



Permitting Development Fees - Commercial (includes Residential 3 units or more) Effective January 2026

Case Type	Case and Fee Description	Fee Amount or Calculation
AMS	Alcohol Sales After Midnight Permit Review	
AMS	Alcohol Sales After Midnight Permit Review	\$250
BLD	Building Permit	
BLD	Administrative Inspection Fund	1.5% of the building permit fee, with a minimum surcharge of \$2.
BLD	Alternative Transportation/Proportionate Fair	\$1,000
BLD	Annual Facilities Permit Fee	\$1,500 per year (per Florida Building Code Sec. 105.1.1.)
BLD	Application Fee- Commercial and Residential 3 units or more	25% of the initial estimated permit fee, based upon the estimated cost of work at the time of submission. Any Trade permit application submitted not associated with a Building permit and requires plans to be submitted shall require this fee. This fee will be credited against the final permit fee. Due at the time of plan submission, this fee is non-refundable.
BLD	Assembly > 200,000 square feet	\$66.24 for the first \$1,000 of construction cost or fraction thereof, plus \$11.03 for each additional \$1,000 of construction cost or fraction thereof up to and including \$25,000; plus \$9.38 for each additional \$1,000 of construction cost or fraction thereof from \$25,001 - \$100,000; plus \$8.28 for each additional \$1,000 of construction cost or fraction thereof from \$100,001 - \$1,000,000; plus \$7.18 for each additional \$1,000 of construction cost or fraction thereof from \$1,000,001 - \$2,000,000; plus \$6.62 for each additional \$1,000 of construction cost or fraction thereof greater than \$2,000,000. Construction costs will be calculated using the "Building Valuation Data" chart as published in the Building Safety Journal, a publication of the International Code Council, or the contracted price, whichever is greater.
BLD	Board of Appeal Application	\$100 non-refundable fee.
BLD	Building Permit Fee—Commercial and Residential 3 units or more	\$66.24 for the first \$1,000 of construction cost or fraction thereof, plus \$11.03 for each additional \$1,000 of construction cost or fraction thereof up to and including \$25,000; plus \$9.38 for each additional \$1,000 of construction cost or fraction thereof from \$25,001 - \$100,000; plus \$8.28 for each additional \$1,000 of construction cost or fraction thereof from \$100,001 - \$1,000,000; plus \$7.18 for each additional \$1,000 of construction cost or fraction thereof from \$1,000,001 - \$2,000,000; plus \$6.62 for each additional \$1,000 of construction cost or fraction thereof greater than \$2,000,000. Construction costs will be calculated using the "Building Valuation Data" chart as published in the Building Safety Journal, a publication of the International Code Council, or the contracted price, whichever is greater.
BLD	Change of Use/Occupancy	\$50
BLD	Concurrency Surcharge	5% of the Building Permit Fee.
BLD	(DCA Department Community Affairs) Operational Trust Fund Surcharge	1% of the building permit fee, with a minimum surcharge of \$2.
BLD	Early Start Authorization	\$100 Nonrefundable fee added to related case/permit at application and paid at permit issuance.
BLD	Inspection Cancellation Fee	\$50 - inspection which is cancelled within 24 hours notice or less of scheduled inspection date.
BLD	Letter of Reciprocity/Contractor Testing Verification	\$50
BLD	Overtime Inspections	\$292 for four hours and \$73/hour for each additional hour.



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BLD	Permit by Appointment	\$3,000 for Architectural and Site Review; \$350/hour for additional meetings.
BLD	Plan Revision Fee	\$250 or permit fee whichever is less, applied upon receipt of third or subsequent plan submittal (second revision), to be paid at permit issuance or prior to next inspection request. Projects with multiple cases/permits issued from one set of plans are subject to the revision fee applied once per revision against the first case. Cases/permits without related cases (stand alone permits) are subject to this fee.
BLD	Radon Gas Operating Trust Fund Fee -City of Orlando & State of Florida	1.5% of the permit fees associated with enforcement of the Florida Building Code (minimum surcharge of \$2.00 per Florida Statute § 553.721.
