



# PLANNING FEE SCHEDULE – EFFECTIVE OCTOBER 1, 2025 CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

As adopted by City Commission Resolution 21-182 passed at the meeting held on September 14, 2021

<b>ADMINISTRATIVE VARIANCE - ADDITIONAL FEES - APPLY SEE BELOW</b>	<b>FEE \$ 2,010.14</b>
<b>AFTER-THE-FACT - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 4,020.29</b>
<b>ALCOHOL SALES SPECIAL EXCEPTION - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 2,814.20</b>
<b>APPEALS TO THE CITY COMMISSION/BOARD OF ADJUSTMENT</b>	<b>FEE \$ 2,680.19</b>
<b>BENEFICIAL USE DETERMINATION</b>	<b>FEE \$ 670.11</b>
<b>BUILDING PERMIT ALLOCATION SYSTEM (BPAS) AFFORDABLE HOUSING</b>	
<b>SMALL PROJECT – (1-4 UNITS)</b>	<b>FEE \$ 638.14</b>
<b>MID-SIZED PROJECT – (5-10 UNITS)</b>	<b>FEE \$ 957.21</b>
<b>LARGE PROJECTS – (GREATER THAN OR EQUAL TO 11 UNITS)</b>	<b>FEE \$ 1,276.29</b>
<b>BUILDING PERMIT ALLOCATION SYSTEM (BPAS) MARKET RATE</b>	
<b>SMALL PROJECT – (1-4 UNITS)</b>	<b>FEE \$ 1403.91</b>
<b>MID-SIZED PROJECT – (5-10 UNITS)</b>	<b>FEE \$ 2807.83</b>
<b>LARGE PROJECTS – (GREATER THAN OR EQUAL TO 11 UNITS)</b>	<b>FEE \$ 4211.73</b>
<b>BUILDING PERMIT ALLOCATION SYSTEM (BPAS) AFFORDABLE EARLY EVAC POOL</b>	
<b>FIRST UNIT</b>	<b>FEE \$ 638.14</b>
<b>EACH UNIT 2 THROUGH 10</b>	<b>FEE \$ 607.75</b>
<b>EACH UNIT 11 THROUGH 20</b>	<b>FEE \$ 577.36</b>
<b>EACH UNIT 21+</b>	<b>FEE \$ 546.99</b>
<b>CHANGE OF NONCONFORMING USE - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 1608.12</b>
<b>CONDITIONAL USE – ADDITIONAL FEES APPLY – SEE BELOW</b>	<b>FEE \$ 3350.24</b>
<b>EXTENSION (NOT PART OF A DEVELOPMENT PLAN) - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 670.05</b>
<b>REVISION OR ADDITION (NOT PART OF A DEVELOPMENT PLAN)</b>	<b>FEE \$ 2431.01</b>
<b>DEVELOPMENT AGREEMENT - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 10,740.61</b>
<b>MODIFICATION/REVISION - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 5075.36</b>



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<b>PRELIMINARY CONSIDERATION BY CITY COMMISSION</b>	<b>FEE \$ 670.05</b>
<b>DEVELOPMENT PLAN</b>	
<b>REVISION APPLICATION FEE</b>	<b>FEE \$1,500</b>
<b>MINOR</b>	
<b>WITHIN HISTORIC DISTRICT - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 3,618.26</b>
<b>OUTSIDE HISTORIC DISTRICT - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 2,814.20</b>
<b>CONDITIONAL USE - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 1474.11</b>
<b>EXTENSION - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 670.05</b>
<b>MAJOR - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 4,958.35</b>
<b>CONDITIONAL USE - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 1474.11</b>
<b>EXTENSION - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 670.05</b>
<b>ADMINISTRATIVE MODIFICATION</b>	<b>FEE \$ 972.41</b>
<b>MINOR MODIFICATION</b>	<b>FEE \$ 1,853.65</b>
<b>MAJOR MODIFICATION</b>	<b>FEE \$ 2,619.41</b>
<b>EASEMENT – ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 2,814.20</b>
<b>EACH ADDITIONAL FOR THE SAME PARCEL</b>	<b>FEE \$ 670.05</b>
<b>LAWFUL UNIT DETERMINATION (BPAS EXEMPTION) - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 2,552.56</b>
<b>EACH ADDITIONAL FOR SAME PARCEL</b>	<b>FEE \$ 670.05</b>
<b>MAP AMENDMENT (FLUM &amp; ZONING) - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 9380.68</b>
<b>PRE-APPLICATION CONFERENCE</b>	<b>FEE \$ 368.53</b>
<b>RIGHT-OF-WAY VACATION - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 1474.11</b>
<b>EACH ADDITIONAL VACATION FOR SAME PARCEL - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 670.05</b>
<b>SUBDIVISION</b>	
<b>LOT SPLIT / SUBDIVISION WAIVER - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 1823.26</b>
<b>MINOR SUBDIVISION - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 2814.20</b>



