

**FEES CHARGED AT ISSUANCE OF CERTIFICATE OF OCCUPANCY**  
**Effective October 1, 2019 through September 30, 2020**

In accordance with the ordinances of the City of Pembroke Pines, the following fees are to be collected at the time of issuance of a Certificate of Occupancy for new construction in the City:

1	<b><u>Water Connection Fee (Ord. 1852, amended Ord. 968, Code of Ord. Sec.50.32)</u></b>	<b><u>EAST:</u></b>	<b><u>WEST:</u></b>
	Fee for Single Family and Townhouse	\$2,815.45	\$2,815.45
	Fee for Multi-Family (Per unit)	\$1,689.27	\$1,689.27
	Fee for Non-residential	\$2,815.45	\$2,815.45
	plus for fixture unit over 20-fixture units:	\$ 140.76	\$ 140.76
	Fee for Hotel or Motel (Per Unit)	\$1,407.72	\$1,407.72
2	<b><u>Certificate of Occupancy Fee (Ord. 626, Code of Ord. Sec.150.20)</u></b>		
	Single-family, Multi-family, Hotel and Motel (per unit)	\$ 25.00	\$ 25.00
	Non-residential \$.01/sq. ft. or minimum of	\$ 25.00	\$ 25.00
3	<b><u>Sewer Connection Fee (Ord. 1852, amended 968, Code of Ord. Sec.50.52)</u></b>	<b><u>EAST:</u></b>	<b><u>WEST:</u></b>
	Fee for Single Family and Townhouse	\$2,630.36	\$3,358.80
	Fee for Multi-Family (Per unit)	\$1,578.22	\$2,015.29
	Fee for Non-residential	\$2,630.36	\$3,358.80
	plus for fixture unit over 20-fixture units:	\$ 131.52	\$ 167.94
	Fee for Hotel or Motel (Per Unit)	\$1,315.19	\$1,679.42
4	<b><u>Fire Fee (Ord. 892, Code of Ord. Sec. 150.30)</u></b>		
	Single-family detached dwelling and all multiple dwellings (per unit)	\$ 60.00	\$ 60.00
	<b>All others, including Hotel and Motel - \$0.10 per square foot</b>		
5	<b><u>Police Fee (Ord. 892, Code of Ord. Sec. 150.30)</u></b>		
	Single-family detached dwelling and all multiple dwellings, (per unit)	\$ 60.00	\$ 60.00
	<b>All others, including Hotel and Motel - \$0.07 per square foot</b>		
6	<b><u>Interim Fire Protection Assessment * (Ord. 1174 &amp; Reso. 3670)</u></b>		

**"Month CO'd In"**

Month CO'd In:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
No. of Months	20	19	18	17	16	15	14	13	12	11	10	9
Res. Per Unit Fee	470.63	447.10	423.57	400.04	376.51	352.98	329.44	305.91	282.38	258.85	235.32	211.79

**"Square Footage"**

Billing Unit Type:	Commercial	Industrial/ Warehouse	Institutional
<b>Non-Dwelling</b>			
Rates per Sq. Ft.	0.4811	0.1044	0.4691

**FOR NON-RESIDENTIAL**  
 MULTIPLY THE NUMBER OF SQUARE FEET TIMES RATE TIMES THE NUMBER OF MONTHS AND DIVIDE BY TWELVE.

FOR EXAMPLE:      The fee would be for a 5,000 S.F. Warehouse CO'd In April:

**5,000 x 0.1044 x 17 / 12 = \$739.50**

- Note:      1. Any copies of the Ordinances mentioned can be obtained from the City Clerk's office.  
 2. Flamingo Road is the dividing line between East and West.

\*If the property on which the Certificate of Occupancy will be issued is exempt from ad-valorem taxation, you may be exempt from the Interim Fire Protective Assessment. If you believe you are exempt, you must provide evidence confirming such to the City prior to issuance of the Certificate of Occupancy. A written determination from the City will be required in order to confirm the exemption.