BLD	Refund of Permit Fee	City retains 25% of permit fee or minimum permit fee, whichever is greater (when no work has been done under the permit, prior to permit expiration and with a notarized request).
BLD	Reinspection Fee	\$150 - will be assessed for a Failed inspection.
BLD	Renewal of Expired Permit	\$50 or 25% of original permit fee up to \$1,000, whichever is greater within 6 months of permit expiration.
BLD	Sewer Lateral Construction	Based on construction cost as determined by the Wastewater Bureau.
BLD	Technology Surcharge	3% of the permit fee.
BLD	Temporary Certificate of Occupancy	\$125 per Certificate
BLD	Tent Permit Fee	\$60 per permit
BLD	Transfer of Permit Fee	25% of original permit fee (not to exceed \$1000) or \$50, whichever is greater per permit, with a notarized request.
BLD	Violation Penalty—work without a permit	An additional 100% of applicable permit fee.
BLD	Water and Electric Connection Fees	Determined on an individual site basis. Site plan must be submitted directly to: Orlando Utilities Commission, 500 S Orange Av, Orlando, FL 32801 407-236-9625.
CNC	Concurrency	
CNC	Appeal of Concurrency Management Official (CMO)-Determination	\$100
CNC	Concurrency Reservation - Extension	33% of Sewer Benefit Fee + Reservation Administrative Fee.
CNC	Encumbrance Letter	\$250
CNC	Reservation Administrative Fee	2% of the Reservation Certificate Fee, or \$2,000, whichever is less.
CNC	Reservation Certificate	3 years: 33% of Sewer Benefit Fee + Reservation Administrative Fee.
CNC	Verification Letter	\$50
COU	Certificate of Use	
COU	Certificate of Use	\$15
DEM	Demolition	
DEM	Demolition Permit Fee—Sq Ft based for buildings	\$60 for the first 1,000 Square Feet of floor area or fraction thereof, plus \$3.50 for each additional 1,000 Square Feet of floor area or fraction thereof.
DEM	Demolition Permit Fee—Cost based for other structures (Ex: bridges, towers, underground structures)	\$60 for the first \$1,000 of contract demolition cost or fraction thereof, plus \$10 for each additional \$1,000 of demolition cost or fraction thereof up to and including \$5,000; plus \$5 for each additional \$1,000 of demolition cost or fraction thereof from \$5,001 - \$10,000; plus \$1 for each additional \$1,000 of demolition cost or fraction thereof greater than \$10,000.
DEM	Sewer Disconnect Fee	\$100



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ELE	Electrical	
ELE	Board of Appeal Application	\$100 non-refundable fee.
ELE	Application Fee- Commercial and Residential 3 units or more	25% of the initial estimated permit fee, based upon the estimated cost of work at the time of submission. Any Trade permit application submitted not associated with a Building permit and requires plans to be submitted shall require this fee. This fee will be credited against the final permit fee. Due at the time of plan submission, this fee is non-refundable.
ELE	Change of Service	\$61.20
ELE	Electrical Permit Fee—Commercial	\$64.94 for the first \$1,000 of construction cost or fraction thereof, plus \$10.81 for each additional \$1,000 of construction cost or fraction thereof up to and including \$25,000, plus \$8.12 for each additional \$1,000 of construction cost or fraction thereof greater than \$25,000.
ELE	Inspection Cancellation Fee	\$50 - inspection which is cancelled within 24 hours notice or less of scheduled inspection date.
ELE	Low Voltage Fee	\$66.24 for the first \$25,000 of construction cost or fraction thereof; \$100 for construction cost between \$25,001 - \$50,000; \$200 for construction cost between \$50,001 - \$100,000; \$300 for construction cost between \$100,001-\$300,000; \$400 for construction cost between \$300,001 - \$500,000; \$500 for construction cost between \$500,001 - \$999,999; \$1000 for construction cost of \$1,000,000 or greater.
ELE	Low Voltage Alarm Sticker	\$40 per sticker.
