

COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM REQUEST FORM

Department: Building Department

Meeting Date: 10/1/2026

1. Nature and purpose of agenda item:

The Florida Legislature recently adopted HB 399 requiring application and permit fees have a reasonable relation to the actual cost of reviewing, processing and acting on the applications. Kimley Horn has conducted a study of the County's application and permit fees and has recommended a new fee schedule for building and zoning permits and applications

2. Recommended Motion/Action:

Approve Building and Zoning Application Fee Schedule

3. Fiscal impact on current budget:

This item has no effect on the current budget.

September 16, 2026

Columbia County
135 NE Hernando Ave
Lake City, FL 32055

RE: *Columbia County Permit and Application Fee Analysis*

Recent legislative changes under Florida House Bill 399 require that application and permit fees charged by local governments shall be reasonably related to the actual costs of reviewing, processing, and acting on those applications. This represents a shift away from traditional fee structures that were often based on fixed values or proxy measures such as square footage or project value, and toward a more transparent, cost-based approach. In response, Columbia County undertook a comprehensive evaluation of its existing application and permit fees to ensure they align with this requirement and accurately reflect the staff time involved in delivering these services. The goal of this effort was not only to meet statutory requirements, but also to provide a more consistent and defensible framework for fee setting moving forward.

The process began with a full inventory of all permits and applications administered through the Building Department and Planning and Zoning. Each application was documented within a single matrix identifying the responsible department and all staff roles involved in its review. This framework was then expanded to capture each step in the process—including intake, technical review, coordination, inspections, GIS support, staff reports, and administrative tasks—allowing the County to map the complete workflow associated with each application. To ensure the accuracy of this information, the project team worked closely with staff across Planning and Zoning, Building, Fire, and Public Works. Through a series of working sessions, staff walked through each application type and described the tasks performed, the level of effort required, and how responsibilities are distributed. These discussions ensured that the matrix reflects actual day-to-day operations and captures the full extent of staff involvement and cost across departments.

Following this effort, all documented staff time was consolidated and paired with salary information for each staff classification to establish a clear cost basis. Application fees were then calculated by summing the time spent by each staff member involved in processing a given application and applying an hourly rate derived from total compensation, including salary, benefits, and related costs. Each application fee was then rounded up to the nearest \$10 increment for ease of accounting for both the applicant and staff. In practical terms, each fee represents the cumulative cost of all staff effort required to move an application from intake through final approval. Additionally, a flat fee has been included for each application to account for operating expenses related to office, software, field, and equipment costs. For applications that can quickly scale in scope, time, and cost, an upscaling fee was added that is largely based on the proportion of review time relative to total hours spent on the basic application. This proportion was applied to the preliminary application cost calculation to create an upscaling fee that is applied at industry-standard intervals.

As for external fees, all applications requiring survey services are subject to a \$75 per-page fee because this service is provided by a County consultant and is therefore a pass-through fee. All other non-specified consultant services will also be passed through to the applicant, excluding those that include review-related charges since they are already captured in the application fee. Advertising fees shall be listed on the form or made known at the time of application, and these will be invoiced to the applicant. As noted on the fee schedule, DBPR surcharge fees, DCA certificate fees, private provider fees, and building permits shall be assessed according to the applicable Florida Statutes or County Ordinance.

The final product is a comprehensive fee matrix that directly ties each application to the work performed and the associated cost of that effort. This provides Columbia County with a transparent and defensible basis for setting application and permit fees in alignment with current legislative requirements. In addition, the framework offers insight into staff workload and process demands, helping to inform future process improvements and resource planning over time.

RESOLUTION NO. 2026R-054

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, AMENDING AND ADOPTING A SCHEDULE OF FEES AND CHARGES IN ACCORDANCE WITH FLORIDA STATUTES; PROVIDING SEVERABILITY; REPEALING RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, As of January 1, 2027, Florida Statutes section 122.022(9) will provide that

(9) The amount of any application fee associated with a development permit or development order must reasonably relate to the direct and reasonable indirect costs associated with the review, processing, and final disposition of the application and must be published on the county's fee schedule. The fee may not be based on a percentage of construction costs, site costs, or project valuation.

WHEREAS, Section 1.7 of the County's Land Development Regulations ("LDRs") provides that the amount of fees charged for such application fees shall be as established by Resolution of the Board of County Commissioners and filed in the Office to the Clerk of Circuit Court of the county; and

WHEREAS, it is the intent of the Board of County Commissioners that the County shall not be required to bear the cost of petitions, applications, or appeals, or similar administrative relief requested by applicants under the Comprehensive Plan or LDRs; and

WHEREAS, the County obtained a comprehensive study of its existing application and permit fees, and that study has produced a schedule of application fees that accurately reflect the direct and reasonable indirect costs to review, process, and make final disposition of such applications, providing a statutorily compliant and consistent schedule of such fees; and

WHEREAS, it is the intention of the Board of County Commissioners to approve and adopt the schedule of fees resulting from the comprehensive study for all such purposes under Florida Law, the County's Comprehensive Plan, and the LDRs.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY

COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA that:

Section 1: The Schedule of Fees and Charges established for Columbia County are as set forth in Exhibit "A", titled Columbia County Building and Zoning Application Fees, and attached hereto and by this reference made a part hereof.

