

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3079.26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AMENDING THE TOWN'S FISCAL YEAR 2025-2026 SCHEDULE OF BUILDING PERMIT FEES AND OTHER FEES; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 3rd 2025, via Resolution 3026.25, the Town Council of the Town of Golden Beach adopted the Fiscal Year 2025-2026 Schedule of Building Permit Fees and Other fees ("the Fees"); and

WHEREAS, pursuant to Fla. Stat. 166.222, the Town imposes fees upon applicants for various development permits and other activities within the Town; and

WHEREAS, the Town desires to amend the schedule of fees attached hereto as Exhibit "A"; and

WHEREAS, the Town Council finds that amending the Town's fees is in the best interest of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. The foregoing recitals are adopted, confirmed and incorporated herein.

Section 2. Reauthorize Schedule of Fees & Establish Fees. Pursuant to Fla. Stat. 166.222 and Section 50-8(e) of the Town's Code of Ordinances, the Schedule of Permit and Processing Fees, and Associated Fees attached to this Resolution as Exhibit "A" is hereby adopted and supersedes all prior schedules and fees for said services.

Section 3. Implementation. The Town Manager and Town Mayor are hereby authorized to take all reasonable measures to implement this Resolution, and the Schedule of Fees adopted herein.

Section 4. Effective Date. The Resolution shall become immediately effective upon adoption.

Sponsored by **Town Administration.**


A motion to approve was made by Councilmember Luskin, seconded by Councilmember Bernstein and on roll call the following vote ensued:

Mayor Glenn Singer	<u>Aye</u>
Vice Mayor Jessie Mendal	<u>Absent</u>
Councilmember Kenneth Bernstein	<u>Aye</u>
Councilmember Bernard Einstein	<u>Aye</u>
Councilmember Judy Luskin	<u>Aye</u>

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida, this 9th day of June, 2026.

ATTEST:

MAYOR GLENN SINGER



LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



STEPHEN J. HELFMAN
TOWN ATTORNEY

RESOLUTION NO. 3079.26 EXHIBIT "A"



FY 2025-26 Rates & Fees

Fee Type	Fee Structure	Code/ Charter Section Reso No. Ord. No.
Administration		
Duplicated copy of not more than 14 inches by 8½ inches	\$0.15	Sec. 2-257 (1)
Each two-sided copy	\$0.20	Sec. 2-257 (2)
Copies larger than 14 inches by 8½ inches , or for requests for records of any other type of nature	shall be assessed, but in no event shall it be less than \$0.15 per copy (does not include the labor cost or overhead cost associated with such duplication)	Sec. 2-257 (3)
Certificate of a public record	\$1.00	Sec. 2-257 (4)
CD-ROM.	\$5.00	
DVD	\$5.00	
Certification statement	\$5.00 + any fees for copies calculated under section 2.	Florida Department Of State Basics Of Records Management Handbook Appendix D
Cassette tape	\$5.00	Sec. 2-257 (5)
Cassette tape provided by the Town	\$1.00 additional charge per cassette	Sec. 2-257 (5)
VHS tape, duplicated VHS, or edited VHS tape copy	\$10.00	Sec. 2-257 (6)
If the nature or volume of public records requested to be inspected, examined or copied requires the extensive use meaning any request that required more than 15 minutes of clerical or supervisory assistance to locate, review for confidential information, copy, refile or a combination of any like activities or assistance of clerical or supervisory personnel of the Town.	special service charge which shall represent the employee's actual labor cost incurred by the Town, which shall be billed in quarter-hour increments	Sec. 2-257 (7)
The cost of mailing or shipping the requested material may also be added if the requestor asks that the material be delivered (instead of the requestor picking up the material in person).		
Rentals		
Short term Rentals	\$300.00	
Park & Recreation		
Special Event Permit Fee (required, no change)	\$0.00	Reso No. 2609.19
Beach Pavilion Event Deposit (refundable)	\$1,000.00	Reso No. 3026.25
Beach Pavilion User Fee: 0-50 Guests	\$1,000.00	Reso No. 3026.25
Beach Pavilion User Fee: 50-100 guests	\$2,500.00	Reso No. 3026.25
Permit to use Town Parks (North and South)	\$250.00	Reso No. 3026.25
Permit to use Tweddle Park	\$250.00	Reso No. 2609.19
Town Park Event Deposit (Refundable)	\$1,000.00	Reso No. 3026.25
Tent Permit	\$100.00	Reso No. 3026.25
Portable Toilet Permit	\$50.00	Reso No. 3026.25
Catering Fee	\$50.00	Reso No. 3026.25
Insurance Fee	\$50.00	Reso No. 3026.25