ELE	Overtime Inspections	\$292 for four hours and \$73/hour for each additional hour.
ELE	Plan Revision Fee	\$250 or permit fee whichever is less, applied upon receipt of third or subsequent plan submittal (second revision), to be paid at permit issuance or prior to next inspection request. Projects with multiple cases/permits issued from one set of plans are subject to the revision fee applied once per revision against the first case. Cases/permits without related cases (stand alone permits) are subject to this fee.
ELE	Refund of Permit Fee	City retains 25% of permit fee or minimum permit fee, whichever is greater (when no work has been done under the permit, prior to permit expiration and with a notarized request).
ELE	Re-inspection Fee	\$150 - will be assessed for a Failed inspection.
ELE	Renewal of Expired Permit	\$50 or 25% of original permit fee up to \$1,000, whichever is greater within 6 months of permit expiration.
ELE	Safety Check	\$50
ELE	Swimming Pool	\$50
ELE	Technology Surcharge	3% of the permit fee.
ELE	Temporary Service/Pole	\$50
ELE	Transfer of Permit Fee	25% of original permit fee (not to exceed \$1000) or \$50, whichever is greater per permit, with a notarized request.
ELE	Violation Penalty—work without a permit	An additional 100% of applicable permit fee.
ENG	Engineering	
ENG	Address Fee	\$50 per address.



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ENG	Application Fee – Commercial and Residential 3 units or more	25% of the initial estimated permit fee, based upon the estimated cost of work at the time of submission. Any Trade permit application submitted not associated with a Building permit and requires plans to be submitted shall require this fee. This fee will be credited against the final permit fee. Due at the time of plan submission, this fee is non-refundable.
ENG	Driveway Fee	\$100 per driveway.
ENG	Inspection Cancellation Fee	\$50 - inspection which is cancelled within 24 hours notice or less of scheduled inspection date.
ENG	Overtime Inspections	\$292 for four hours and \$73/hour for each additional hour.
ENG	Plan Revision Fee	\$250 or permit fee whichever is less, applied upon receipt of third or subsequent plan submittal (second revision), to be paid at permit issuance or prior to next inspection request. Projects with multiple cases/permits issued from one set of plans are subject to the revision fee applied once per revision against the first case. Cases/permits without related cases (stand alone permits) are subject to this fee.
ENG	Private Site Improvement	3% of the estimated construction cost of private improvements up to and including \$200,000 of cost, plus 2% of estimated construction cost from \$200,001 - \$500,000, plus 1% of estimated construction cost greater than \$500,000.
ENG	Public Site Improvement	4% of estimated construction cost of any improvements which are to be owned and maintained by the City of Orlando, paid at permit issuance.
ENG	Refund of Permit Fee	City retains 25% of permit fee or minimum permit fee, whichever is greater (when no work has been done under the permit, prior to permit expiration and with a notarized request).
ENG	Re-inspection Fee	\$150 - will be assessed for a Failed inspection.
ENG	Renewal of Expired Permit	\$50 or 25% of original permit fee up to \$1,000, whichever is greater within 6 months of permit expiration.
ENG	Sewer Lateral Construction	Based on construction cost as determined by the Wastewater Bureau.
ENG	Sidewalk Fee	\$50 for the first 100 Linear Feet or fraction thereof, plus \$.30 per Linear Foot for footage exceeding 100 Linear Feet.
ENG	Technology Surcharge	3% of permit fee
ENG	Transfer of Permit Fee	25% of original permit fee (not to exceed \$1000) or \$50, whichever is greater per permit, with a notarized request.
ENG	Violation Penalty—work without a permit	An additional 100% of applicable permit fee.
FIR	Fire Code	
FIR	Application Fee - Commercial and Residential 3 units or more	25% of the initial estimated permit fee, based upon the estimated cost of work at the time of submission. Any Trade permit application submitted not associated with a Building permit and requires plans to be submitted shall require this fee. This fee will be credited against the final permit fee. Due at the time of plan submission, this fee is non-refundable.
