



Schedule of Fees
Effective 10/01/2025

I. Fire Code Compliance Plan Review *A submittal fee of \$65.00 is required to be paid before a fire plan review is scheduled.*

A. Architectural Plan Review fees shall be in accordance with the following:

Submittal Fee: \$65.00

Plan Review: \$75.00 per hour/min 1 hour

\$150.00 (2 hours review time) < 12,000 sq ft and an additional \$0.15/sq ft > 12,000 sq ft

B. Fire Sprinkler System Plan Review fees shall be in accordance with the following:

Submittal Fee: \$65.00

Plan Review: \$75.00 per hour/min 1 hour

Simplified and/or Letter Permit: \$60.00

1. Fire Sprinkler Letter Permits are available for emergency panel replacements (without system or device upgrades) or for connecting duct detectors or suppression systems to an existing fire alarm system.
2. Fire Sprinkler Simplified Permits, in accordance with FS 533.7932 1(d), means a fire protection system alteration of a total of 20 or fewer fire sprinklers, as well as the following:
 - a. Same K-Factor
 - b. No change of hazard classification or increased system coverage area
 - c. Installation or replacement of an equivalent fire sprinkler system component in an existing commercial, residential, apartment, cooperative, or condominium building.

C. Fire Alarm System Plan Review fees shall be in accordance with the following:

Submittal Fee: \$65.00

Plan Review: \$75.00 per hour/min 1 hour

Simplified and/or Letter Permit: \$60.00

Monitoring: \$75.00

1. Fire Alarm Letter Permits are available for emergency panel replacement (without system or device upgrades) or for connecting duct detectors or suppression systems to an existing fire alarm system.
2. Fire Alarm Simplified Permits, in accordance with FS 533.7932 2. (d), means a fire alarm system alteration of a total of 20 or fewer initiating devices and notification devices, or the installation or replacement of a fire communicator connected to an existing fire alarm control panel in an existing commercial, residential, apartment, cooperative, or condominium building.

D. Kitchen Hood Ventilation System:

Submittal Fee: \$65.00

Plan Review: \$75.00 per hour/min 1 hour

E. New Pre-Engineered Suppression System:

Submittal Fee: \$65.00

+ \$25.00 per bottle of suppression agent

F. Existing Pre-Engineered Suppression System Reviews:

Submittal Fee: \$65.00

+ \$3.50 per head altered, deleted, or added



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G. Other Fire and Life Safety System Reviews:

Bi-directional Amplifier (In-Building Repeater System)	Submittal Fee \$65.00 + \$225.00
Fire Pumps	Submittal Fee \$65.00 + \$150.00 per pump
Standpipes (building and/or docks)	Submittal Fee \$65.00 + \$37.50 per riser
Underground Fire Lines	Submittal Fee \$65.00 + \$37.50 per line
Fire Backflow and/or Fire Hydrants	Submittal Fee \$65.00 + \$37.50 per device
Generators	Submittal Fee \$65.00 + \$75.00 per hour/min 1 hour
Fuel Storage System	Submittal Fee \$65.00 + \$37.50 per tank
Gas Lines (exterior only; excludes lines run from TECO meter)	Submittal Fee \$65.00 + \$37.50 per line
Structural Demolition	Submittal Fee \$65.00 + \$37.50 per structure
Air Conditioner System Change Out: 2,000 CFM or Greater	Submittal Fee \$65.00 + \$37.50 per unit
Commercial Fence, Gates, Retaining Walls	Submittal Fee \$65.00 + \$37.50 per review
Reviews Not Listed	Submittal Fee \$65.00 + \$75.00 per hour/min 1 hour

H. Commercial Storm Shutters, Impact Windows, Awnings, Doors, and Garage Doors:

Submittal Fee	\$65.00
Each Additional Egress or Access Point over five (5)	\$2.00 each

I. Land Development Orders and Site Development Orders:

Submittal Fee	\$65.00
Initial Review	+\$150.00
Amended Review	+\$75.00

J. All fees listed above include initial review and two (2) resubmittals. Additional resubmittals will be reviewed and a fee assessed in accordance with the following:

Third Resubmittal	25% of the original fee
Fourth Resubmittal	50% of the original fee
Fifth Resubmittal	75% of the original fee



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- K. Revisions and Additions to approved plans: 50% of the initial plan review fee, or a minimum of 1 hour \$75.00
- L. Administrative Fee for minimally correcting plans (removing, adding, or copying information not completed correctly by the submitter): \$75.00
- M. Expedited Plan Review. **Based Upon Operational Availability*
\$347.65, additional time billed accordingly

II. Fire Code Compliance Inspection Fees

A. Building Fire Final Inspections:

New Construction	\$500.00 + \$0.15/sq ft.
Remodel, Renovation, Rehab, Alteration	\$250.00 + \$0.15/sq ft.

