

RESOLUTION NO. 2026-09

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HILLIARD, FLORIDA, AMENDING RESOLUTION NO. 2026-06, THE TOWN OF HILLIARD UNIFIED FEE SCHEDULE; PROVIDING FOR UPDATES REQUIRED BY RECENT CHANGES TO FLORIDA STATUTES; CLARIFYING AND CORRECTING UNINTENDED OMISSIONS IDENTIFIED FOLLOWING ADOPTION; REMOVING THE ICC TABLE FOR BUILDING PERMIT FEES AND ADDING SET FEES ASSOCIATED WITH BUILDING PERMITS; PROVIDING FOR APPLICABLE FEE REDUCTIONS WHEN PRIVATE PROVIDERS ARE UTILIZED; ADDING A CERTIFIED RECOVERY RESIDENCE APPLICATION FEE; PROVIDING FOR THE CONTINUED EFFECTIVENESS OF THE REMAINING PROVISIONS OF RESOLUTION NO. 2026-06; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Hilliard, Florida, adopted Resolution No. 2026-04, establishing and consolidating a Unified Fee Schedule for municipal services, including but not limited to water and sewer services, culvert permits, zoning and land development regulation fees, building permit-related fees, and Parks and Recreation Department fees; and

WHEREAS, Resolution No. 2026-04 was adopted to provide a consistent, transparent, and efficient method for establishing and administering municipal fees and charges; and

WHEREAS, the Town Council subsequently adopted Resolution No. 2026-06, amending Resolution No. 2026-04 and adopting an amended Unified Fee Schedule; and

WHEREAS, subsequent to the adoption of Resolution Nos. 2026-04 and 2026-06, changes to Florida Statutes, administrative requirements, and Town regulatory procedures have identified the need to update certain provisions of the Unified Fee Schedule to ensure continued compliance with applicable state law; and

WHEREAS, section 553.79(1)(f), Florida Statutes, as amended by section 8 of chapter 2026-63, Laws of Florida, provides that inspection fees may not be based on the total cost of a project and may not exceed the actual inspection costs incurred by the local enforcement agency; and

WHEREAS, the Town's current fee schedule uses the International Code Council Building Valuation Data table to determine construction value and calculate applicable building permit fees; and

WHEREAS, the Town Council desires to remove the International Code Council Building Valuation Data table and replace the existing method of calculating fees based on project value with set building permit and plan review fees as provided in the amended Unified Fee Schedule; and

WHEREAS, sections 553.791(2)(b) and (d), Florida Statutes, as amended by section 9 of chapter 2026-63, Laws of Florida, require applicable reductions in permit fees when a fee owner or the fee owner's contractor retains a private provider to perform plans review services, building inspection services, or both; and

WHEREAS, the Town Council finds that certain fees, procedures, and application types were unintentionally omitted from the Unified Fee Schedule adopted by Resolution No. 2026-04, as subsequently amended by Resolution No. 2026-06; and

WHEREAS, the Town has since established, implemented, or modified additional zoning and land development review processes requiring corresponding application and review fees to recover the administrative costs associated with those services; and

WHEREAS, the Town Council further desires to add a Certified Recovery Residence Application Fee to the Zoning and Land Development Regulation Fees to recover the Town's reasonable administrative costs associated with reviewing such applications; and

WHEREAS, the Town Council finds that updating the Unified Fee Schedule is necessary to maintain accurate, consistent, and equitable application of fees associated with Town services, regulatory reviews, and development processes;

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

SECTION 1. RECITALS.

The above recitals are true and correct and are incorporated herein by reference.

SECTION 2. AMENDMENT TO RESOLUTION NO. 2026-06.

Resolution No. 2026-06 is hereby amended to incorporate the revisions, corrections, additions, and updates contained within the amended Unified Fee Schedule attached hereto as Exhibit A and incorporated herein by reference.

SECTION 3. STATUTORY COMPLIANCE UPDATES.

The International Code Council Building Valuation Data table and the methodology previously used to calculate building permit fees are hereby removed from the Unified Fee Schedule. The former methodology is replaced by the set building permit and plan review fees contained in Exhibit A.

The building permit fees contained in Exhibit A shall be administered in accordance with applicable Florida law, including the prohibition against calculating inspection fees based upon the total cost of a construction project and the requirement that such fees not exceed the actual inspection costs incurred by the Town.

SECTION 4. CORRECTION OF OMISSIONS.

The Town Council hereby acknowledges that certain fees, categories, or administrative processes were unintentionally omitted from the Unified Fee Schedule adopted by Resolution No. 2026-06. The amended Unified Fee Schedule shall correct such omissions and provide clarification for the proper administration and collection of applicable fees.