Section 2: This Schedule of Fees and Charges shall be published as the County's fee schedule. The fee schedule shall be posted in the office of the Land Development Regulation Administrator and wherever the County accepts applications for development permits or development orders.

Section 3: If any provision or portion of this Resolution is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this Resolution shall remain in full force and effect. All existing fees or charges related in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 5: This Resolution shall become effective January 1, 2027.

DULY ADOPTED at its regular session of the Board of County Commissioners held on the 1st day of October, 2026.

**BOARD OF COUNTY COMMISSIONERS
COLUMBIA COUNTY, FLORIDA**

By: _____
Tim Murphy, Chairman

ATTEST: _____
James M. Swisher, Jr., Clerk of Courts
(SEAL)

Approved as to form and legality

Joel F. Foreman, County Attorney

EXHIBIT A - Columbia County Building and Zoning Application Fees

#	Application Name	Application Fee*
1	911 Address (Commercial)	\$270
2	911 Address (Residential)	\$240
3	Additions	\$350
4	Air Conditioner	\$70
5	Blower Door Test/Final Termite Review	\$50
6	Certificate of Completion	\$80
7	Certificate of Occupancy	\$100
8	Change of Applicant Request	\$70
9	Change of GC Request	\$70
10	Change of Subcontractor Request	\$70
11	Co-Location or Existing Tower	\$190
12	Comprehensive Plan Amendment (Large Scale)	\$3,100
13	Comprehensive Plan Amendment (Small Scale)	\$920
14	Comprehensive Plan Text Amendment	\$1,930
15	Demolition	\$240
16	Division of Land	\$850
17	Drainage Permit	\$540
18	Driveway OR Right-of-Way (How to)	\$120
19	Duct Leakage Test Report	\$50
20	Electrical RV (STUP)	\$70
21	Electrical Service (Upgrade)	\$70
22	Electrical Service (New)	\$100
23	Extension Request	\$70
24	Floodplain Development Permits	\$210
25	Generator Install	\$70
26	Land Development Regulation Text Amendment	\$1,100
27	Major Remodel - Plan Review Required	\$250
28	Minor Remodel - No Plan Review	\$200
29	Minor Subdivision	\$1,420
30	Misc Zoning Request (Appeal)	\$920
31	Misc Zoning Request (Major)	\$580
32	Misc Zoning Request (Minor)	\$220
33	Mobile Home	\$370
34	Modular	\$370
35	New Residential**	\$600
36	Permit Cancellation Request	\$70
37	Permit Renewal Request	\$70
38	Pictures and Affidavit Review	\$50
39	PRD Application**	\$1,270
40	Private Provider Intake and Permit Management	\$130
41	Reinspection Fee (B&Z)	\$180
42	Registered Contractor Application	\$120
43	Registered Contractor Renewal	\$70
44	Revision Fee	\$140
45	Roof Replacement or Repair	\$70
46	Screen Enclosure	\$300
47	Signs - Columbia County	\$310
48	Signs - Town of Fort White	\$210
49	Site Specific Amendment to the Official Zoning Atlas	\$1,110
50	Solar Array	\$260
51	Special Exception	\$1,060
52	Special Exception Application (Communication Towers)	\$1,140
53	Special Family Lot Permit Application	\$140
54	Special Permit (Board of Adjustments and BoCC)	\$1,050
55	Special Permit (Board of Adjustments Only)	\$890
56	Special Temporary Use Permit (6-month temporary RV permit)	\$230
57	Special Temporary Use Permit (General non-seasonal goods vendor)	\$310
58	Standard Inspection	\$180
59	Storage Building	\$290
60	Swimming Pool	\$270
61	Utility Connection Permits	\$260
62	Variance	\$1,010

*Application Fee includes \$50 per application to account for operating expenses and administrative tasks.

**Subject to upscaling costs (see Exhibit B).

NOTE:

A. Fees are subject to change.

B. No refunds once work has commenced.

C. All applications requiring:

1. Surveyor services will be charged a \$75 per page surveyor fee.

2. Consultant services will be charged, as applicable (does not pertain to reviews already included in application fee).

3. Advertising fees will be invoiced as noted on application form, as applicable.

4. DBPR - Surcharge fee & DCA - Certificate Fees will have fees added to sum of permit at current rate, as amended or updated by FSS 553.721 and 468.631).