B. Fire Alarm System Inspections:

- \$50.00 per indicating and initiating zone
- + \$3.00 per indicating or initiating device, with a \$50.00 minimum.
- Simplified and/or Letter Permit: \$50.00
- Monitoring: \$50.00
- Bi-Directional Amplifier (In-Building Repeater Systems): \$150.00

C. Fire Sprinkler System Inspections:

- \$50.00 per riser, or addition to an existing riser + \$3.00 per head, with a \$50.00 minimum
- Simplified and/or Letter Permit: \$50.00

D. Kitchen Hood Inspections:

\$100.00

E. Pre-Engineered Suppression System Inspections:

\$50.00 per bottle, + \$3.00 per head

F. Door Fan Tests:

\$100.00 per door

G. Flammable Spray Booth Inspections:

\$100.00



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H. Fuel Tank and Liquid Petroleum Gas Tank Installation Inspections:

Up to 500 Gallons	\$50.00 per tank
501 - 1,000 Gallons	\$100.00 per tank
1,001 to 3,000 Gallons	\$150.00 per tank
3,001 or more Gallons	\$200.00 per tank

I. Fire Backflow and/or Fire Hydrant Acceptance Tests:
\$50.00 per Device

J. Commercial Storm Shutters, Impact Windows, Awnings, Doors, and Garage Doors:

Up to five (5) Access or Egress Points	\$50.00
Additional Egress or Access Points	\$3.00each

K. Miscellaneous Inspection Services:

Bi-directional Amplifier (In-Building Repeater System)	\$100.00 per test
Fire Pump Acceptance Test	\$100.00 per pump
Standpipes (building and/or docks)	\$50.00 per riser
Underground Fire Line	\$50.00 + \$3.00 per linear foot
Fire Backflow and/or Fire Hydrant	\$50.00 per device
Generator Test	\$100.00 per test
Gas Lines	\$50.00 per line
Structural Demolition	\$50.00 per structure
Air Conditioner System Change Out: 2,000 CFM or Greater	\$50.00 per unit
Commercial Fence, Gates, Retaining Walls	\$50.00 per inspection
Inspections Not Listed	\$100.00 per inspection
Hydrant Flow Tests	\$100.00 per test
Special Duty (Fire Watch, Fire Alarm and Sprinkler Standby)	\$50.00 per hr/per person <i>(minimum two personnel – minimum 4 hours)</i>

L. Certificate of Use Inspections:
\$50.00 + \$0.05 per Square Foot



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M. Re-Inspections of Permitted Work:

Third Re-Inspection	\$50.00
Fourth Re-Inspection	\$100.00
Fifth Re-Inspection	\$150.00

N. Stop Work Orders:

(Defined as working without approved plans, working without posted permits, storage of combustibles or flammables without a water source or fire extinguisher as required, and job sites with no fire department access, results in immediate re-inspection.)

Two (2) times the Assessed Plan Review and Inspection Fees

III. Existing Structure Annual Inspections

All occupancies are assessed a fee based upon use. Properties with multiple structures or uses will incur a fee for each structure or use inspected. Fees include initial inspection and two (2) re-inspections.