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FY 2025-26 Rates & Fees

Furniture Rentals Fee		
Per Folding Chair	\$4.00	Reso No. 2967.24
Per 60 Inch Round Table	\$15.00	Reso No. 2967.24
Per 6 Foot Rectangular Table	\$15.00	Reso No. 2967.24
Clean up Fee (1 Public Works' Employee \$25/hr, Min 3 hr)	Min \$75.00	Reso No. 2609.19
Off Duty Officer	\$60/ hr, Min 4 hr.	Reso No. 3026.25
30-50 People= 1 Officer	Min \$240.00	Reso No. 3026.25
51-80 People= 2 Officer	Min \$480.00	Reso No. 3026.25
81-100 People= 3 Officer	Min \$720.00	Reso No. 3026.25
Additional Lifeguard (required for Beach Parties over 20) \$50/hr, Min. 4 hr)	Min \$200.00	Reso No. 3026.25
Film Fees (require an extra-duty police)		
less than 11 people	\$500.00 per day	Reso. No. 2404.15
11-20 people	\$700.00 per day	Reso. No. 2404.15
21-30 people	\$1100.00 per day	Reso. No. 2404.15
31-40 people	\$1500.00 per day	Reso. No. 2404.15
40 people	\$2000.00 per day	Reso. No. 2404.15
Vehicle Transponder fee		
First 4 Vehicles per household	No Charge	
Each additional vehicle	\$35.00 per vehicle	
Waste Disposal		
Waste pickup	\$35.00 each cubic yard	
Appliance/ Refrigerator	\$80.00	
Stove	\$60.00	
Televisions less than 60'	\$30.00	
Televisions 60' and over	\$60.00	
Special Furniture (call for price)	\$120-\$200	
Finance		
NSF Check		
If the face value exceeds \$50.00	\$25.00	Fla. Stat. Sec. 832.07
If the face value exceeds \$50.00 but does not exceed \$300.00	\$30.00	Fla. Stat. Sec. 832.07
If the face value exceeds \$300.00, or an amount of up to 5 percent of the face amount of t	\$40.00	Fla. Stat. Sec. 832.07
Lien Search (each request is separate for Building and Finance)		
Lien Request regular- 5 day response	\$60.00	Fla. Stat. Sec. 832.07
Lien Request expedited 3 day response	\$70.00	Fla. Stat. Sec. 832.07
Police		
Fingerprinting	No Charge	Article 29 of Collective Bargaining Agreement
Off Duty Officer - Resident Rate	\$60.00 hr./ Min 4 hr. no admin fee	Article 29 of Collective Bargaining Agreement
Off Duty Supervisor - Resident Rate	\$65.00 hr./ Min 4 hr.	Article 29 of Collective Bargaining Agreement
Off Duty- Holiday	\$120.00 hr./ Min. 4 hr.	Article 29 of Collective Bargaining Agreement
Off- Duty Officer- Commercial- Business services in town	\$75.00 hr./ Min. 4 hr.	Article 29 of Collective Bargaining Agreement
Off- Duty Supervisor- Commercial- Business services in town	\$80.00 hr./ Min. 4 hr.	Article 29 of Collective Bargaining Agreement
Off Duty- Admin Fee	\$5.00 hr./ Min. 4 hr.	Article 29 of Collective Bargaining Agreement