5. Private provider fees will be assessed per FSS 553.791, as amended.

6. Building permits with a construction cost of less than \$5K shall not require a permit per County Ordinance 2025-05.

7. Building permits on SFD with a construction cost of \$7,500 or less shall not require a permit per HB 803.

HB 803 Exceptions: Mechanical, Electrical, Plumbing, Gas, Structural, and Flood Zone

EXHIBIT A - Columbia County Building and Zoning Application Fees (continued)		
#	Application Name (Applications with Fire/Life Safety Fees)	Application Fee*
63	Annual Day Care Inspection	\$230
64	Assisted Living Inspection	\$230
65	False Alarm Inspection (3+ instance)	\$230
66	Major Commercial Inspection - Over 5K Square Feet	\$350
67	Major Site Development Plan**	\$1,230
68	Major Subdivision - Construction Plans (per phase, as applicable)**	\$2,070
69	Major Subdivision - Final Plat (per phase, as applicable)**	\$2,070
70	Major Subdivision - Preliminary Plat**	\$2,070
71	Minor Commercial Inspection - Under 5K Square Feet	\$220
72	Minor Site Development Plan**	\$1,130
73	New Commercial**	\$690
74	New Communications Tower	\$690
75	Private School Inspection	\$230
76	Reinspection Fee (Fire)	\$230
77	Special Temporary Use Permit (Accessory mobile home residence)	\$380
78	Special Temporary Use Permit (Christmas Tree Sales)	\$180
79	Special Temporary Use Permit (Construction serving mobile home or RV)	\$210
80	Special Temporary Use Permit (Government serving mobile home or RV)	\$210
81	Special Temporary Use Permit (Mobile non-seasonal goods vendor)	\$510
82	Special Temporary Use Permit (Mobile recycling)	\$320
83	Special Temporary Use Permit (Other 30 day or less use)	\$180
84	Special Temporary Use Permit (Religious tent activities)	\$210
85	Special Temporary Use Permit (Special Events)	\$180

*Application Fee includes \$50 per application to account for operating expenses and administrative tasks.

**Subject to upscaling costs (see Exhibit B).

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6. Building permits with a construction cost of less than \$5K shall not require a permit per County Ordinance 2025-05.
7. Building permits on SFD with a construction cost of \$7,500 or less shall not require a permit per HB 803.

HB 803 Exceptions: Mechanical, Electrical, Plumbing, Gas, Structural, and Flood Zone

EXHIBIT B - Upscaling Costs

#	Application	Cost
1	Major Subdivision - Construction Plans (per phase, as applicable)	\$300 per 50 lot increments over first 50 lots
2	Major Subdivision - Final Plat (per phase, as applicable)	\$300 per 50 lot increments over first 50 lots
3	Major Subdivision - Preliminary Plat	\$300 per 50 lot increments over first 50 lots
4	Major Site Development Plan	\$250 per 5,000 building square feet (SF) increment over the first 5,000 SF
5	Minor Site Development Plan	\$250 per 5,000 building square feet (SF) increment over the first 5,000 SF
6	New Commercial	\$250 per 5,000 building square feet (SF) increment over the first 5,000 SF
7	New Residential	\$125 per 2,000 building square feet (SF) increment over the first 2,000 SF
8	PPRD, PRD, PUD Application	\$200 per 50 lot increments over first 50 lots

