

Pembroke Pines Building Fee Schedule Adopted October 1,2025

Appendix - Building Permit Fee Schedule - Section 150.16

For this section the following determinations shall be in place:

Residential shall mean Single Family, Duplex, and/or Townhouse building types.

Non-Residential shall mean Multi-Family, Commercial, and/or Industrial building types.

I. Building Permit Submittal Fee (Deposit)

A. Residential (Accessory Structures and/or Uses)	\$100.00
B. Residential (New Construction and/or Additions)	\$500.00
C. Non-Residential	\$500.00

If permit estimate is less than above, applicant shall pay estimate in full.

II. Building Code Services Permit Fee Structure

A. Valuation

The Building Permit Fee shall be based upon the cost of construction as attested to by the applicant on the submitted permit application. The Building Official, in addition to verifying the completeness and accuracy of the application, shall review the application for the cost of construction. If the Building Official, or his/her designee, determines that the cost of construction attested to does not accurately reflect the cost of construction for the scope of work covered by the permit, he/she shall utilize the greater of the following (2) options:

1. A signed certified construction costs estimate for the work contemplated under the requested permit completed by one of the following licensed professionals which includes the license or certification number of the professional making the certification:

- a. Architect
- b. Engineer
- c. General Contractor, or
- d. Certified construction cost estimator

2. Apply the values in the most current edition of the RS Means Construction Valuation system.

The greatest of the methods of the applicant's statement of value, or (1.) or (2.) above shall be used in calculating the permit fee.

Reference: The initial permit fee shall be based on the total cost of construction. All additional sub permit fees shall be based on the job value for the work covered by that particular permit.

B. Fees

1. Construction costs up to \$2,500 (Per structure per trade)	\$124.42
2. Construction costs greater than \$2,500 and up to \$1,000,000	3.79%
3. Construction costs greater than \$1,000,000 and up to \$3,000,000 plus 2.77% of the construction costs over \$1,000,000.	\$37,929.67
4. Construction costs greater than \$3,000,000.00 plus 2.08% of the construction cost.	\$93,329.67
5. Each of the remaining main permits for the completion of the building (Mechanical, Electrical and Plumbing) shall be a minimum fee per trade up to a construction cost of \$5,000 and 2.50% construction costs above \$5000.	

6. Besides the fees as described in items one (1) through four (4) above, the minimum permit application fees shall not be less than the number of mandatory inspections multiplied by the minimum inspection fee.	\$124.42
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C. Demolition of Buildings	
1. Single family residential (Per structure per trade)	\$124.42
2. All other (Per Floor per structure per trade)	\$124.42

III. Non Structures

A. Windows / Shutter / Door	
1. First Opening	\$124.42
2. Each additional opening	\$13.84
B. Roofs	
1. Maximum Residential Permit Fee	\$500.00
2. Maximum Non-Residential Permit Fee	\$2,000.00

IV. Required County and State Fees

A. Board of Rules & Appeals (BRA) Fee – per each \$1,000.00 or any fraction thereof of the total cost of construction.	\$0.52
B. DCA – Florida Homeowner Recovery Fund – Minimum \$2.00 per permit.	1.5% of Permit Fee
C. DBPR - Building Code Administrators and Inspectors Fund – Minimum \$2.00 per permit.	1.0% of Permit Fee

V. Additional Services

A. Change of contractor qualifier (Per qualifier)	\$69.13
B. Extension of permit (Home Owner)	\$34.57
C. Extension of permit (Contractor)	\$154.83
D. Hourly Services and/or Expedited Services (Charges for plan review, inspections and other building code related services other than those listed herein.)	
1. Per hour per trade for normal Building Department business hours	\$124.42
2. Per hour per trade for other than normal Building Department business hours (3 hour minimum)	\$186.63 Per Hour
E. Renewal of expired Permit (less than 90 days)	50% of permit fee
F. Renewal of expired Permit (greater than 90 days)	100% of permit fee
G. Notice of Commencement Information Hand-Out and Mailing for Compliance with F.S. 713.135, as may be amended from time to time, in conjunction with structural contractor applications (No Automatic Increase).	\$5.00
H. Record Retrieval (For items 8.5" x 14" or less, only minimum applies).	
1. Per Item, Per Side	\$4.05
2. Minimum	\$9.48
I. Filling fee for the review of the building safety inspection program, structural and electrical report.	\$138.24
J. HOA Mailing Fee	\$5.00

VI. Re-Inspection Fees

A. Partial approval or 1st disapproval of mandatory inspection

Non-residential construction shall be allocated a certain number of partial approvals without additional charges. The allocation shall be 10% of the permit application fee divided by the re-inspection fee, rounded to the nearest whole number. \$121.29

B. 2nd disapproval (1.5 x 1st disapproval fee) \$181.94

C. 3rd and subsequent disapprovals (3 x 1st disapproval fee) \$363.88

VII. Rejection of Plans

The penalty for failure to correct a code violation specifically and continuously noted in each rejection shall be charged after the second such review the plans are rejected. 20% of permit fee

VIII. Replacement of Permit Card

A. Replacement of permit card \$41.49

IX. Revisions to Plans

A. Home owner per discipline \$41.49

B. All others per discipline \$155.24

X. Work without a Permit

A. Work done without permits shall be charged double the required permit fee.

XI. Engineering Building Permit Review Fees

A. Residential Building Permit Review Fee \$27.11

XII. Engineering Site Improvement Fees

Fees Paid Directly to Public Services Division separate from Building Permit Fees

A. Paving and Drainage Plan Review \$1,050.90

B. Excavation pits and land development, including lakes and canals

1. Original Permit \$5,254.45

2. Annual Renewal \$3,932.36

The following Engineering fees are based on percentage of construction price:

A. Landscaping including irrigation and piping 6.28%

B. Lift Stations 6.28%

C. Pavement and drainage systems 6.28%

D. Sewage collection systems for private developments (plus laterals) 6.28%

E. Sewage treatment plants 6.28%

F. Sidewalks, slabs and concrete curbing 6.28%

G. Water distribution systems (including wells over 2 inches in diameter) for private developments (plus laterals) 6.28%

H. Water treatment plants	3.15%
I. Tennis, handball and other recreational site features.	6.28%
J. Demucking and filling in preparation for construction improvements.	3.15%
K. The City may at its own discretion request the developer to provide at the developer's expense an independent engineer approved by the City for inspections at all the above items in section XII, thus reducing the permitting fee of the estimated contract price including labor and materials.	3.15%

XIII. Fire Building Permit Review Fees

Fees addressed per Section 150.32.

XIV. Zoning Building Permit Review Fees

Reference Section 155.800 (B)(13)

A. Residential (Accessory Structures and/or Uses)	\$89.86
B. Residential (New Construction and/or Additions)	\$138.24
C. Non-Residential (less than \$500,000)	\$207.37
D. Non-Residential (greater than \$500,000)	\$417.29
E. Zoning Inspection	\$76.03
F. Zoning Landscape Inspection	\$76.03
G. Zoning Temporary Sign	\$76.03
H. Non-Residential (Accessory Structures and/or Uses)	\$98.07

XV. Annual Increase

A. On October 1st of each year, the fees referred to above shall be increased in accordance with the Consumer Price Index for urban consumers in the United States published by the Bureau of Labor Statistics for the twelve (12) months ending April of each year unless otherwise instructed by the City Commission. Notwithstanding the foregoing, any fees quoted as a percentage of either total estimated construction cost or original fee (for re-inspections) shall remain unchanged by the City Commission. These adjustments will be effective on the following October 1. This increase does not apply to State or County fees.