**City of Pembroke Pines • Fire Prevention Fee Schedule (FY2020)**

Job Type	Fee Description	Current Fees	New Fees 10/1/19
<b>I. Fire Safety Plan Review</b>			
(a) New construction, alterations, and any work requiring a permit that requires fire plan review including first inspection during normal business hours.	1. Construction per sq. ft. each floor 2. Minimum fee (Up to 2,500 sq. ft.) <i>Per sq. ft. after the first 2,500 sq. ft.</i> 3. Equal to 50% of the original examination fee	\$ 0.0654 \$ 130.89 \$ 0.0654	\$ 0.0668 \$ 133.51 \$ 0.0668
(b) Reexamination of major changes			
<b>II. Fire Protection and Alerting Systems Plan Review</b>			
Fire Protection and Alerting Systems such as Automatic Fire Sprinkler Systems, Standpipes, Hose Cabinets and Connections, Fire Suppression Clean Agent, Fire Pumps, Fire Alarms, Early Warning, Dialers, Bi-Directional Antennas (Two-way Radio Communication), Smoke Management Systems or any other review not based on square footage.	1. First \$50,000 of contract price 2. \$50,001 to \$1,000,000 of contract price 3. Over \$1,000,000 of contract price 4. Minimum fee	4.86% 2.43% 1.82% \$ 130.89	4.96% 2.48% 1.86% \$ 133.51
<b>III. Fire Protection and Alerting Systems Inspections</b>			
<b>(a) Fire Suppression Test (Sprinkler and Suppression Systems)</b>			
1. Fee per 1000 square feet of gross floor area		\$ 4.19	\$ 4.27
2. Fee per 1,000 square feet of gross area in excess of 50,000 square feet		\$ 3.14	\$ 3.20
3. Minimum		\$ 78.54	\$ 80.11
<b>(b) Fire Standpipe Test Commercial and Residential</b>			
1. Fee per 1,000 square feet		\$ 3.14	\$ 3.20
2. Minimum		\$ 78.54	\$ 80.11
<b>(c) Fire Backflow Preventer</b>			
		\$ 78.54	\$ 80.11
<b>(d) Underground Pressure Test</b>			
		\$ 78.54	\$ 80.11
<b>(e) Fire Pump Acceptance Test</b>			
		\$ 78.54	\$ 80.11
<b>(f) Fire Apparatus Pump Test (fire sprinkler final, fire pump final, standpipe final)</b>			
		\$ 183.25	\$ 186.91
<b>(g) Fire Alarm, Dialer, Early Warning, and Bi-Directional Antennas Test</b>			
1. Minimum Fee (up to six devices)		\$ 78.54	\$ 80.11
2. Per Device		\$ 2.09	\$ 2.14
<b>IV. Other Permit Applications and Requests</b>			
(a) Miscellaneous plans review for requests such as Special Locking Devices for Means of Egress, Fire Department Access Control to Gates, LP/Gas Compressed Systems, Fuel Systems Storage Tanks and Pumps, Generators and Emergency Life Safety Systems (Exit/Emergency Lights), Photovoltaic Solar Systems Includes one inspection.	% of contract price or minimum fee*	4.86%	4.96%
(b) Fire Works Display ( <i>Overtime inspection separate</i> )		\$ 130.89	\$ 133.51
(c) Mercantile Sale of Sparklers per location		\$ 523.57	\$ 534.04
(d) Fire Hydrant witnessed flow test		\$ 130.89	\$ 133.51
(e) Special Events Tents/Bounce Houses - Nonprofit; inspection included during normal business hours.		\$ 52.36	\$ 53.40
<i>Overtime fees will apply for inspections conducted after normal business hours</i>			
<b>V. Pre-inspection (LBTR)</b>			
<b>Pre-inspections on all business or commercial enterprises</b>			
