

Chapter 102

FEES

[HISTORY: Adopted by the Town Council of the Town of Callahan as indicated in article histories. Amendments noted where applicable.]

GENERAL REFERENCES

Building construction – See Ch. 73.
Plumbing – See Ch. 143.
Signs – See Ch. 152.
Subdivision of land – See Ch. 160.
Water and sewers – See Ch. 190.
Zoning – See Ch. 195.
Telephone and telegraph franchise – See Ch. A203.

ARTICLE I

Copies of Records

[Adopted 3-5-2001 by Ord. No. 1-O-2001]

§ 102-1. Fees established for copies.

- A. The fee for duplicated copies of not more than 14 inches by 8 inches shall be \$0.15 per one-sided copy.
- B. The fee for each two-sided copy shall be an additional \$0.05 per copy.

§ 102-2. Fees for certified copies.

The record custodian shall charge up to \$1 per copy for a certified copy of a public record.

ARTICLE II

Providers of Communications Services

[Adopted 7-2-2001 by Ord. No. 5-O-2001]

§ 102-3. Intent.

It is the intent of the Town of Callahan, Florida, to make an election under section 337.401(3)(c)1., Florida Statutes (2000), as amended by Section 34, Enrolled CS/CS/SB 1878 by the 2001 Florida Legislature, regarding the Town of Callahan's decision on whether to require and collect permit fees from any providers of communications services that use or occupy municipal roads or rights-of-way for the provision of communications services.

§ 102-4. Election to not require and collect permit fees.

The Town of Callahan, Florida, elects not to require and collect permit fees from any provider of communications services that uses or occupies municipal roads or rights-of-way for the provision of communications services. As provided in Section 337.401(3)(c)1., Florida Statutes (2000), this election shall take effect October 1, 2001.

§ 102-5. Election to increase local communications services tax.

Pursuant to Section 337.401(3)(c)1.b., Florida Statutes (2000), as amended by Section 34, Enrolled CS/CS/SB 1878 by the 2001 Florida Legislature, the Town of Callahan, Florida, elects to increase its total rate for the local communications services tax as computed under Section 202.20(1) and (2), Florida Statutes (2000), as amended, by an amount of 0.12%, and this election shall take effect October 1, 2001.

§ 102-6. Notice to Department of Revenue.

The Town of Callahan, Florida, directs that notice of the above elections be provided to the Department of Revenue by certified mail by July 16, 2001, as provided in Section 34, Enrolled CS/CS/SB 1878 by the 2001 Florida Legislature.

ARTICLE III

Building and Development Fees; License Fees

[Adopted 3-6-2006 by Ord. No. 1-O-2006¹]

§ 102-7. Fees established.

The schedules below establish the fees that the Town of Callahan charges to recoup its administrative costs associated with issuance of permits and reviewing applications for construction, development, and land use changes and fees that Callahan is required to charge by state law. The costs for building permits and plan review, swimming pool plan review, commercial mechanical permit fees, refrigeration and hood system mechanical permit fees, and manufactured housing permit fees are determined by calculating valuations according to the valuation schedule below. All other fees are as listed.

§ 102-8. Valuations for new construction.

For purposes of calculating the price of permits required by this article for new construction, the valuation is computed using the following schedule for each type of space planned for or in the structure.

A. Residential. New residential construction is valued as follows:

- (1) Up to 1,600 square feet (heated or cooled): \$42 per square foot.
- (2) One thousand six hundred one to 2,400 square feet (heated or cooled): \$55 per square foot.
- (3) Over 2,401 square feet (heated or cooled): \$70 per square foot.
- (4) Garages: \$25 per square foot.
- (5) Porches, patios, carports, entry ways: \$15 per square foot.

B. Commercial. All new commercial construction is valued at \$75 per square foot.

1. Editor's Note: This ordinance repealed former Art. III, Building and Development Fees; License Fees, adopted 3-17-2003 by Ord. No. 1-O-2003, as amended.

- C. Renovations, additions, or repairs. The fees for building permits for renovations, additions, or repairs are based on the valuation of the renovation or addition using estimated or actual size of the area to be renovated or the addition as calculated by using the fee schedule for new construction.

§ 102-9. Building permit fees.