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FY 2025-26 Rates & Fees

Code Enforcement- (see section for fees for 2nd-4th offense)		
Animal nuisance	\$150.00 1st offense	Section 2.2-11
County ordinances	\$150.00 1st offense	Section 2.2-11
Eyesore	\$150.00 1st offense	Section 2.2-11
Florida Building Code (structural)	\$150.00 1st offense	Section 2.2-11
Florida Building Code (life safety)	\$250.00 1st offense	Section 2.2-11
Hurricane Protection Measures	\$250.00 1st offense	Section 2.2-11
Landscaping	\$150.00 1st offense	Section 2.2-11
Licensing	\$150.00 1st offense	Section 2.2-11
Litter/ debris	\$150.00 1st offense	Section 2.2-11
Mailboxes	\$150.00 1st offense	Section 2.2-11
Nuisance	\$150.00 1st offense	Section 2.2-11
Recycling	\$150.00 1st offense	Section 2.2-11
Seawalls	\$250.00 1st offense	Section 2.2-11
Signs/ advertising	\$150.00 1st offense	Section 2.2-11
Building Department		
Upfront - Permit Review Fee		
Stand Alone & Sub-Permits		
Base Administrative fee to be added to each trade (includes 2 reviews)	\$350.00	Reso No 3079.26
Building - (includes 2 reviews)	\$375.00	Reso No 3079.26
Each additional building review after 2 reviews	\$375.00	Reso No 3079.26
Electrical (includes 2 reviews)	\$375.00	Reso No 3079.26
Each additional electrical review after 2 reviews	\$375.00	Reso No 3079.26
Mechanical (includes 2 reviews)	\$275.00	Reso No 3079.26
Each additional Mechanical review after 2 reviews	\$275.00	Reso No 3079.26
Plumbing (includes 2 reviews)	\$375.00	Reso No 3079.26
Each additional plumbing review after 2 reviews	\$375.00	Reso No 3079.26
Structural (includes 2 reviews)	\$250.00	Reso No 3079.26
Each additional structural review after 2 reviews	\$250.00	Reso No 3079.26
Landscaping (includes 2 reviews)	\$600.00	Reso No 3079.26
Each additional landscape review after 2 reviews	\$300.00	Reso No 3079.26
Civil (includes 2 reviews)	\$600.00	Reso No 3079.26
Each additional Civil review after 2 reviews	\$300.00	Reso No 3079.26
Zoning (includes 2 reviews)	\$175.00	Reso No 3079.26
Each additional Zoning review after 2 reviews	\$375.00	Reso No 3079.26
Building Official Oversight (includes 2 reviews)	\$200.00	Reso No 3079.26
Floodplain (includes 2 reviews)	\$750.00	Reso No 3079.26
Each additional Floodplain review after 2 reviews	\$750.00	Reso No 3079.26
Permit Review fee - New Construction - Sq. Footage Multiplier		
Zone 1 Ocean Front	11	Reso No 3079.26
Zone 2 West side of Ocean - East Side Golden Beach Drive	6	Reso No 3079.26
Zone 3 - Canal & Intracoastal	7	Reso No 3079.26
Permit Review fee - Additions - Interior Remodels - Sq. Footage Multiplier		
Zone 1 Ocean front - square footage multiplier	5	Reso No 3079.26