FIR	Board of Appeal Application	\$100 non-refundable fee.
FIR	Commercial Alarm Registration	\$10



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FIR	Department of Children and Families Inspection; Department of Business and Professional Regulation Inspection; Orange County Health Department Inspection; Agency for Health Care Administration Inspection; Department of Children and Families Inspection (to determine compliance with State Uniform or Minimum Fire Codes).	\$100
FIR	Environmental Site Review Assessment	\$50 Administrative Fee.
FIR	Fire Alarm Permit Fee/ Fire Suppression Permit Fee (includes Underground Fire Service Mains)	\$66.24 for the first \$1,000 of construction cost or fraction thereof, plus \$11.03 for each additional \$1,000 of construction cost or fraction thereof up to and including \$25,000; plus \$9.38 for each additional \$1,000 of construction cost or fraction thereof from \$25,001 - \$100,000; plus \$8.28 for each additional \$1,000 of construction cost or fraction thereof from \$100,001 - \$1,000,000; plus \$7.18 for each additional \$1,000 of construction cost or fraction thereof from \$1,000,001 - \$2,000,000; plus \$6.62 for each additional \$1,000 of construction cost or fraction thereof greater than \$2,000,000.
FIR	Fire Hydrant Flow Test Fee	\$50 per hydrant.
FIR	Fire Pump Test Fee	\$150 per pump.
FIR	Fire Watch	\$200
FIR	Hazardous Chemical & Flammable Liquid Storage	\$100
FIR	Hazardous Materials (less than 500 pounds)	\$100
FIR	Hazardous Materials Cost Recovery	Actual cost for service provided. Equipment such as Fire Engines, Tower Trucks, Heavy Rescue Vehicles, Hazardous Material Units, or other vehicles as needed may be charged \$200.00 (per hours or any portion thereof). Personnel 1.5 x hourly rate of pay Rental Equipment, Private Contractors or any other Supplier needed – At cost Supplies and Materials at cost plus 15%.
FIR	Hazardous Materials Tier II Sites	\$150
FIR	Inspection Cancellation Fee	\$50 - inspection which is cancelled within 24 hours notice or less of scheduled inspection date.
FIR	Knox Box Key Installation	\$50
FIR	Mobile Food Service Inspection	\$25
FIR	Open Burning	\$100 non-refundable fee.
FIR	Overtime Inspections	\$292 for four hours and \$73/hour for each additional hour.
FIR	Plan Revision Fee	\$250 or permit fee whichever is less, applied upon receipt of third or subsequent plan submittal (second revision), to be paid at permit issuance or prior to next inspection request. Projects with multiple cases/permits issued from one set of plans are subject to the revision fee applied once per revision against the first case. Cases/permits without related cases (stand alone permits) are subject to this fee.
FIR	Refund or Permit Fee	City retains 25% of permit fee or minimum permit fee, whichever is greater (when no work has been done under the permit, prior to permit expiration and with a notarized request).
FIR	Reinspection Fee	\$150 - will be assessed for a Failed inspection.
FIR	Renewal of Expired Permit	\$50 or 25% of original permit fee up to \$1,000, whichever is greater within 6 months of permit expiration.
FIR	Sale of Sparklers Permit	\$100



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Case Type	Case and Fee Description	Fee Amount or Calculation
FIR	Special Effects Inspection	\$150 with 14 days advance notice, \$300 if application is less than 14 days prior to the planned event and if approved by the Fire Marshal.
FIR	Special Hazards in a Public Assembly	\$100 within 14 days advance notice; \$200 if application is less than 14 days prior to the planned event and if approved by the Fire Marshal.
FIR	Tank Installation Permit Fee	\$100 per tank.
FIR	Tank Removal Permit Fee	\$100 per tank.
FIR	Technology Surcharge	3% of permit fee.
FIR	Temporary Place of Assembly	\$100
FIR	Temporary Place of Public Assembly	\$100 within 14 days advance notice; \$200 if application is less than 14 days prior to the planned event and if approved by the Fire Marshal.