- A. Ten dollars is charged for issuing the permit, plus additional charges based on the valuations set forth below. Building permit fees do not include permit fees for electrical, mechanical, or plumbing permits. These permits must be obtained separately.

Total Valuation	Fee
\$0 to \$2,000	\$30
\$2,001 to \$15,000	\$30 for the first \$2,000, plus \$6 for each additional \$1,000 or fraction thereof to and including \$15,000.
\$15,001 to \$50,000	\$90 for the first \$15,001, plus \$5 for each additional \$1,000 or fraction thereof to and including \$50,000.
\$50,001 to \$100,000	\$265 for the first \$50,001, plus \$4 for each additional \$1,000 or fraction thereof to and including \$100,000.
\$100,001 to \$500,000	\$465 for the first \$100,001, plus \$3,00 for each additional \$1,000 or fraction thereof to and including \$500,000.
\$500,001 and up	\$1,665, plus \$2 for each additional \$1,000 or fraction thereof.

- B. Plan review. Valuations up to \$15,000 are charged \$25 for plan review. Valuations over \$15,001 and up are charged 1/2 of building permit fee for plan review.
- C. See Code § 102-13.1A(2). [Amended 11-15-2010 by Ord. No. 2010-13]
- D. Radon building code surcharge fee. All construction with heated or cooled space other than unattached or freestanding accessory structures shall be charged an additional \$.005 per square foot of heated and cooled space for the state-mandated Radon building code surcharge fee.

§ 102-10. Roofing permits.

The residential roofing permit fee is \$30. Commercial roofing permits fees are based on the roofing contract price using the new construction building permit fees schedule. Roofing permits are required for repair or replacement of existing roofs. Building permits include the permitting needed for roofs on new construction.

§ 102-11. Structure moving permits.

The fee for a permit to move any building or structure is \$100. Houses moved are subject to an additional inspection fee of \$100, plus \$.382 per mile that the inspector must travel to inspect the

home, with the mileage calculated on the basis of the mileage of a round trip from Town Hall to the house's new location. Additional fees for the use of rights-of-way may also be required.

§ 102-12. Demolition.

The fee for a permit to demolish any building or structure is \$50.

§ 102-13. Fire damage inspection.

The fee for fire damage inspection is \$100.

§ 102-13.1. Firesafety inspection fees.² [Amended 5-19-1997 by Ord. No. 3-O-1997]

A. The following fee schedule is adopted for fire inspections for the Town of Callahan, Florida:

- (1) Site plan review: \$50.
- (2) Construction plan review: 35% of the building permit fee.
- (3) Fire protection systems: \$50.
- (4) Annual Life Safety 101 inspections: \$20, due and payable October 1 of each year. [Amended 10-18-1993 by Ord. No. 7-O-1993]
- (5) Reinspections:
 - (a) First reinspection: \$25.
 - (b) Second reinspection: \$30.
 - (c) Third reinspection: \$50.
- (6) Land clearing for construction: \$20.

B. The fees set forth above shall be in addition to building permit fees and shall be payable at the time building fees are paid, and at the time of service.

§ 102-14. Swimming pools.

Ten dollars is charged for issuing the permit, plus residential pools or spas are subject to an additional charge of \$75. Commercial pools or spas are subject to additional charges based on valuation using the building permit fee schedule. The charge for the pool or spa permit does not include any additional electrical or other applicable permits.

§ 102-15. Electrical permits.

A. Ten dollars is charged for issuing the permit, plus additional charges listed below.

2. Editor's Note: Section 102-13.1, formerly designated § 105-3, was redesignated and transferred to this location 11-15-2010 by Ord. No. 2010-13.

Single-phase residential and commercial	
	Fee
Up to 60 amps	\$30
100 amps	\$45
150 amps	\$55
200 amps	\$65
300 to 400 amps	\$85
600 amps	\$95
800 amps	\$105
1,000 amps	\$125
Service change	Equal to the fee for amperage above
Service repair	\$30
Additions/alterations, residential	\$30
Additions/alterations, commercial	Valuation based on contract or subcontract price and building permit fee schedule
Pool wiring	\$30
Temporary services	\$30
Temporary underground (TUG)	\$30
Discontinued service inspection	\$30
Electrical for a sign	\$30

B. Services over 1,000 amps are combined fees to meet required service. All three-phase services are three times the amount shown.