A. Apartment or Condominium Inspections: *Defined as a building having three (3) or more living units with independent cooking and bathroom facilities.*

One (1) to Two (2) Stories	\$100.00
Three (3) to Five (5) Stories	\$200.00
Six (6) to Nine (9) Stories	\$250.00
Ten (10) or More Stories	\$350.00

B. Hotel and Motel Inspections:

Hotel or Motel Under Same Management: 50 or Less Units	\$200.00
Every Unit Over 50	+\$3.00
High-Rise Hotels (<i>Over 75 Feet</i>)	+\$200.00

C. Assembly Occupancy Inspections:

50 to 99 Occupant Load	\$100.00
100 to 299 Occupant Load	\$150.00
300 to 499 Occupant Load	\$200.00
500 or more Occupants	\$250.00



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D. Business Occupancy Inspections:

Up to 3,000 Square Feet	\$50.00
3,001 to 5,000 Square Feet	\$100.00
5,001 to 7,000 Square Feet	\$150.00
7,001 to 9,000 Square Feet	\$200.00
9,001 and above	\$250.00

E. Mercantile Occupancy Inspections:

Up to 3,000 Square Feet	\$50.00
3,001 to 5,000 Square Feet	\$100.00
5,001 to 7,000 Square Feet	\$150.00
7,001 to 9,000 Square Feet	\$200.00
9,001 and above	\$250.00

F. Industrial and Manufacturing Facility Inspections:

Up to 3,000 Square Feet	\$100.00
3,001 to 5,000 Square Feet	\$150.00
5,001 to 7,000 Square Feet	\$200.00
7,001 to 9,000 Square Feet	\$250.00
9,001 and above	\$300.00

G. Storage and Boat Storage Facility Inspections:

Up to 3,000 Square Feet	\$100.00
3,001 to 5,000 Square Feet	\$150.00
5,001 to 7,000 Square Feet	\$200.00
7,001 to 9,000 Square Feet	\$250.00
9,001 and above	\$300.00



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H. “Short Term Rentals” Property Inspections Per District Ordinance:

Up to 1,500 Square Feet	\$50.00
	+ 1,000 addt'l sq ft = \$100.00 + 1,001 – 6,000 addt'l sq ft = \$150.00 + 6,001 – 12,000 addt'l sq ft = \$200.00 + 12,000 addt'l sq ft or more = \$0.015/sq ft
Registration Fee	\$50.00
Failure to submit an annual update to registration per the Ordinance	\$50.00
Non-Compliance	
First Offense	Written Warning
Second Offense	\$250.00 Fine & Written Violation
Third Offense	\$500.00 Fine
Fourth and Subsequent Offenses	\$500.00 Fine & Notification to the Division of Business & Professional Regulations

I. Re-Inspections:

First Re-Inspection	No Cost
Second Re-Inspection	No Cost
Third Re-Inspection	\$150.00
Fourth Re-Inspection and All Subsequent	\$300.00

IV. Fees for Response to Malfunctioning or Nuisance Alarms, Detection, and Suppression Systems

- a. Fire responses to malfunctioning systems not only create a burden on Fire District resources but also create a safety risk for the general public. Occupants in structures where malfunctioning systems are considered “routine” may become acclimated to the malfunctioning system and not pay attention to these critical systems during an actual emergency. It shall be the responsibility of the owner, agent, and/or occupants of a structure having fire and life safety systems to maintain the systems for the life of the building, by employing a qualified contractor. All structures and premises shall adhere to the inspection, testing, and maintenance requirements, as defined in the most recently adopted version of the Florida Fire Prevention Code, National Fire Protection Association (NFPA) 25, Standard for the Inspection, Testing, and Maintenance of Water Based Fire Protection Systems, and NFPA 72, National Fire Alarm and Signaling Code.
- b. It is the responsibility of the owner, agent, and/or occupant(s) to have a qualified contractor on site within two (2) hours of the Fire District’s request.



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- c. If there is no responsible party on-site at the time of a malfunctioning life safety system, in the interest of saving lives and property, the Fire District will post a “Fire Watch” and fees shall be assessed in compliance with this document. (See Section II (K))
- i. First Response: No charge will be incurred if corrective action is taken within twenty-four (24) hours by the property owner or agent.
 - ii. Should no corrective action be taken, and the Fire District is called back for the same alarm within a forty-eight (48) hour period, there shall be a base charge of \$75.00 per occurrence. In addition, the following response fees will apply:

Second Response Same Calendar Year	\$75.00
Third Response Same Calendar Year	\$225.00
Fourth Response Same Calendar Year	\$300.00
Fifth Response Same Calendar Year	\$375.00
Sixth and Subsequent Responses in the Same Calendar Year	\$450.00 with a mandatory Fire Watch, system requirement for acceptance testing, and inspection fees shall be assessed in compliance with Section B (4) New Fire Alarm