FIR	Tent Inspection for Sale Sparklers Permit	\$200 applied to the Sale of Sparklers in a tent without permanently fixed fire protection equipment installed.
FIR	Transfer of Permit Fee	25% of original permit fee (not to exceed \$1000) or \$50, whichever is greater per permit, with a notarized request.
FIR	Violation Penalty-work without a permit	An additional 100% of applicable permit fee.
FLO	Flood Plain	
FLO	Flood Plain Permit Fee	\$50
MEC	Mechanical	
MEC	Board of Appeal Application	\$100 non-refundable fee.
MEC	Application Fee - Commercial and Residential 3 units or more	25% of the initial estimated permit fee, based upon the estimated cost of work at the time of submission. Any Trade permit application submitted not associated with a Building permit and requires plans to be submitted shall require this fee. This fee will be credited against the final permit fee. Due at the time of plan submission, this fee is non-refundable.
MEC	Inspection Cancellation Fee	\$50 - inspection which is cancelled within 24 hours notice or less of scheduled inspection date.
MEC	Mechanical Permit Fee	\$66.24 for the first \$1,000 of construction cost or fraction thereof, plus \$11.03 for each additional \$1,000 of construction cost or fraction thereof up to and including \$25,000; plus \$8.28 for each additional \$1,000 of construction cost or fraction thereof greater than \$25,001.
MEC	Overtime Inspections	\$292 for four hours and \$73/hour for each additional hour.
MEC	Plan Revision Fee	\$250 or permit fee whichever is less, applied upon receipt of third or subsequent plan submittal (second revision), to be paid at permit issuance or prior to next inspection request. Projects with multiple cases/permits issued from one set of plans are subject to the revision fee applied once per revision against the first case. Cases/permits without related cases (stand alone permits) are subject to this fee.
MEC	Refund of Permit Fee	City retains 25% of permit fee or minimum permit fee, whichever is greater (when no work has been done under the permit, prior to permit expiration and with a notarized request).
MEC	Re-inspection Fee	\$150 - will be assessed for a Failed inspection.
MEC	Renewal of Expired Permit	\$50 or 25% of original permit fee up to \$1,000, whichever is greater within 6 months of permit expiration.
MEC	Technology Surcharge	3% of the permit fee.
MEC	Violation Penalty—work without a permit	An additional 100% of applicable permit fee.



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Case Type	Case and Fee Description	Fee Amount or Calculation
MOV	Moving	
MOV	Moving Permit Fee	\$100
MOV	Signal Shop Fee	Based on Signal Shop estimate of work involved, if any.
PLM/GAS	Plumbing/Gas	
PLM/GAS	Application Fee - Commercial and Residential 3 units or more	25% of the initial estimated permit fee, based upon the estimated cost of work at the time of submission. Any trade permit application submitted not associated with a Building permit and requires plans to be submitted shall require this fee. This fee will be credited against the final permit fee. Due at the time of plan submission, this fee is non-refundable.
PLM/GAS	Board of Appeal Application	\$100 non-refundable fee.
PLM/GAS	Inspection Cancellation Fee	\$50 - inspection which is cancelled within 24 hours notice or less of scheduled inspection date.
PLM/GAS	Overtime Inspections	\$292 for four hours and \$73/hour for each additional hour.
PLM/GAS	Plan Revision Fee	\$250 or permit fee whichever is less, applied upon receipt of third or subsequent plan submittal (second revision), to be paid at permit issuance or prior to next inspection request. Projects with multiple cases/permits issued from one set of plans are subject to the revision fee applied once per revision against the first case. Cases/permits without related cases (stand alone permits) are subject to this fee.
PLM/GAS	Plumbing/Gas Permit Fee—Commercial	\$66.24 for the first \$1,000 of construction cost or fraction thereof, plus \$11.03 for each additional \$1,000 of construction cost or fraction thereof up to and including \$25,000; plus \$8.28 for each additional \$1,000 of construction cost or fraction thereof greater than \$25,001.