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FY 2025-26 Rates & Fees		
Zone 2 West Side Ocean and East Side Golden Beach Drive	3	Reso No 3079.26
Zone 3 - Canal & Intracoastal	3.5	Reso No 3079.26
Permit Fees - New Construction - Additions and Remodels Sq. Footage Multiplier		
Zone 1 Ocean front - New Construction, Additions and Remodels	Air Conditioned Space x 4	Reso No 3079.26
Zone 1 Ocean front - New Construction, Additions and Remodels	Non-Air Conditioned Space x 2.5	Reso No 3079.26
Zone 2 West side Ocean - East Side Golden Beach Drive New, Additions/Remodels	Air Conditioned Space x 3	Reso No 3079.26
Zone 2 West side Ocean - East Side Golden Beach Drive New, Additions/Remodels	Non-Air Conditioned Space x 1.5	Reso No 3079.26
Zone 3 - Canal & Intracoastal , New, Additions/Remodels	Air Conditioned Space x 3.5	Reso No 3079.26
Zone 3 - Canal & Intracoastal , New, Additions/Remodels	Non-Air Conditioned Space x 2.0	Reso No 3079.26
Permit Fees - New Construction - Additions and Remodels Sub Permits Flat Rate		
Zone 1 Building Permit Fee - Per Trade Permit - Flat Rate \$15,000 x 3 years	\$45,000.00	Reso No 3079.26
Electrical Permit Fee - Per Trade Permit Flat Rate \$10,000 x 3 years	\$30,000.00	Reso No 3079.26
Plumbing Permit Fee - Per Trade Permit Flat Rate \$10,000 x 3 years	\$30,000.00	Reso No 3079.26
Mechanical Permit Fee - Per Trade Permit - Flat Rate \$5,000 x 3 years	\$15,000.00	Reso No 3079.26
Landscape Permit Fee - Per Permit - Flat Rate \$2,000 x 3 years	\$6,000.00	
Shop Drawing Fee - Per Permit - Flat Rate \$1,500 x 3 years	\$4,500.00	Reso No 3079.26
Zone 2 /3 Building Permit Fee - Per Trade Permit - Flat Rate \$10,000 x 2 years	\$20,000.00	Reso No 3079.26
Electrical Permit Fee - Per Trade Permit Flat Rate \$7,500 x 2 years	\$15,000.00	Reso No 3079.26
Plumbing Permit Fee - Per Trade Permit Flat Rate 7,500 x 2 years	\$15,000.00	Reso No 3079.26
Mechanical Permit Fee - Per Trade Permit - Flat Rate \$5,000 x 2 years	\$10,000.00	Reso No 3079.26
Shop Drawing Fee - Per Permit - Flat Rate \$1,500 x 2 years	\$3,000.00	Reso No 3079.26
Landscape Fee - Per Permit - Flat Rate \$1,000 x 3 years	\$3,000.00	
Flat Rate Permit Fees - Stand Alone Permits -		
Base Administrative Fee \$350.00	\$350.00	Reso No 3079.26
Building permit fee - Base Admin of \$350.00 + \$1,500	\$1,850.00	Reso No 3079.26
Electrical permit fee - Base Admin of \$350.00 + \$1,200	\$1,550.00	Reso No 3079.26
Structural permit fee Base Admin of \$350 + \$1,500	\$1,850.00	Reso No 3079.26
Mechanical permit fee - Base Admin of \$350 + \$1,000	\$1,350.00	Reso No 3079.26
Plumbing permit fee - Base Admin of \$350 + \$1,500.	\$1,850.00	Reso No 3079.26
Landscape permit fee - Base Admin of \$350 + \$1,550	\$1,900.00	Reso No 3079.26
Civil plan permit fee - Base Admin of \$350 + 1,550	\$1,900.00	Reso No 3079.26
Public Works permit fee - Base Admin of \$350.00 \$1,000	\$1,350.00	Reso No 3079.26
Zoning use permit -	\$2,000.00	Reso No 3079.26
floodplain use permit	\$5,000.00	Reso No 3079.26
Revision to active permit	refer to Flat Rate Permit Fees	Reso No 3079.26
Change of Contractor Fee - per trade	\$750.00	Reso No 3079.26
Construction Site Equipment Storage Fee - 1 Week		
First Week - Only One Use Permitted	\$350.00	Reso No. 2643.19
Second and Third Week - Only One Use Permitted	\$1,050.00	Reso No. 2643.19
Monthly	\$3,000.00	Reso No. 2643.19
Lost permit card	\$125.00	Reso No. 2643.19
Expired permit - new plan submittal & plan review required	10 months or more- 100% permit fee	Reso No. 2643.19
1 month expiration	\$100.00	Reso No. 2643.19
2-3 months expiration	25% discount of original fee	Reso No. 2643.19

