

# Town of Lauderdale-By-The-Sea



## Change in Building Permitting Process

Starting on January 3, 2012, The Town of Lauderdale-By-The-Sea will be utilizing the plan review and inspection services of C.A.P. Government, Inc. (CAP).

The Town will also be implementing a new building permit fee schedule on January 3, 2012.

Broward County currently provides our building permit services and permits issued prior to January 3<sup>rd</sup> will continue to be reviewed and inspected until completion by Broward County. You will continue to request inspections in the usual manner from Broward County.

Effective January 3<sup>rd</sup>, the Building Services new telephone number is **954-640-4215**. The office location and hours remain the same.

*Town of Lauderdale-By-The-Sea*  
**NEW BUILDING PERMIT FEE SCHEDULE**  
**Effective January 3, 2012**

---

**A. Calculation of permit fee.**

The cost of construction or project may be determined in the following ways as determined by the Building Official:

1. Cost of construction as submitted by the applicant.
2. Copy of a signed contract for work to be performed
3. Using the values in the most recent edition of the RS Means Construction Valuation System.

The Building Official has the discretion to choose which one of the three methods used best reflect the true cost of work being performed.

**B. Mandatory State and County fees.**

1. Broward County Board of Rules and Appeals Surcharge - \$0.60 per \$1,000.00 cost of construction.
2. Florida Statute 553.721 - 1.5 percent of the permit fee or a minimum of \$2.00, and 468.631 – 1.5 percent of the permit fee or a minimum of \$2.00.
3. Education fee – 0.2 percent of the permit fee.

**C. Permit Processing Fees.**

The full permit fee is due at time of submission. Should work discontinue, then a prorated share of the fee may be returned as determined by the Building Official.

**D. Building Permit Fees.**

Fees for each permit that are calculated on the basis of a percentage of construction cost include fees for review by one construction discipline. If more than one discipline must review or inspect the project, then the additional discipline fees outlined apply.

1. Residential - new construction
  - (a) 2.00 % of total construction value plus \$85.00 for each discipline.
  - (b) Minimum permit fee \$85.00
2. Commercial - new construction –
  - (a) 2.00 % of total construction value, plus \$85.00 for each discipline.
  - (b) Minimum permit fee \$85.00
3. Residential Additions or Alterations
  - (a) 3.00 % of total construction value, plus \$85.00 for each discipline.
  - (b) Minimum permit fee \$85.00
4. Commercial Additions or Alterations
  - (a) 3.00 % of total construction value, plus \$85.00 for each Discipline



*Town of Lauderdale-By-The-Sea*  
**NEW BUILDING PERMIT FEE SCHEDULE**  
**Effective January 3, 2012**

---

- |  |          |
|--|----------|
| 3. Third Occurrence                      | \$195.00 |
| 4. Fourth and all subsequent Occurrences | \$260.00 |

The Building Official may waive re-inspection fees, based on extenuating circumstances.

**N. Overtime, Specialty, and After Hours Inspections**

4 hour minimum at \$97.50 per hour or fraction thereof

**O. Permit Card Replacement** \$ 35.00

**P. Penalty for work without a permit** Double the Permit Fee

**Q. Expired permits/extensions** If the applicant applies for permit renewal within the time period stated in the Florida Building Code, the renewal fee shall be one half (1/2) of the original fee, or \$85.00, whichever is greater.

If the renewal application is made after the time period stated in the Florida Building Code, application for a new permit must be made, accompanied by payment of the full fee.

**R. Certificate of Occupancy**

- |                |          |
|----------------|----------|
| 1. Residential | \$150.00 |
| 2. Commercial  | \$250.00 |

**S. 40 Year Building Safety Inspection Program**

All applications for recertification or extension \$400.00