Columbia County Building and Zoning Application Fee Cost Matrix					
#	Application Name	Total Hours	Total Compensation Cost	Adjusted Cost*	Rounded Fee
1	911 Address (Commercial)	4.5	\$211.33	\$261.33	\$270
2	911 Address (Residential)	4	\$185.39	\$235.39	\$240
3	Additions	6	\$292.30	\$342.30	\$350
4	Air Conditioner	0.5	\$15.45	\$65.45	\$70
5	Blower Door Test/Final Termite Review	0	\$0.00	\$50.00	\$50
6	Certificate of Completion	0.5	\$24.92	\$74.92	\$80
7	Certificate of Occupancy	1	\$49.84	\$99.84	\$100
8	Change of Applicant Request	0.5	\$15.45	\$65.45	\$70
9	Change of GC Request	0.5	\$15.45	\$65.45	\$70
10	Change of Subcontractor Request	0.5	\$15.45	\$65.45	\$70
11	Co-Location or Existing Tower	2.5	\$138.83	\$188.83	\$190
12	Comprehensive Plan Amendment (Large Scale)	30.5	\$3,045.41	\$3,095.41	\$3,100
13	Comprehensive Plan Amendment (Small Scale)	13.5	\$867.84	\$917.84	\$920
14	Comprehensive Plan Text Amendment	20.5	\$1,873.65	\$1,923.65	\$1,930
15	Demolition	3.5	\$181.12	\$231.12	\$240
16	Division of Land	12	\$792.60	\$842.60	\$850
17	Drainage Permit	6	\$484.04	\$534.04	\$540
18	Driveway OR Right-of-Way (How to)	1.5	\$65.28	\$115.28	\$120
19	Duct Leakage Test Report	0	\$0.00	\$50.00	\$50
20	Electrical RV (STUP)	0.5	\$17.37	\$67.37	\$70
21	Electrical Service (Upgrade)	0.5	\$15.45	\$65.45	\$70
22	Electrical Service (New)	1	\$40.37	\$90.37	\$100
23	Extension Request	0.5	\$17.37	\$67.37	\$70
24	Floodplain Development Permits	4	\$152.47	\$202.47	\$210
25	Generator Install	0.5	\$15.45	\$65.45	\$70
26	Land Development Regulation Text Amendment	17.5	\$1,049.53	\$1,099.53	\$1,100
27	Major Remodel - Plan Review Required	3.5	\$198.14	\$248.14	\$250
28	Minor Remodel - No Plan Review	2.5	\$140.75	\$190.75	\$200
29	Minor Subdivision	21.5	\$1,362.72	\$1,412.72	\$1,420
30	Misc Zoning Request (Appeal)	9	\$867.81	\$917.81	\$920
31	Misc Zoning Request (Major)	6.5	\$524.38	\$574.38	\$580
32	Misc Zoning Request (Minor)	3.5	\$160.55	\$210.55	\$220
33	Mobile Home	6.5	\$311.36	\$361.36	\$370
34	Modular	6.5	\$311.36	\$361.36	\$370
35	New Residential**	12	\$546.53	\$596.53	\$600
36	Permit Cancellation Request	0.5	\$15.45	\$65.45	\$70
37	Permit Renewal Request	0.5	\$15.45	\$65.45	\$70
38	Pictures and Affidavit Review	0	\$0.00	\$50.00	\$50
39	PRD Application**	21.5	\$1,210.59	\$1,260.59	\$1,270
40	Private Provider Intake and Permit Management	1.5	\$74.75	\$124.75	\$130
41	Reinspection Fee (B&Z)	2	\$123.38	\$173.38	\$180
42	Registered Contractor Application	1.5	\$65.28	\$115.28	\$120
43	Registered Contractor Renewal	0.5	\$15.45	\$65.45	\$70
44	Revision Fee	1	\$87.22	\$137.22	\$140
45	Roof Replacement or Repair	0.5	\$15.45	\$65.45	\$70
46	Screen Enclosure	5	\$242.46	\$292.46	\$300
47	Signs - Columbia County	5.5	\$257.35	\$307.35	\$310
48	Signs - Town of Fort White	3	\$156.20	\$206.20	\$210
49	Site Specific Amendment to the Official Zoning Atlas	17.5	\$1,054.69	\$1,104.69	\$1,110
50	Solar Array	4	\$200.18	\$250.18	\$260
51	Special Exception	16.5	\$1,002.81	\$1,052.81	\$1,060
52	Special Exception Application (Communication Towers)	18.5	\$1,087.64	\$1,137.64	\$1,140
53	Special Family Lot Permit Application	2	\$84.83	\$134.83	\$140
54	Special Permit (Board of Adjustments and BoCC)	16	\$996.44	\$1,046.44	\$1,050
55	Special Permit (Board of Adjustments Only)	12.5	\$832.94	\$882.94	\$890
56	Special Temporary Use Permit (6-month temporary RV permit)	4	\$177.08	\$227.08	\$230
57	Special Temporary Use Permit (General non-seasonal goods vendor)	6	\$254.49	\$304.49	\$310
58	Standard Inspection	2	\$123.38	\$173.38	\$180
59	Storage Building	5	\$236.60	\$286.60	\$290
60	Swimming Pool	4.5	\$217.54	\$267.54	\$270
61	Utility Connection Permits	3	\$204.08	\$254.08	\$260
62	Variance	15.5	\$956.10	\$1,006.10	\$1,010

*Application Fee includes \$50 per application to account for operating expenses and administrative tasks.

**Subject to upscaling costs (see Exhibit B).

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7. Building permits on SFD with a construction cost of \$7,500 or less shall not require a permit per HB 803.

HB 803 Exceptions: Mechanical, Electrical, Plumbing, Gas, Structural, and Flood Zone