The amended Unified Fee Schedule shall also include a Certified Recovery Residence Application Fee in the amount of Two Hundred Fifty Dollars (\$250.00) under the Zoning and Land Development Regulation Fees.

SECTION 5. ADDITIONAL ZONING AND LAND DEVELOPMENT FEES.

The Unified Fee Schedule is hereby amended to include additional zoning and land development application fees associated with review processes, applications, amendments, approvals, and other regulatory services established or implemented after adoption of Resolution No. 2026-06, including the Certified Recovery Residence Application Fee identified in Section 4 of this Resolution.

SECTION 6. PRIVATE PROVIDER FEE REDUCTIONS.

When an owner or contractor retains a private provider to perform plans review services, building inspection services, or both, the Town shall apply all fee reductions required by section 553.791, Florida Statutes. Any fee retained by the Town shall be reasonably related to the services actually performed and costs actually incurred by the Town.

SECTION 7. CONTINUATION OF EXISTING FEES.

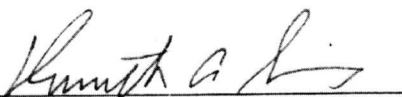
Except as specifically amended herein, all provisions, fees, charges, and requirements established by Resolution No. 2026-06 shall remain in full force and effect.

SECTION 8. SEVERABILITY.

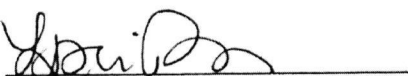
If any section, subsection, sentence, clause, phrase, or provision of this Resolution or the amended Unified Fee Schedule is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the remaining portions of this Resolution or the amended Unified Fee Schedule.

SECTION 9. EFFECTIVE DATE.

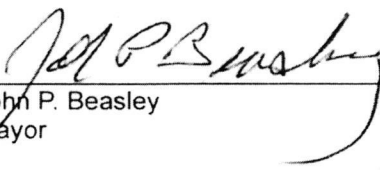
THIS RESOLUTION shall be adopted by the Town Council of the Town of Hilliard, Florida, on this 7th day of August, 2026, and shall become effective on August 7th, 2024.


Kenneth A. Sims
Council President

ATTEST:


Lisa Purvis
Town Clerk

APPROVED:



John P. Beasley
Mayor



TOWN OF HILLIARD
UNIFIED FEE SCHEDULE - RESOLUTION 2026 – 09
15859 W CR 108 Hilliard, FL 32046
Phone: 904-845-3555 | cs@townofhilliard.com

BUILDING PERMIT REGULATION FEES

Building Permit Costs

0 - 500 Sq Ft	\$400.00
501 – 2000 Sq Ft	\$525.00
2001 – 4000 Sq Ft	\$1075.00
4000 + Sq Ft	\$1350.00
Private Provider Building Permits	50% of the Building Permit*

Penalties

Contractors performing emergency repairs / replacements shall apply for the proper permits the next business day; else the work shall be considered work begun without a permit.

Working with no Permit	4X Permit Fee
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Plan Review Fees

0 – 500 Sq Ft	\$175
501 – 2000 Sq Ft	\$225.00
2001 – 4000 Sq Ft	\$450.00
4000 + Sq Ft	\$550.00
Private Provider Plan Review – Residential	50% of Standard Plan Review Fee*
Private Provider Plan Review – Commercial	50% of Standard Plan Review Fee*
Preliminary Plan Review & Revisions	\$10 per Sheet
Land Use Permit Review Fee - RES/MULTI/MH/COMM	\$125.00
Land Use Permit Review Fee - Accessory Structure	\$75.00

*If both Plans Review and Inspections are going to be done by Private provider, the fee will be 25% of Standard Plan Review Fee



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Other / Miscellaneous Fees

Address	\$10.00
Change of Use Building Inspector	\$75.00
Demolition - Interior/Exterior	\$50.00
Fire Damage Evaluation Fee Per Inspection	\$75.00
Moving of Any Structure	\$75.00
Pre-Built Storage Sheds	\$50.00
Pre-Construction Site Preparation	\$50.00
Pre-House Moving Inspection Fee	\$50.00
Temporary Structures (6-month Duration)	\$50.00
Remodel / Renovation / Alterations	10-50% Total BPF
Roofing Permit (New or Re-Roof)	\$75.00
Safety Inspection	\$50.00
Shell Building	40% Total Permit
Surcharge for State	2.5% of the Building Permit fee, minimum \$4
Foundation Only*	25% Total Permit

*When approved by Bldg. official, permits are charged 25% of the total building permit cost.