§ 102-16. Plumbing permit fees.

Ten dollars is charged for issuing the permit, plus additional fees set forth below.

Type	Fee
Residential base fee for each fixture (including floor)	\$12
Drain, traps, vents, etc.	\$4.80
Commercial base fee for each fixture (including floor, drains, traps, etc.)	\$18 \$6
City sewer (including repair)	\$30

Alterations of fixtures or additional fixtures (each)	\$30
Repair or replace drainage	\$30

§ 102-17. Mechanical permit fees.

Ten dollars is charged for issuing the permit, plus additional fees set forth below.

Type	Fee
Residential for single system	\$43
Each additional system	\$30
Repairs, alterations and additions	\$30
Change-out existing unit	\$30
Commercial fees	
0-\$4,000	\$43
\$4,001 to \$6,000	\$73
\$6,001 to \$10,000	\$100
\$10,001 to \$17,000	\$150
\$17,001 and above	\$200
Additional mechanical permits	
Gas piping systems	\$30
Sprinkler systems, first 300 heads	\$30
Each additional head	\$0.10
Refrigeration systems, hood systems	Valuation based on contract or subcontract price and the building permit fee schedule

§ 102-18. Mobile home/manufactured housing permits.

Ten dollars is charged for issuing the permit, plus additional fees set forth below.

Type	Fee
Single-wide permit	\$200
Double-wide permit	\$260
Triple-wide permit	\$300

This permit includes electrical, plumbing, and mechanical permits.	
Manufactured housing	Fee is based on valuation using the building permit fee schedule. Separate permits are required for electrical, plumbing and mechanical.

§ 102-19. Sign permit fees.

The fee for sign permits is \$40 per sign. Signs that use electric power must have separate electrical permitting.

§ 102-20. Land development fees.

Applicants seeking to develop land, requesting land use changes, or seeking to subdivide land shall pay fees as set forth below. Depending on the nature of the application or request, payment of multiple fees may be required.

- A. Land use changes. [Amended 9-2-2008 by Ord. No. 2008-13]
- (1) Single-family residential variances and conditional uses: \$200.
 - (2) All other variances and conditional uses: \$300.
 - (3) Rezoning: \$250.
 - (4) Small-scale (under 10 acres) Future Land Use Map amendment: \$250.
 - (5) Large-scale (10 acres or more) Future Land Use Map amendment: \$1,000 plus \$10 per acre.
 - (6) Planned unit development: \$500 plus \$10 per acre.
 - (7) Development of regional impact: \$10,000 plus \$1,500 per acre.
 - (8) Amendments to developments of regional impact: \$4,000.
 - (9) Development agreements: \$7,500.
 - (10) Community development or redevelopment district: \$15,000.
 - (11) Annexation: \$200.
 - (12) Review and reservation of applications for concurrency capacity or fair share obligations: \$300. [Added 2-16-2010 by Ord. No. 2010-02]
- B. Land development review.
- (1) Preliminary plat review: \$150.
 - (2) Site plan review: \$125.
 - (3) See Code § 102-13.1A(1). [Amended 11-15-2010 by Ord. No. 2010-13]

(4) Site plan final inspection: \$125.

C. Subdivision review and inspection.

- (1) Subdivision concept review for subdivisions of one to 10 lots: \$350.
- (2) Subdivision concept review for subdivisions of 11 to 50 lots: \$600.
- (3) Subdivision concept review for subdivisions of 51 or more: \$800.
- (4) Subdivision construction review for subdivision of one to 10 lots: \$400.
- (5) Subdivision construction review for subdivision of 11 to 50 lots: \$600.
- (6) Subdivision construction review for subdivisions of 51 or more: \$1,000.
- (7) Subdivision interim inspections for subdivisions of 50 lots or less: \$100.
- (8) Subdivision final inspections for subdivisions of 50 lots or less: \$200.
- (9) Subdivision fire inspections for subdivisions of 50 lots or less: \$100.
- (10) Subdivision interim inspections for subdivisions of 51 lots or more: \$200.
- (11) Subdivision final inspections for subdivisions of 51 lots or more: \$400.
- (12) Subdivision fire inspections for subdivisions of 51 lots or more: \$200.