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FY 2025-26 Rates & Fees		
4-6 months expiration	15% discount of original fee	Reso No. 2643.19
7-9 months expiration	10% discount of original fee	Reso No. 2643.19
10 months or more	100% fee	Reso No. 2643.19
Replacement of plans for an active permit:	Cost of Reproduction	Reso No 2643.19
Recertification of each applicable trade:	Plus recertification of plans	Reso No. 2643.19
Building, Electrical, Mechanical, Plumbing, Structural, Zoning and Landscaping	\$225.00 per Trade Review	Reso No. 2643.19
Zoning Compliance Monitoring fee - Payment at Permit Issuance		
Zoning monitoring fee - at initial permit issuance and every year thereafter	\$5,000.00 each year of construction	Reso No 3079.26
Excessive Square Footage		
Zone 1 - Areas below the Permissible Height	\$300.00 per square foot	Reso No 3079.26
Contractor Information Maintenance fee		
New Applications	\$50.00	Reso No. 2643.19
Renewal each Fiscal Year	\$30.00	Reso No. 2643.19
Educational Fund for building department personnel	\$0.30 Per 1,000 of value project	Reso No. 2643.19
Building permit imaging		
Plan sheet submitted	\$1.50 per sheet	Reso No. 2643.19
8 1/2 x 11 or 8 1/2 x 14	\$0.46 per page	Reso No. 2643.19
Special projects, meetings	\$50.00 per hour	Reso No. 2643.19
Certificates of Occupancy and Completion		
Temporary	\$250.00	Reso No. 2643.19
Final	\$300.00	Reso No. 2643.19
Lien Search Requests		
Regular - 5 Day Response	\$60.00	Reso No. 2643.19
Expedited - 3 Day Response	\$70.00	Reso No. 2643.19
Minimum per square foot pricing for:		
New Construction - Zone 1 Ocean Front-East Side Ocean Boulevard	\$2,100.00	Reso No. 3062.26
Zones 2 and 3 - Waterways, West Side Ocean Blvd and East Side Golden Beach Dr	\$900.00	Reso No. 3062.26
Addition - Zones 1 through 3	\$400.00	Reso No. 2890.23
Remodeling - Zones 1 through 3	\$300.00	Reso No. 2890.23
Re-inspection Fees:		
Failed Inspections-1st & 2nd	\$75.00	Reso No. 2643.19
Failed Inspections- 3rd	\$125.00	Reso No. 2643.19
Building Code Compliance Fee	\$0.60 per 1,000 of value project	Reso No. 2643.19
Street Sweeping Fee (charged to all permitting)	\$2.50 per 1,000 of value project	Reso No 3079.26
Building Advisory Board Fees - Zoning Fees		
New single-family residence - based on Gross Floor Area:		
Up to 5,000 square feet	\$7,500.00	Reso No. 3062.26
5,001 up to 10,000 square feet	\$12,500.00	Reso No. 3062.26
10,001 up to 15,000 square feet	\$20,000.00	Reso No. 3062.26
15,001 up to 20,000 square feet	\$30,000.00	Reso No. 3062.26
over 20,000 square feet	\$40,000.00	Reso No. 3062.26
Addition/Remodel of existing structure	\$225.00 per submittal	Reso No. 2643.19
Accessory Building (Cabana or Gazebo)	\$150.00 per submittal	Reso No. 2643.19

RESOLUTION NO. 3079.26 EXHIBIT "A"



FY 2025-26 Rates & Fees		
Pools and Spas	\$100.00 per submittal	Reso No. 2643.19
Fencing, site walls, driveways, pool decks	\$150.00 for each item submitted	Reso No. 2643.19
Landscaping: New construction, additions, remodel, existing	\$300.00 per submittal	Reso No. 2643.19
Docks	\$100.00 per submittal	Reso No. 2643.19
Boat Lift	\$100.00 per submittal	Reso No. 2643.19
Resubmission within 30 days of original	75% of all fees paid on original	Reso No. 2643.19
Variance Request - per Variance	\$5,000.00	Reso No. 3062.26
Variance Request - Seawalls, Docks & Minor Structures (per Variance)	\$750.00	Reso No. 3062.26
Lot aggregation or replat	\$7,500.00	Reso No. 3062.26
Non-Standard design review (recreational facilities & other proposed uses)	\$5,000.00	Reso No. 3062.26
Administrative zoning interpretation requests	\$3,000.00	Reso No. 3062.26
Sidewalk, gutter and street maintenance fees		
New construction per Linear Feet based on property frontage	\$450/LF	Reso No 3079.26
Remodel and Addition to an existing Structure per Linear Feet based on Frontage	\$250/LF	Reso No 3079.26
Extension Fee: New Construction, Addition and Remodel Work Permits		
Zone 1		
Construction work that exceeds 36 months from permit issuance will extend the Master p	30% of Master Permit Fee	Reso No. 2643.19
Requires a permit renewal every 12 months after the 36 month period.	30% of Master Permit Fee	Reso No. 2643.19
Zones 2 & 3		
Construction work that exceeds 24 months from permit issuance will extend the Master p	30% of Master Permit Fee	Reso No. 2643.19
Requires a permit renewal every 12 months after the 24 month period.	30% of Master Permit Fee	Reso No. 2643.19

Core Structure (Non-Value-Based)

A. Upfront Process Fee

Covers:

- intake,
- routing,
- file setup,
- coordination,
- zoning review,
- Building Official oversight
- Applicable trades review
- Floodplain oversight
- permit issuance.

