

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.

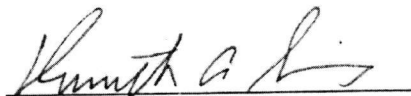
Except as specifically amended herein, all provisions, fees, charges, and requirements established by Resolution No. 2026-06 shall remain in full force and effect.

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.

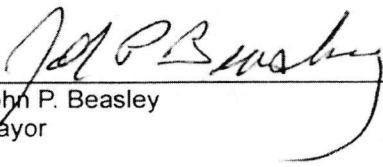
THIS RESOLUTION shall be adopted by the Town Council of the Town of Hilliard, Florida, on this 7th day of August, 2026, and shall become effective on August 7th, 2026.


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

ZONING & LAND DEVELOPMENT REGULATION FEES

Applications

Annexation	\$1,000.00
Appeals	\$500.00
Change of Zoning Use	\$50.00
Concurrency	\$150.00
Consultant Review	Cost Plus 10%
Extension Request	\$200.00
Home Occupation	\$50.00
Certified Recovery Residence	\$250.00

Comprehensive Plan

Comprehensive Plan – Large >50 acres	\$3,000.00
Comprehensive Plan – Small <50 acres	\$1,500.00
Comprehensive Plan – Text Amendment	\$3,000.00

Land Use Reviews

Land Use Approval of Alcohol License	\$50.00
Land Use Permit Review - Res/Multi/MH/Comm	\$125.00
Land Use Permit Review – Accessory Structure	\$75.00
LDR Interpretation	\$25.00
Letter to Verify Land Use or Zoning	\$25.00
Lein Research	\$100.00

Plat / Subdivision of Land

Lot Split / Reconfiguration	\$500.00
Plat Preliminary – Major > 5 Lots	\$1,000.00
Plat Preliminary – Minor < 5 Lots	\$750.00
Plat Final – Major > 5 Lots	\$1,000.00
Plat Final – Minor < 5 Lots	\$750.00
Replat – Major > 5 Lots	\$1,000.00
Replat – Minor < 5 Lots	\$750.00



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Rezoning

Rezoning – Conventional	\$1,000.00
Rezoning PUD	\$3,000.00
PUD – Major Deviation	\$1,500.00
PUD – Minor Deviation / Amendment	\$1,500.00

Sign Review

Sign Review Fee \$0 - \$500	\$50.00
Sign Review Fee \$500 - \$1000	\$50.00 (+ \$5 for each \$1,000)

Site Plan

Site Clearing / Site Work (Horizontal Only)	\$200.00
Site Plan Review – No Utility Extension Needed	\$500.00
Site Plan Review – Utility Extension Needed	\$1,500.00

Special Exception

Special Exception – Residential	\$750.00
Special Exception – Non-Residential	\$750.00

Right-of-Way

Street/ROW Vacation Pre Review	\$200.00
Street/ROW Vacation Final	TBD

Temporary Use/Special Event

Temporary Use / Special Event	\$50.00
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Variance

Variance - Residential	\$750.00
Variance – Non-Residential	\$1,000.00