monitoring / Fire Pumps / Fire Sprinkler / Generators / Hood Exhaust / Standpipes including Marina / Special Extinguishing Systems or Pre-engineered Systems / Fire Line Backflow / PIV / FDC</b>		
Accessory Fueling Stations, Dispensers, Tanks , HAZMAT, Chlorine, Explosives Storage ATF License	\$55.00	\$50 per system
Private Fire Hydrant Inspections and Valves	\$77.00 per device	\$50.00 each Hydrant \$10 per valve
Hydrant and Valve Re-inspection	\$77.00 per device	2nd: \$75 / 3rd: \$100 / 4th: \$250 / 5th+: \$500
6th Hydrant Violation		Code Enforcement Appearance
Miscellaneous Services		
Fire Watch / Overtime	OT + 30%	\$100.00/hour (2-hr minimum for OT)
Facility Evacuation Plan Review		\$150.00
Occupant Load Calculation	\$103	\$50.00
Illegal Burning		\$100.00 + incurred costs
Apparatus Standby	FEMA rates	\$100/hour + FEMA rates
Key Exchange	\$26.00	\$25.00
Research Fee / Technical Consult Meetings (All permits and planning applications receive one complimentary meeting to address correction comments. Additional meetings will be billed according to this schedule.)		Second meeting: \$100 per hour Third Meeting: 150 per hour
		Fourth & subsequent meetings: \$200 per hour

**EXISTING BUILDINGS ANNUAL COMPLIANCE FIRE INSPECTIONS**

Description	Current Fire Fee Schedule	Proposed Fire Fee Schedule
Engineered Life Safety System Review Meeting		\$150.00
Special Services		Services not specifically listed may be billed to the requestor at the actual cost, including personnel benefits and any direct departmental expenses incurred.
<b>Fees for Response to Malfunctioning Fire Alarm, Detection and Suppression Systems</b>		
First Response	No charge if corrective action is taken	No charge if corrective action is taken
Second Response	\$75.00	\$75.00
Third and Fourth Responses	\$350.00	\$350.00
Fifth and Sixth Responses	\$550.00	\$550.00
All Additional Responses	\$750.00	\$750.00