Columbia County Building and Zoning Application Fee Cost Matrix					
#	Application Name (Applications with Fire/Life Safety Fees)	Total Hours	Total Compensation Cost	Adjusted Cost*	Rounded Fee
63	Annual Day Care Inspection	2	\$174.44	\$224.44	\$230
64	Assisted Living Inspection	2	\$174.44	\$224.44	\$230
65	False Alarm Inspection (3+ instance)	2	\$174.44	\$224.44	\$230
66	Major Commercial Inspection - Over 5K Square Feet	4	\$297.82	\$347.82	\$350
67	Major Site Development Plan**	19	\$1,178.40	\$1,228.40	\$1,230
68	Major Subdivision - Construction Plans (per phase, as applicable)**	31.5	\$2,018.21	\$2,068.21	\$2,070
69	Major Subdivision - Final Plat (per phase, as applicable)**	31.5	\$2,018.21	\$2,068.21	\$2,070
70	Major Subdivision - Preliminary Plat**	31.5	\$2,018.21	\$2,068.21	\$2,070
71	Minor Commercial Inspection - Under 5K Square Feet	2.5	\$166.99	\$216.99	\$220
72	Minor Site Development Plan**	17.5	\$1,076.78	\$1,126.78	\$1,130
73	New Commercial**	13	\$633.75	\$683.75	\$690
74	New Communications Tower	13	\$633.75	\$683.75	\$690
75	Private School Inspection	2	\$174.44	\$224.44	\$230
76	Reinspection Fee (Fire)	2	\$174.44	\$224.44	\$230
77	Special Temporary Use Permit (Accessory mobile home residence)	6.5	\$324.80	\$374.80	\$380
78	Special Temporary Use Permit (Christmas Tree Sales)	2.5	\$128.44	\$178.44	\$180
79	Special Temporary Use Permit (Construction serving mobile home or	3	\$153.36	\$203.36	\$210
80	Special Temporary Use Permit (Government serving mobile home or	3	\$153.36	\$203.36	\$210
81	Special Temporary Use Permit (Mobile non-seasonal goods vendor)	9.5	\$459.47	\$509.47	\$510
82	Special Temporary Use Permit (Mobile recycling)	5.5	\$263.11	\$313.11	\$320
83	Special Temporary Use Permit (Other 30 day or less use)	2.5	\$128.44	\$178.44	\$180
84	Special Temporary Use Permit (Religious tent activities)	3	\$153.36	\$203.36	\$210
85	Special Temporary Use Permit (Special Events)	2.5	\$128.44	\$178.44	\$180

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HB 803 Exceptions: Mechanical, Electrical, Plumbing, Gas, Structural, and Flood Zone