PLM/GAS	Refund of Permit Fee	City retains 25% of permit fee or minimum permit fee, whichever is greater (when no work has been done under the permit, prior to permit expiration and with a notarized request).
PLM/GAS	Re-inspection Fee	\$150 - will be assessed for a Failed inspection.
PLM/GAS	Renewal of Expired Permit	\$50 or 25% of original permit fee up to \$1,000, whichever is greater within 6 months of permit expiration.
PLM/GAS	Sewer Lateral Construction	Based on construction cost as determined by the Wastewater Bureau.
PLM/GAS	Sewer Connection Fee	\$50 per connection.
PLM/GAS	Technology Surcharge	3% of the permit fee.
PLM/GAS	Transfer of Permit Fee	25% of original permit fee (not to exceed \$1000) or \$50, whichever is greater per permit, with a notarized request.
PLM/GAS	Violation Penalty—work without a permit	An additional 100% of applicable permit fee.
ROQ	Renewal of Expired Permit	\$50 or 25% of original permit fee up to \$1,000, whichever is greater within 6 months of permit expiration.
ROW	Right of Way	
ROW	Maintenance of Traffic/Street Closure Fee Permit	\$120
ROW	Inspection Cancellation Fee	\$50 - inspection which is cancelled within 24 hours notice or less of scheduled inspection date.
ROW	Overtime Inspections	\$292 for four hours and \$73/hour for each additional hour.



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ROW	Plan Revision Fee	\$250 or permit fee whichever is less, applied upon receipt of third or subsequent plan submittal (second revision), to be paid at permit issuance or prior to next inspection request. Projects with multiple cases/permits issued from one set of plans are subject to the revision fee applied once per revision against the first case. Cases/permits without related cases (stand alone permits) are subject to this fee.
ROW	Refund of Permit Fee	City retains 25% of permit fee or minimum permit fee, whichever is greater (when no work has been done under the permit, prior to permit expiration and with a notarized request).
ROW	Re-inspection Fee	\$150 - will be assessed for a Failed inspection.
ROW	Right-of-Way Permit Fee--Underground	\$50 for the first 30 Linear Feet or fraction thereof of construction in the Right-of-Way, plus \$50 for each 110 Linear Feet of construction or fraction thereof over 30 Linear Feet.
ROW	Storage Containers in Right-of-Way	\$50 plus \$10 per day located in the Right-of-Way.
ROW	Violation Penalty—work without a permit	An additional 100% of applicable permit fee.
TRP	Tree Removal	
TRP	Tree Encroachment or Tree Removal Permit	\$50 per acre. Note: No fee will be charged when the permit is required for removal of dead trees or for trees listed as Category 1 or Category 2 invasive species by the Florida Exotic Pest Plant Council. Note: dbh is "diameter at breast height," measured 4.5' above grade.
TRP	Tree Replacement in Lieu of Mitigation Trees Payment	Trees less than 10" dbh: No replacement trees. Trees larger than 10" dbh: 1 replacement caliper inch for each inch dbh removed. Note: dbh is "diameter at breast height," measured 4.5' above grade. Note: Applicant may utilize a combination of payment to Street Tree Trust Fund and the onsite replacement of trees, as provided for herein.
TRP	TRP - Permitted Tree Removal Mitigation	Trees less than 10" dbh: No charge, Trees between: 10" dbh to 29" dbh: \$100/inch dbh 30" dbh and larger: \$200/inch dbh. Note: Monetary Payment is capped at \$15,000 per acre, plus \$200/inch dbh for each tree 30" dbh and larger.
TRP	TRP - Recommended Penalties for Unlawful Tree Removal	Trees less than 10" dbh: No Charge Tree Removal, Trees between 10" dbh to 29" dbh: \$200/inch dbh, 30" dbh and larger: \$400/inch dbh. Note: Monetary payment it's capped at \$15,000 per tree, Or (or in combination with) Replacement of Trees in lieu of Mitigation Payment 10" dbh 29" dbh: 2 replacement caliper inches for each inch dbh removed, 30" dbh and larger: 4 replacement caliper inches for each inch dbh removed.