1. Up to 600 sq. ft. mini suites	1. Mini Suites Up to 600 sq. ft.	\$ 41.89	\$ 42.72
2. 601 to 2,500 sq. ft.	2. 601 to 2,500 sq. ft.	\$ 78.54	\$ 80.11
3. 2,501 to 5,000	3. 2,501 to 5,000 sq. ft.	\$ 99.48	\$ 101.47
4. each additional 1,000 sq. ft.	4. each additional 1,000 sq. ft.	\$ 5.24	\$ 5.34
<b>VI. Miscellaneous</b>			
Revisions		\$ 120.42	\$ 122.83
Overtime Inspection or Plan Review Hold Over Hourly Rate		\$ 120.42	\$ 122.83
Overtime Inspection Call Back Minimum Four Hours		\$ 481.68	\$ 491.32
Minimum Fire Inspection (Miscellaneous)		\$ 120.42	\$ 122.83
Expired Permit (Refer to the Building Department Schedule section 150.16)			
Change of Contractor (Refer to the Building Department Schedule section 150.16)			
<b>(a) Fire Penalty</b>			
(1) To re-examine plans due to major changes or alterations	50% of Original		
(2) To examine a plan when work was done without a permit	Double fee 100% of original		
<b>(b) Re-Inspections</b>			
1st Partial or disapproval of mandatory inspection		\$ 92.21	\$ 94.06
Re-Inspection Fees 2nd disapproval (1.5 x 1st disapproval fee)		\$ 138.32	\$ 141.09
Re-Inspection Fees 3rd disapproval (2 x 1st disapproval fee)		\$ 276.64	\$ 282.17
<b>VII. Annual Fire Inspections</b>			
<b>Annual Inspections on all businesses or commercial enterprises</b>			
<b>(a) Residential - Hotels, Multiple Family Dwelling Units (3 or more)</b>			
(1) Up to 50 units	Per Unit	\$ 7.17	\$ 7.32
(2) 51 to 100 units	Per Unit	\$ 5.12	\$ 5.23
(3) 101 or more units	Per Unit	\$ 3.07	\$ 3.14
<b>(b) Commercial Buildings Flat Fee</b>			
(1) Up to two stories	Per Building	\$ 76.85	\$ 78.38
(2) 3 to 5 stories	Per Building	\$ 128.08	\$ 130.64
(3) Greater than 5 stories	Per Building	\$ 153.69	\$ 156.76
<b>(c) Commercial occupancies (including family day care and group homes):</b>			
(1) Up to 2,500 square feet	1. Mini Suites Up to 600 sq. ft.	\$ 35.86	\$ 36.58
(2) 2,501 to 5,000 sq. ft.	2. 601 to 2,500 sq. ft.	\$ 66.60	\$ 67.93
(3) Each additional square feet	3. 2,501 to 5,000 sq. ft. 4. each additional 1,000 sq. ft.	\$ 87.09 \$ 5.12	\$ 88.83 \$ 5.23
(d) Re-inspection fee	Fee or 25% of initial inspection whichever is greater	\$ 30.74	\$ 31.35
<b>VIII. Annual inspection of fire safety and fire extinguishing apparatus</b>			
<b>(a) Fire standpipe (per inspection).</b>			
(1) Fee per residential unit or per 1,000 square feet of gross floor area in non-residential structures	Minimum fee	\$ 51.23	\$ 52.25
	Per unit or 1,000 ft. (non-residential)	\$ 2.56	\$ 2.61
<b>(b) Fire sprinkler system (per inspection)</b>			
(1) Fee per 1,000 square feet of gross floor area	Minimum fee	\$ 51.23	\$ 52.25
(2) Fee per 1,000 square feet of gross floor area in excess of 50,000 sq. ft.		\$ 3.59	\$ 3.66
		\$ 2.56	\$ 2.61
<b>(c) Sprinkler system annual backflow preventer certification processing fee</b>			
		\$ 25.62	\$ 26.13
<b>(d) Fire Alerting Systems annual inspection</b>			
	Minimum fee	\$ 35.86	\$ 36.58
<b>* Minimum Fee</b>		<b>\$ 128.08</b>	<b>\$ 130.64</b>

*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.*