Columbia County Building and Zoning Application Fee Cost Matrix with Attributes (sorted)							
#	Application Name	Total Hours	Total Compensation Cost	Adjusted Cost*	Rounded Fee	Department	Fire/Life Safety Included?
12	Comprehensive Plan Amendment (Large Scale)	30.5	\$3,045.41	\$3,095.41	\$3,100	PLANNING (permit list)	No
13	Comprehensive Plan Amendment (Small Scale)	13.5	\$867.84	\$917.84	\$920	PLANNING (permit list)	No
14	Comprehensive Plan Text Amendment	20.5	\$1,873.65	\$1,923.65	\$1,930	PLANNING (permit list)	No
16	Division of Land	12	\$792.60	\$842.60	\$850	PLANNING (permit list)	No
26	Land Development Regulation Text Amendment	17.5	\$1,049.53	\$1,099.53	\$1,100	PLANNING (permit list)	No
29	Minor Subdivision	21.5	\$1,362.72	\$1,412.72	\$1,420	PLANNING (permit list)	No
20	Misc Zoning Request (Appeal)	9	\$867.81	\$917.81	\$920	PLANNING (permit list)	No
31	Misc Zoning Request (Major)	6.5	\$524.38	\$574.38	\$580	PLANNING (permit list)	No
32	Misc Zoning Request (Minor)	3.5	\$160.55	\$210.55	\$220	PLANNING (permit list)	No
39	PRD Application**	21.5	\$1,210.59	\$1,260.59	\$1,270	PLANNING (permit list)	No
49	Site Specific Amendment to the Official Zoning Atlas	17.5	\$1,054.69	\$1,104.69	\$1,110	PLANNING (permit list)	No
51	Special Exception	16.5	\$1,002.81	\$1,052.81	\$1,060	PLANNING (permit list)	No
52	Special Exception Application (Communication Towers)	18.5	\$1,087.64	\$1,137.64	\$1,140	PLANNING (permit list)	No
53	Special Family Lot Permit Application	2	\$84.83	\$134.83	\$140	PLANNING (permit list)	No
54	Special Permit (Board of Adjustments and BoCC)	16	\$996.44	\$1,046.44	\$1,050	PLANNING (permit list)	No
55	Special Permit (Board of Adjustments Only)	12.5	\$832.94	\$882.94	\$890	PLANNING (permit list)	No
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69	Major Subdivision - Final Plat (per phase, as applicable)**	31.5	\$2,018.21	\$2,068.21	\$2,070	PLANNING (permit list)	Yes
70	Major Subdivision - Preliminary Plat**	31.5	\$2,018.21	\$2,068.21	\$2,070	PLANNING (permit list)	Yes
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81	Special Temporary Use Permit (Mobile non-seasonal goods vendor)	9.5	\$459.47	\$509.47	\$510	PLANNING (permit list)	Yes
82	Special Temporary Use Permit (Mobile recycling)	5.5	\$263.11	\$313.11	\$320	PLANNING (permit list)	Yes
83	Special Temporary Use Permit (Other 30 day or less use)	2.5	\$128.44	\$178.44	\$180	PLANNING (permit list)	Yes
84	Special Temporary Use Permit (Religious tent activities)	3	\$153.36	\$203.36	\$210	PLANNING (permit list)	Yes
85	Special Temporary Use Permit (Special Events)	2.5	\$128.44	\$178.44	\$180	PLANNING (permit list)	Yes
1	911 Address (Commercial)	4.5	\$211.33	\$261.33	\$270	BUILDING (permit list)	No
2	911 Address (Residential)	4	\$185.39	\$235.39	\$240	BUILDING (permit list)	No
3	Additions	6	\$292.30	\$342.30	\$350	BUILDING (permit list)	No
4	Air Conditioner	0.5	\$15.45	\$65.45	\$70	BUILDING (permit list)	No
11	Co-Location or Existing Tower	2.5	\$138.83	\$188.83	\$190	BUILDING (permit list)	No
15	Demolition	3.5	\$181.12	\$231.12	\$240	BUILDING (permit list)	No
21	Electrical Service (Upgrade)	0.5	\$15.45	\$65.45	\$70	BUILDING (permit list)	No
22	Electrical Service (New)	1	\$40.37	\$90.37	\$100	BUILDING (permit list)	No
24	Floodplain Development Permits	4	\$152.47	\$202.47	\$210	BUILDING (permit list)	No
25	Generator Install	0.5	\$15.45	\$65.45	\$70	BUILDING (permit list)	No
27	Major Remodel - Plan Review Required	3.5	\$198.14	\$248.14	\$250	BUILDING (permit list)	No
28	Minor Remodel - No Plan Review	2.5	\$140.75	\$190.75	\$200	BUILDING (permit list)	No
33	Mobile Home	6.5	\$311.36	\$361.36	\$370	BUILDING (permit list)	No
34	Modular	6.5	\$311.36	\$361.36	\$370	BUILDING (permit list)	No
35	New Residential**	12	\$546.53	\$596.53	\$600	BUILDING (permit list)	No
45	Roof Replacement or Repair	0.5	\$15.45	\$65.45	\$70	BUILDING (permit list)	No
46	Screen Enclosure	5	\$242.46	\$292.46	\$300	BUILDING (permit list)	No
47	Signs - Columbia County	5.5	\$257.35	\$307.35	\$310	BUILDING (permit list)	No
48	Signs - Town of Fort White	3	\$156.20	\$206.20	\$210	BUILDING (permit list)	No
50	Solar Array	4	\$200.18	\$250.18	\$260	BUILDING (permit list)	No
59	Storage Building	5	\$236.60	\$286.60	\$290	BUILDING (permit list)	No
60	Swimming Pool	4.5	\$217.54	\$267.54	\$270	BUILDING (permit list)	No
73	New Commercial**	13	\$633.75	\$683.75	\$690	BUILDING (permit list)	Yes
74	New Communications Tower	13	\$633.75	\$683.75	\$690	BUILDING (permit list)	Yes
5	Blower Door Test/Final Termite Review	0	\$0.00	\$50.00	\$50	BUILDING (other)	No
6	Certificate of Completion	0.5	\$24.92	\$74.92	\$80	BUILDING (other)	No
7	Certificate of Occupancy	1	\$49.84	\$99.84	\$100	BUILDING (other)	No
8	Change of Applicant Request	0.5	\$15.45	\$65.45	\$70	BUILDING (other)	No
9	Change of GC Request	0.5	\$15.45	\$65.45	\$70	BUILDING (other)	No
10	Change of Subcontractor Request	0.5	\$15.45	\$65.45	\$70	BUILDING (other)	No
17	Drainage Permit	6	\$484.04	\$534.04	\$540	BUILDING (other)	No
18	Driveway OR Right-of-Way (How to)	1.5	\$65.28	\$115.28	\$120	BUILDING (other)	No
19	Duct Leakage Test Report	0	\$0.00	\$50.00	\$50	BUILDING (other)	No
20	Electrical RV (STUP)	0.5	\$17.37	\$67.37	\$70	BUILDING (other)	No
23	Extension Request	0.5	\$17.37	\$67.37	\$70	BUILDING (other)	No
36	Permit Cancellation Request	0.5	\$15.45	\$65.45	\$70	BUILDING (other)	No
37	Permit Renewal Request	0.5	\$15.45	\$65.45	\$70	BUILDING (other)	No
38	Pictures and Affidavit Review	0	\$0.00	\$50.00	\$50	BUILDING (other)	No
40	Private Provider Intake and Permit Management	1.5	\$74.75	\$124.75	\$130	BUILDING (other)	No
41	Reinspection Fee (B&Z)	2	\$123.38	\$173.38	\$180	BUILDING (other)	No
42	Registered Contractor Application	1.5	\$65.28	\$115.28	\$120	BUILDING (other)	No
43	Registered Contractor Renewal	0.5	\$15.45	\$65.45	\$70	BUILDING (other)	No
44	Revision Fee	1	\$87.22	\$137.22	\$140	BUILDING (other)	No
58	Standard Inspection	2	\$123.38	\$173.38	\$180	BUILDING (other)	No
61	Utility Connection Permits	3	\$204.08	\$254.08	\$260	BUILDING (other)	No
63	Annual Day Care Inspection	2	\$174.44	\$224.44	\$230	BUILDING (other)	Yes