Refunds/Reinspections

Refund BLDG Permit Fee After First Inspection	No Refund
Refund BLDG Permit Fee Prior to First Inspection	50% Permit Fee
Re-Inspection Fee (1st/2nd/3rd)	\$25 / \$50 / \$200

Signs

Sign Land Use Permit Review Fee \$0 - \$500	\$50.00
Sign Land Use Permit Review Fee \$500 +	\$50.00 (+ \$5 for each \$1,000)
Sign Permit	\$50.00

Swimming Pools

Swimming Pool Above Ground / Air Inflated	\$50.00
Swimming Pool Enclosure	See Shell Building
Swimming Pool/Spas	\$500.00



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Move-On Permits

Separate Permits are required for the Electrical, Plumbing, and Mechanical Installations on all Mobile/Modular Homes. (See Electrical, Plumbing, and Mechanical Permit Fee schedules incorporated herewith.)

Single Wide Move-On Permit	\$100.00
Double Wide Move-On Permit	\$175.00
Triple Wide Move-On Permit	\$200.00
Quad Move-On Permit	\$275.00
Manufactured Add-ons	\$60.00

Electrical Code

Below 100 AMPS	\$40.00
100 AMPS	\$60.00
150 AMPS	\$70.00
200 AMPS	\$80.00
300 AMPS	\$100.00
400 AMPS	\$115.00
600 AMPS	\$125.00
800 AMPS	\$140.00
1000 AMPS	\$200.00
3 Phase 0 - 150 AMPS	\$145.00
3 Phase 151 - 200 AMPS	\$175.00
3 Phase 201 - 400 AMPS	\$225.00
3 Phase 401 - 600 AMPS	\$270.00
3 Phase 601 - 800 AMPS	\$320.00
3 Phase 801 - 1000 AMPS	\$350.00
Additions / Repairs / Change Out - Residential	\$50.00
Additions / Repairs / Change Out - Commercial	\$90.00
Commercial Site Work Electrical	\$90.00
Interior Wiring / Re-Wiring - Residential	\$50.00
Interior Wiring / Re-Wiring - Commercial	\$90.00
New Construction Interior Wiring - Residential	\$50.00
New Construction Interior Wiring - Commercial	\$90.00
Reconnect of Discounted Service	\$50.00
Sign Lighting New/Existing	Electrical Permit
Swimming Pool Wiring	\$40.00
Temporary Power Pole	\$50.00



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Plumbing

Commercial Site Work Piping Installations	\$50.00
Gas Piping / Re-Piping	\$50.00
Repair / Re-Pipe / Additions / Hot Water Heater Changeout	\$50.00
Residential / Commercial Base Permit Fee	\$50.00
Residential- Multi Family / Commercial Each Fixture, Floor & Roof Int/Ext	\$7.50
Residential - Single Family Each Fixture, Floor & Roof Int/Ext	\$6.00
Swimming Pools / Jacuzzis / Spas / Hot Tubs	\$50.00

Mechanical

Commercial Site Work Mechanical	\$50.00
Duct Changes (Remodel)	\$40.00
Fireplaces Residential/Commercial	\$50.00
Refrigeration System	Based on Ton
Res/Com New Units Up to 2.5 Ton	\$40.00
Res/Com New Units 3 Ton	\$45.00
Res/Com New Units 3.5 Ton	\$52.00
Res/Com New Units 4 Ton	\$60.00
Res/Com New Units 4.5 Ton	\$65.00
Res/Com New Units 5 Ton	\$70.00
Res/ MH / Com Change Out Units Up to 3 Ton	\$40.00
Res/ MH / Com Change Out Units 3.5 Ton	\$45.00
Res/ MH / Com Change Out Units 4 Ton	\$52.00
Res/ MH / Com Change Out Units 4.5 Ton	\$60.00
Res/ MH / Com Change Out Units 5 Ton	\$65.00

Fire Inspection Services (Town Fire Marshall Fees)

Alarm Systems Includes Fire Inspection Fee	\$60.00
Annual Life Safety Inspection	\$50.00
Change of Use Fire Marshall	\$50.00
Construction Plan Review	35% Total Permit
Fire Damage Evaluation Fee Per Inspection	\$50.00
Fire Protection System Inspection	\$40.00
Preliminary Plan Review	\$10.00 per sheet
Range Hoods / Fire Suppression	\$50.00
Re-Inspection Fee	\$25.00
Site Plan Review	\$50.00
Sprinkler Systems Includes Fire Inspection Fee	\$100 for 40 plus \$2 for each additional
Temporary Use / Special Event Inspection	\$50.00