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<b>PRELIMINARY PLAT FOR MAJOR SUBDIVISION - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 4722.24</b>
<b>FINAL PLAT FOR MAJOR SUBDIVISION - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 2814.20</b>
<b>TEXT AMENDMENTS</b>	
<b>COMPREHENSIVE PLAN</b>	<b>FEE \$ 7370.53</b>
<b>LAND DEVELOPMENT REGULATION</b>	<b>FEE \$ 7370.53</b>
<b>TRANSFER OF TRANSIENT UNIT &amp; LICENSE OR DEVELOPMENT RIGHTS - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 5360.39</b>
<b>VARIANCE - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 2,680.19</b>
<b>FEE PER EACH ADDITIONAL WAIVER REQUESTED (WAIVED FOR HOMESTEADED AND AFFORDABLE STRUCTURES)</b>	<b>FEE \$ 500.00</b>
<b>AFTER THE FACT - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 5360.39</b>
<b>EXTENSION - ADDITIONAL FEES APPLY - SEE BELOW</b>	<b>FEE \$ 670.05</b>
<b>VERIFICATION LETTERS</b>	
<b>BUILD-BACK</b>	<b>FEE \$ 670.05</b>
<b>VERIFICATION OF PLANNING DIRECTOR'S DECISION</b>	<b>FEE \$ 670.05</b>
<b>UNASSIGNED UNITS DETERMINATION</b>	<b>NO FEE</b>
<b>ZONING VERIFICATION LETTER</b>	<b>FEE \$ 670.05</b>
<b>DEVELOPMENT REVIEW FEE (FORMERLY BUILDING PERMIT APPLICATION REVIEW FEE) – BASED ON CONSTRUCTION COST</b>	
<b>COSTS LESS THAN \$2500</b>	<b>FEE \$ 31.91</b>
<b>COSTS \$2501 TO \$15000</b>	<b>FEE \$ 63.82</b>
<b>COSTS \$15001 - \$25000</b>	<b>FEE \$ 319.07</b>
<b>COSTS \$25001 - \$50000</b>	<b>FEE \$ 446.70</b>
<b>COSTS MORE THAN \$50001 = \$ 446.70 PLUS \$ 42.55 PER ADDITIONAL \$ 20,000 OR FRACTION OF</b>	
<b>ADDITIONAL FEES</b>	
<b>FIRE DEPARTMENT REVIEW FEE</b>	<b>FEE \$ 134.01</b>
<b>ADVERTISING NOTICING FEE</b>	<b>FEE \$ 376.81</b>
<b>OTHER FEES</b>	
<b>RE-NOTICING OF PROJECTS TABLED FOR A THIRD TIME AT APPLICANTS REQUEST</b>	<b>FEE \$ 938.07</b>
<b>PLANNING DEPARTMENT BUILDING PERMIT INSPECTION</b>	<b>FEE \$ 31.91</b>



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<b>ADDITIONAL PLANNING DEPARTMENT BUILDING PERMIT INSPECTION</b>	<b>FEE \$ 44.68</b>
<b>PLANNING DEPARTMENT INSPECTIONS</b>	<b>FEE \$ 368.53</b>
<b>EMERGENCY ORDER EXTENSION ADMINISTRATIVE</b>	<b>FEE \$ 109.15</b>
<b>TRAFFIC IMPACT ANALYSIS REVIEW FEE</b>	<b>FEE \$ 500.00</b>

**ALL FEES WILL BE DOUBLE FOR ALL AFTER THE FACT PROJECTS**

**ANY MAJOR OR MINOR DEVELOPMENT PLAN RETURNED TO THE PLANNING BOARD AFTER INITIAL APPROVAL WILL REQUIRE A NEW APPLICATION FEE EQUIVALENT TO ONE-HALF OF THE CURRENT FEE SCHEDULE**