V. Submittal of Inspection, Testing, and Maintenance Reports by Contractors

- a. The Fire District shall provide an online contractor portal for contractor activity reporting at no charge. All contractors performing inspections, testing, and maintenance shall submit their reports electronically. It is the responsibility of the owner, agent, and/or occupant to ensure that contractors submit their inspection findings electronically.
- b. All contractors shall be responsible for immediately notifying the Fire District when a Life Safety system is taken offline or out of service. Contractors that fail to notify the Fire District of an out-of-service life safety system shall be fined a \$150.00 fee for each occurrence.
- c. Owners, agents, and/or occupants shall be assessed a fee for contractors who fail to submit inspection, testing, and maintenance reports electronically per the following:

First Occurrence	\$50.00
Second Occurrence	\$100.00
Third and all Subsequent Occurrences	\$150.00



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VI. Special Event Fees

Special Event: Signature only – No Review	No Charge
Commercial Fireworks Plans Review	\$425.00 per Display
Special Event Review	\$115.00 per site plan
Additional Review Time for Complex Events	Charged in ½-hour increments of \$15.00
Special Event Inspection	\$30.00 per site plan
After-hours Special Event Inspections	\$95.00 per hour/per inspector. Minimum two hours.
Request for LSS Personnel at Event During Business Hours (Voluntarily requested by event planner)	No Charge (Based on Availability)
Request for LSS Personnel at Event Outside of Business Hours (Voluntarily requested by event planner)	\$95.00 per hour/per inspector. Minimum two hours.

VII. Convenience Fee

- a. A convenience fee not to exceed more than five percent (5%) of the total service fee shall be assessed, when applicable, for all forms of electronic payment, including credit card payments.

VIII. Cost Recovery and Collection

- a. All service fees are due at the time of service; plan review comments, inspection results, or permit sign-offs will not occur until all fees are fully paid.
- b. Late Payment Fees: Fees not paid within the terms identified are subject to a one percent (1%) monthly finance charge after thirty (30) days.
- c. Returned Check Fee: Fees associated with returned checks shall comply with Florida Statute 68.065, which are as follows:

Check Value	Fee
\$50.00 or Less	\$25.00
\$50.01 to \$300.00	\$30.00
\$300.01 or More	\$40.00 or five percent (5%) of the face value, whichever is greater

- d. Direct costs of collection fees and legal fees associated with collecting Fire District fees shall be added to the original invoice amount.
- e. Submitting parties with outstanding fees shall be required to pay all outstanding fees, in addition to any new project submittal, prior to receiving service.



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IX. Apparatus Standby Rates

Federal Emergency Management Agency (FEMA) Cost Code	Equipment	Hourly Rate
8041	Ambulance	\$40.50
8077	Incident Command Vehicle	\$19.00
8693	Fire Engine	\$78.90
8694	Fire Aerial Apparatus	\$117.10
8089	Alternative Response Vehicle	\$14.00

X. Operational Personnel Rates

Calculated per Person, per Hour. (*Minimum of two (2) personnel*): \$50.00

XI. Permitting

- a. Permits shall be valid for a period of six (6) months from the date of approval. Failure to complete a successful inspection or final a project shall result in the permit being considered inactive. Permits may receive an extension before permit expiration in accordance with the following fees:
 - i. First extension of permits will be charged twenty-five percent (25%) of the original total permit fees.
 - ii. Second extension of permits will be charged fifty percent (50%) of the original total permit fees.
 - iii. Third extension of permits will be charged seventy-five percent (75%) of the original total permit fees.
 - iv. Fourth extension of permits will only be completed after evaluation by the Fire Marshal and are subject to all original total permit fees (up to 100% of the original invoice).
- b. Expired permits require reapplication and are subject to all original fees assessed.
- c. Same day or inspections cancelled within 8 hours of a scheduled inspection will be subject to a fee of \$50.00.
- d. Permit applications that are incomplete or disapproved shall expire ninety (90) business days from the date of original submittal. The applicant will be notified by electronic mail using the email address provided at the time of application. The applicant will have ten (10) business days after notification to advise the status of the job, to prevent voiding of the permit. Any permit application that is voided shall require application and payment of the original fees.