Columbia County Building and Zoning Application Fee Cost Matrix with Attributes (sorted)

#	Application Name	Total Hours	Total Compensation Cost	Adjusted Cost*	Rounded Fee	Department	Fire/Life Safety Included?
64	Assisted Living Inspection	2	\$174.44	\$224.44	\$230	BUILDING (other)	Yes
65	False Alarm Inspection (3+ instance)	2	\$174.44	\$224.44	\$230	BUILDING (other)	Yes
66	Major Commercial Inspection - Over 5K Square Feet	4	\$297.82	\$347.82	\$350	BUILDING (other)	Yes
71	Minor Commercial Inspection - Under 5K Square Feet	2.5	\$166.99	\$216.99	\$220	BUILDING (other)	Yes
75	Private School Inspection	2	\$174.44	\$224.44	\$230	BUILDING (other)	Yes
76	Reinspection Fee (Fire)	2	\$174.44	\$224.44	\$230	BUILDING (other)	Yes

*Application Fee includes \$50 per application to account for operating expenses and administrative tasks.

**Subject to upscaling costs (see Exhibit B).

NOTE:

A. Fees are subject to change.

B. No refunds once work has commenced.

C. All applications requiring:

1. Surveyor services will be charged a \$75 per page surveyor fee.
2. Consultant services will be charged, as applicable (does not pertain to reviews already included in application fee).
3. Advertising fees will be invoiced as noted on application form, as applicable.
4. DBPR - Surcharge fee & DCA - Certificate Fees will have fees added to sum of permit at current rate, as amended or updated by FSS 553.721 and 468.631).
5. Private provider fees will be assessed per FSS 553.791, as amended.
6. Building permits with a construction cost of less than \$5K shall not require a permit per County Ordinance 2025-05.
7. Building permits on SFD with a construction cost of \$7,500 or less shall not require a permit per HB 803.

HB 803 Exceptions: Mechanical, Electrical, Plumbing, Gas, Structural, and Flood Zone

Estimated Permit Costs

*These estimates do not include assessment fees (Fire & Waste). (Assessment fees are provided by Tax Collector, but collected by our office)

*These estimates do not include Surcharge and Certificate Fees we are required to collect per FS 553.721 & FS 4683.631

*This is not ALL application types. Fees may differ pending the number of inspections required.

Application Type	Current (Average)	New (Includes estimated # of inspections & CO or CC)
Roof	\$104.00	\$560.00
Mobile Home	\$600-\$800	\$650.00
AC	\$104.00	\$330.00
Remodel (Minor - No plan review)	\$350.00	\$460.00
Remodel (Major - Plan Review Required)	N/A	\$690.00
Storage Building	\$219.00	\$730.00
Swimming Pool	\$850.00	\$710.00
New Residential (Up to 2,000 sq ft)	\$1,800.00	\$2,790.00
New Commercial (Up to 5,000 sq ft)	\$8,000-\$10,000	\$3,760.00