2. Upfront Permit Review Fee – Stand-Alone Permits

Category	Fee
Base Administrative Fee	\$350 (includes 2 reviews). Each additional review adds \$350.00
Building Review	\$375.(includes 2 reviews). Each additional review adds \$375.00
Electrical Review	\$375 (includes 2 reviews). Each additional review adds \$375.00
Structural Review	\$250 (includes 2 reviews). Each additional review adds \$250.00
Mechanical Review	\$275 (includes 2 reviews). Each additional review adds \$275.00
Plumbing Review	\$375 (includes 2 reviews). Each additional review adds \$375.00
Landscape Review	\$600 (includes 2 reviews). Each additional review adds \$300.00
Civil Plan Review	\$600 (includes 2 reviews). Each additional review adds \$300.00
Public Work Review	\$250 (includes 2 reviews). Each additional review adds \$250.00
Building Official Oversight	\$375 (includes 2 reviews). Each additional review adds \$200.00
Zoning Review	\$350 (includes 2 reviews). Each additional review adds \$175.00
Floodplain Review	\$750 (includes 2 reviews). Each additional review adds \$750.00

Example — New Pool and Spa Project

- Base Administrative Fee = \$350.00,
- electrical + plumbing + Building + Structural + Civil + Zoning + Building Official + Floodplain = \$3,425.00 up front fee due

Permit Review New Construction, Addition, and Remodel Fee:

Reviews: Plan review includes Building, Structural, Electrical, Mechanical, Plumbing, Public Works, Civil, Flood, and administrative overview

Tier Model

Tier	Description	Fee Multiplier
Zone 2 Residential	– New Construction Dry Lot	6.0
Zone 3 Residential	– New Construction - Waterfront	7.0
Zone 1 Residential	– New Construction - Ocean Front	11
Zone 2 Residential	– Interior Remodel - Dry Lot	3.0
Zone 3 Residential	– Interior Remodel - Waterfront	3.5
Zone 1 Residential	– Interior Remodel - Ocean Front	5.0

Then:

Square Footage × Tier Multiplier

EXAMPLE:

New Construction

Zone 2 - 8,000 square foot home = 8,000 x 6 = \$48,000
Zone 3 - 12,000 square foot home = 12,000 x 7 = \$84,000
Zone 1 - 30,000 square foot home = 30,000 x 11 = \$330,000

Interior Remodel

Zone 2 - 4,000 square feet = 4,000 x 3.0 = \$12,000
Zone 3 - 6,000 square feet = 6,000 x 3.5 = \$21,000
Zone 1 - 15,000 square feet = 15,000 x 5.0 = \$75,000

Discipline-Based Flat Permit Fees not based on square footage Permit Fee – Stand-Alone Permits

Assume:

Base Administrative Fee	\$350
Building Fee	Base Administration \$350.00 + 1,500.00 = \$1,850.00
Electrical Fee	Base Administration \$350.00 + \$1200.00 = \$1,550.00
Structural (Shop drawings)	Base Administration \$350.00 + \$1,500.00 = \$1,850.00
Mechanical Fee	Base Administration \$350.00 + \$1,000.00 = \$1,350.00
Plumbing Fee	Base Administration \$350.00 + \$1,200.00 = \$1,550.00
Landscape Fee	Base Administration \$350.00 + \$1,550.00 = \$1900.00
Civil Plan Permit	Base Administration \$350.00 + \$1,550.00 = \$1,900.00
Public Work	Base Administration \$350.00 + \$1,000.00 = \$1,250.00
Zoning Use Fee	\$2,000 Based on the application submitted
Floodplain Review	\$750 Based on the application submitted.

Example — New Pool and Spa Project

- Base Administrative Fee = \$350.00,
- electrical + plumbing + Building + Structural + Civil + Zoning + Building Official + Floodplain = \$11,800.00 permit fees due.