XII. Permit Refunds

- a. A refund may be issued on any application or issued permit in accordance with the following:
 - i. No refunds will be given if on-site work has commenced.
 - ii. No refunds will be given if the permit has expired.
 - iii. No refunds will be given on permits of \$65.00 or less, unless issued in error by the District.



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XIII. Waiver or Reduction of Fees relating to Special Event Permits

- a. Any fee assessed, in accordance with the District's Fee Schedule, shall be properly invoiced. Certain fees may be eligible for a waiver or reduction in accordance with the following:
 - i. The fee shall not be a direct labor cost (standby personnel, overtime, apparatus).
 - ii. If the sponsoring organization is affiliated with a Federal, State, and Local Government agency funded through ad-valorem taxes.
 - iii. If the sponsoring organization is a not-for-profit, Religious, Patriotic Organization, or Local Community Group.
 - iv. The event is a fundraising effort and does not generate a profit for the sponsoring organization.
- b. Approval is required from the Fire Chief or designee, after review of a written request and receipt of any required documentation to support the waiver or reduction of fee request.
 - i. The Board of Fire Commissioners may be required to approve any waiver or reduction of fees that exceed \$500.00.
 - ii. Events that allocate space for the Fire District to setup for community outreach, at no cost, shall not be assessed a fee for personnel overtime. These exchange of fees shall be limited to no more than four (4) per fiscal year. Additional requests may be considered and approved by the Fire Chief.
 - iii. Additional requests may require approval from the Board of Fire Commissioners.

XIV. Public Records

Fees assessed shall comply with Florida Statutes (FS) Chapter 119.07(4).

Non-Certified One-Sided Copies (<i>Not more than 8.5" X 14"</i>)	\$0.15 per Page
Two-Sided Copies and Other Copies	\$0.05 per Page
Certified Inspection, Operational, or Investigation Reports	\$1.00 per Page
Requests that require extensive supervision, information, or technology resources	In compliance with FS 119.074) (d)

XV. Recovery Fees

- a. Recovery Fees include costs associated with hazardous material, suspicious or incendiary fires, investigations, violations of law, and weapons of mass destruction incidents.
- b. Cost recovery includes necessary and reasonable costs incurred by the District or its agents in connection with fire suppression, rescue, emergency medical services, mitigation, health, life and safety issues, and investigations of suspicious or incendiary fires, and mitigating, minimizing, or abating hazardous materials or weapons of mass destruction. Cost recovery can include, but is not limited to, the following: actual personnel costs to the District or its authorized agents, costs of equipment, necessary rental or subcontracting, and/or the purchase and costs of expendable and consumable items.



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- c. The Fort Myers Beach Fire Control District Board of Fire Commissioners (BOFC) fully authorizes the Fire Chief to take all steps necessary to respond and abate emergencies and recover all associated costs as outlined in section XV(A). This includes the adoption of administrative policies regarding the collection of fees, assessments, and liens for services defined in section XV(A). Costs shall be based on the applicable schedule of rates provided by the appropriate Federal Emergency Management Agency (FEMA) table, the Florida Fire Chiefs Association cost recovery schedules, and actual costs for consumables, equipment, response of additional personnel, subcontractors, and other governmental unit employees requested by the Fire District.
 - d. Any person(s), property owner, renter or agent who is at fault for the services, including those driving under the influences of drugs or alcohol, or otherwise responsible for the Fire District response and abatement of the incidents in section XV(A) shall reimburse the District in accordance with section XV(B).
 - i. Reimbursement for expenses is due upon receipt of invoice from the District. Failure to pay the cost recovery invoice within thirty (30) days may result in late fees, and a property lien being placed by the District.
 - e. Actions and response as defined in section XV(A) that are caused by a juvenile shall be the responsibility of the legal guardian. The Fire Chief may waive such fees upon enrollment in an approved juvenile fire setters or counseling program.

XVI. All Other Fees

- a. For all other fees not presented in this document, please contact the District's Administrative Office. Other fees include, but are not limited to:
 - i. Emergency medical transport
 - ii. Emergency medical treatment without transport
 - iii. Impact fees as outlined in Florida State Statute 163.31801 and in accordance with applicable Lee County and Town of Fort Myers Beach Ordinances
 - iv. Fire service concurrency evaluations
 - v. Other fees that may be assessed for the sole purpose of recovering costs not specifically included in this fee schedule.