Fees Collected 2024-25	Potential Collections Under New Fees	Potential Collections Private Inspections Wich County Plan Review	Potential Collections Private Inspections Private Plan Review
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DeptCode	AppName	SqFtRange	FeesPaid	ProposedFeesTotal	ProposedPPFeesTotal(w/ Plan Review)	ProposedPPFeesTotal(Maintenance)
B	911 Address Application		\$0.00	\$71,520.00	\$71,520.00 *	\$71,520.00 *
B	Additions		\$11,197.80	\$30,240.00	\$5,655.00	\$4,640.00
B	Air Conditioner Replacement or Repair		\$14,335.61	\$36,960.00	\$36,960.00	\$15,680.00
B	Co-Location or Existing Tower (Use New Communications Tower for New Towers)		\$11,852.00	\$32,760.00	\$7,200.00	\$5,600.00
B	Demolition		\$1,180.00	\$2,500.00	\$2,500.00 *	\$2,500.00 *
B	Electrical Service - NEW (DO NOT use for Service Upgrade or Generator Install)		\$20,738.04	\$134,640.00	\$134,640.00 *	\$134,640.00 *
B	Floodplain Development Permit		\$750.00	\$3,570.00	\$3,570.00 *	\$3,570.00 *
B	Generator		\$11,550.00	\$76,560.00	\$76,560.00 *	\$76,560.00 *
B	Mobile Home		\$114,382.91	\$191,350.00	\$191,350.00 *	\$191,350.00 *
B	Modular Building - Residential or Commercial		\$2,405.57	\$4,830.00	\$4,830.00 *	\$4,830.00 *
B	New Commercial Construction	0 - 4999 sqft	\$7,881.40	\$26,320.00	\$5,355.00	\$4,165.00
B	New Commercial Construction	5000 - 9999 sqft	\$6,819.68	\$12,030.00	\$2,160.00	\$2,160.00
B	New Commercial Construction	10000 - 14999 sqft	\$17,471.17	\$21,300.00	\$3,802.50	\$4,225.00
B	New Commercial Construction	35000 - 39999 sqft	\$145,090.00	\$5,260.00	\$2,017.50	\$1,345.00
B	New Commercial Construction	40000 - 44999 sqft	\$24,090.00	\$5,510.00	\$2,205.00	\$1,470.00
B	New Residential Construction	0 - 1999 sqft	\$26,015.22	\$119,970.00	\$16,800.00	\$24,080.00
B	New Residential Construction	2000 - 3999 sqft	\$225,318.61	\$457,655.00	\$101,778.75	\$97,732.50
B	New Residential Construction	4000 - 5999 sqft	\$46,870.48	\$76,000.00	\$14,385.00	\$17,125.00
B	New Residential Construction	6000 - 7999 sqft	\$13,676.15	\$25,320.00	\$3,363.75	\$5,980.00
B	Minor Remodel (No plan Review)		\$46,349.20	\$62,560.00	\$62,560.00	\$27,880.00
B	Major Remodel (Plan Review)			\$0.00	\$12,420.00	\$8,280.00
B	Right-of-Way Access/Driveway		\$28,050.00	\$22,680.00	\$22,680.00 *	\$22,680.00 *
B	Roof Replacement or Repair		\$173,975.23	\$600,320.00	\$600,320.00	\$176,880.00
B	RV - Recreational Vehicle		\$3,307.27	\$7,140.00	\$7,140.00 *	\$15,540.00 *
B	Screen Enclosure		\$5,623.79	\$15,540.00	\$8,032.50	\$5,355.00
B	Signs - New or Existing		\$2,099.44	\$7,500.00	\$3,900.00	\$2,600.00
B	Solar Power System		\$11,259.12	\$21,700.00	\$10,927.50	\$7,285.00
B	Storage Building		\$56,564.51	\$112,420.00	\$55,125.00	\$38,500.00
B	Swimming Pool and Spa		\$25,422.32	\$20,590.00	\$10,440.00	\$6,960.00
PNZ	Alcohol License		\$825.00	\$2,420.00	\$2,420.00 *	\$2,420.00 *
PNZ	Comprehensive Plan Amendment		\$15,750.00	\$8,280.00	\$8,280.00 *	\$8,280.00 *
PNZ	Division of Land		\$3,000.00	\$5,100.00	\$5,100.00 *	\$5,100.00 *
PNZ	LDR Text Amendment		\$2,150.00	\$1,100.00	\$1,100.00 *	\$1,100.00 *
PNZ	Miscellaneous Zoning Application		\$25.00	\$580.00	\$580.00 *	\$580.00 *
PNZ	Planned Residential Development		\$0.00	\$1,110.00	\$1,110.00 *	\$1,110.00 *
PNZ	Site Development Plan		\$8,300.00	\$24,860.00	\$24,860.00 *	\$24,860.00 *
PNZ	Site Specific Amendment to the Official Zoning Atlas (Rezoning)		\$22,200.00	\$13,320.00	\$13,320.00 *	\$13,320.00 *
PNZ	Special Exceptions		\$8,400.00	\$8,480.00	\$8,480.00 *	\$8,480.00 *
PNZ	Special Family Lot Permit		\$1,650.00	\$4,620.00	\$4,620.00 *	\$4,620.00 *
PNZ	Special Permit		\$4,700.00	\$5,340.00	\$5,340.00 *	\$5,340.00 *
PNZ	Special Temporary Use		\$22,500.00	\$27,740.00	\$27,740.00 *	\$27,740.00 *
PNZ	Statement of Land Use and Zoning		\$175.00	\$1,760.00	\$1,760.00 *	\$1,760.00 *
PNZ	Subdivision		\$18,000.00	\$80,730.00	\$80,730.00 *	\$80,730.00 *
PNZ	Subdivision Variance		\$2,850.00	\$0.00	\$0.00	\$0.00
PNZ	Variances		\$16,150.00	\$18,180.00	\$18,180.00 *	\$18,180.00 *
			\$1,180,950.52	\$2,408,365.00	\$1,683,817.50	\$1,184,752.50

*IF WE DID PLAN REVIEW

*IF COMPLETELY PRIVATE PROVIDER

*NUMBERS CARRIED OVER
DUE TO NON-PRIVATE PROVIDER