Permit Fee for Master Permit – New Construction, Additions, Remodels based on Square Footage:

All Zones 1 through 3

Permit Type	Multiplier	
Air Conditioned Space x		
Zone 1	4	Changed from 3
Zone 2	3	No Change
Zone 3	3.5	Changed from 3
Non Air Conditioned Space – Covered Roof Area x		
Zone 1	2.5	Changed from 1.5
Zone 2	1.5	No Change
Zone 3	2.0	Changed from 1.5

Permit Fee for Master Permit – Sub Permit Fees– New Construction, Additions, Remodels based on Square Footage:

Zone 1	Building Permit Fee - Per Trade Permit - Flat Rate \$15,000 x 3 years	\$45,000.00
	Electrical Permit Fee - Per Trade Permit Flat Rate \$10,000 x 3 years	\$30,000.00
	Plumbing Permit Fee - Per Trade Permit Flat Rate \$10,000 x 3 years	\$30,000.00
	Mechanical Permit Fee - Per Trade Permit - Flat Rate \$5,000 x 3 years	\$15,000.00
	Landscape Permit Fee - Per Permit - Flat Rate \$2,000 x 3 years	\$ 6,000.00
	Shop Drawing Fee - Per Permit - Flat Rate \$1,500 x 3 years	\$ 4,500.00
2 /3	Building Permit Fee - Per Trade Permit - Flat Rate \$10,000 x 2 years	\$ 2,000.00
	Electrical Permit Fee - Per Trade Permit Flat Rate \$7,500 x 2 years	\$15,000.00
	Plumbing Permit Fee - Per Trade Permit Flat Rate 7,500 x 2 years	\$15,000.00
	Mechanical Permit Fee - Per Trade Permit Flat Rate \$5,000 x 2 years	\$10,000.00
	Shop Drawing Fee - Per Permit - Flat Rate \$1,500 x 2 years	\$ 3,000.00
	Landscape Fee - Per Permit - Flat Rate \$1,000 x 3 years	\$ 3,000.00



TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

MEMORANDUM

Date: June 9, 2026

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz,
Town Manager

Subject: Resolution No. 3079.26 – Amending the Building Permit, Town Fees, and Associated Fees for Fiscal Year 2025-2026

Item Number:

5

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3079.26 as presented.

Background:

The Florida Legislature recently adopted House Bill 399 and House Bill 803, which significantly modify how local governments establish and collect building permit fees, inspection fees, and other building department-related charges. Effective July 1, 2026, municipalities must ensure that building department fees are directly related to the actual cost of providing building department services and may no longer rely upon valuation-based methodologies that have historically been used throughout the State of Florida.

These legislative changes are intended to increase transparency, improve accountability, and ensure that fees collected by building departments are limited to the reasonable costs associated with permitting, plan review, inspections, and related regulatory activities.

In response to these new statutory requirements, staff has reviewed the Town's existing fee schedule and evaluated several alternative fee models currently being considered by municipalities throughout South Florida. The proposed fee schedule is substantially consistent with the methodologies being adopted by comparable municipalities and mirrors recommendations advanced by Broward County and other jurisdictions seeking compliance with the new legislation.

Additionally, the Miami-Dade County Board of Rules and Appeals has recommended that municipalities utilize a similar framework when establishing building department fees. The proposed structure focuses on measurable factors such as the scope, size, and complexity of work rather than the value of construction, thereby aligning the Town's practices with the new statutory requirements.

This approach provides the Town with the most responsible and legally compliant mechanism for recovering the costs associated with providing building department services while ensuring that fees remain directly tied to those services.

Because the Town will no longer be permitted to calculate fees based upon construction valuation, staff anticipates that many permit applicants may experience lower fees under the new structure. While the exact impact will vary depending on the nature of each project, the proposed methodology is designed to fairly allocate costs based on the actual work performed by the Building Department and the resources required to review and inspect that work.

The proposed fee schedule is intended to recover only the costs associated with providing building department services, as required by state law. While revenues may fluctuate under the new methodology, staff believes the proposed schedule will allow the Town to continue providing high-quality permitting, plan review, and inspection services in a financially sustainable and legally compliant manner.

The adoption of the proposed Building Department Fee Schedule will ensure compliance with House Bill 399 and House Bill 803, align the Town with regional best practices and recommendations from the Miami-Dade County Board of Rules and Appeals, and provide a fair and transparent methodology for recovering the costs associated with building department operations.

Fiscal Impact:

Attachment: Proposed Building Department, Town Fees and Associated Fees Schedule