D. Use of rights-of-way.

- (1) Right-of-way permits for residential driveways: \$50.
- (2) Right-of-way permits for commercial driveways: \$100.
- (3) Right-of-way permits for house moving: \$100.
- (4) Right-of-way permits for minor utilities: \$75.
- (5) Right-of-way permits for major utilities, including inspections: \$200.

E. Costs of advertising and notices. All costs of advertising and providing notice incurred by the Town of Callahan in connection with applications or requests for land use changes, land development of any kind, subdivisions, or annexations shall be paid by the applicant or requestor. The Town shall bill the applicant or the requestor for the Town's actual costs incurred. Failure to pay the Town's costs within 30 days of the date of the bill shall, in addition to all other remedies available to the Town, provide the Town with cause to reject the application or request.

§ 102-21. Violations and penalties.

- A. Work without a permit. Conducting work or engaging in any activity for which a permit is required shall be punished by a \$500 fine, and the violator shall be charged twice the regular permit fee for issuance of the required permits.
- B. On-site sanitary and debris control. Failure to provide and adequately maintain on-site sanitary equipment such as portable toilets and failure to adequately control construction

debris and other trash on the job site by measures such as on-site dumpsters shall be punished by a fine of \$25 for each day that the condition exists.

- C. Reinspections. Violators will be charged \$25 for each reinspection conducted to insure compliance with all permitting, sanitary, and debris control requirements.

ARTICLE IV
New Development Impact Fees
[Adopted 6-6-2005 by Ord. No. 5-O-2005]

§ 102-22. New residential development impact fee. [Amended 1-3-2017 by Ord. No. 2016-007; 8-17-2020 by Ord. No. 2020-007]

New residential development shall be assessed an impact fee of \$3,000 for water and wastewater infrastructure, \$200 for streets, and \$500 for parks and recreational infrastructure per unit for development within the Town's limits. New residential development outside of the Town's limits will be assessed an impact fee of \$3,750 for water and wastewater infrastructure to provide for additional infrastructure costs associated with provision of services beyond the Town's boundaries, plus a surcharge of \$750, for a total impact fee of \$4,500 per unit.

§ 102-23. New commercial development impact fee. [Amended 8-17-2020 by Ord. No. 2020-007]

New commercial development shall be assessed an impact fee of \$3,000 per equivalent dwelling unit for development within the Town's limits for water and wastewater infrastructure. New commercial development outside of the Town's limits will be assessed an impact fee of \$3,750 for water and wastewater infrastructure to provide for additional infrastructure costs associated with providing services beyond the Town's boundaries, plus a surcharge of \$750, for a total impact fee of \$4,500 per equivalent dwelling unit.

§ 102-24. Payment.

Impact fees payable under this article shall be paid to the Town official designated to receive payments for building permits. All impact fees shall be paid prior to the issuance of any new building permits.

§ 102-25. Refunds.

If a building permit expires without any construction being commenced under the permit, any impact fee collected in conjunction with the issuance of that permit shall be refunded less 5% to offset the cost of issuing the permit, collecting the fees, and administering the refund.

§ 102-26. Waivers and reductions.

The Town Council shall have the authority to reduce or waive some or all impact fees associated with new development if the developer conveys a benefit to the Town that will enable the Town to improve or enhance its ability to deliver water and sewer services. The amount of any waiver or reduction must approximate the value of the benefit conveyed to the Town. Any waiver or reduction granted by the Town Council must be made with a specific finding that ties the waiver or reduction to the benefit conveyed, and the benefit conveyed must be specifically identified.

§ 102-27. Determination of and accounting for fees. [Amended 1-3-2017 by Ord. No. 2016-007]

All impact fees imposed by the Town of Callahan shall be based on the most recent and localized data. Revenues and expenditures of impact fees shall be accounted for in a separate accounting fund.

§ 102-28. Definition of "unit." [Amended 8-17-2020 by Ord. No. 2020-007]

"Unit" means one dwelling. Multiple dwellings located within one structure are counted as multiple units.

§ 102-29. Definition of "equivalent dwelling unit." [Added 8-17-2020 by Ord. No. 2020-007]

"Equivalent dwelling unit" means 1,500 square feet, as an approximation of the square footage of a single-family home.