



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

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

ADMINISTRATIVE VARIANCE - ADDITIONAL FEES - APPLY SEE BELOW	FEE \$ 2110.65
AFTER-THE-FACT - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 4221.30
ALCOHOL SALES SPECIAL EXCEPTION - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 2954.91
ALCOHOL BEVERAGE AND TOBACCO ZONING REVIEW	FEE \$ 50.00
APPEALS TO THE CITY COMMISSION/BOARD OF ADJUSTMENT	FEE \$ 2814.20
BENEFICIAL USE DETERMINATION	FEE \$ 703.62
BUILDING PERMIT ALLOCATION SYSTEM (BPAS) AFFORDABLE HOUSING	
SMALL PROJECT – (1-4 UNITS)	FEE \$ 670.05
MID-SIZED PROJECT – (5-10 UNITS)	FEE \$ 1005.07
LARGE PROJECTS – (GREATER THAN OR EQUAL TO 11 UNITS)	FEE \$ 1340.10
BUILDING PERMIT ALLOCATION SYSTEM (BPAS) MARKET RATE	
SMALL PROJECT – (1-4 UNITS)	FEE \$ 1474.11
MID-SIZED PROJECT – (5-10 UNITS)	FEE \$ 2948.22
LARGE PROJECTS – (GREATER THAN OR EQUAL TO 11 UNITS)	FEE \$ 4432.85
BUILDING PERMIT ALLOCATION SYSTEM (BPAS) AFFORDABLE EARLY EVAC POOL	
FIRST UNIT	FEE \$ 670.05
EACH UNIT 2 THROUGH 10	FEE \$ 638.14
EACH UNIT 11 THROUGH 20	FEE \$ 606.23
EACH UNIT 21+	FEE \$ 574.34
CHANGE OF NONCONFORMING USE - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 1688.53
CONDITIONAL USE – ADDITIONAL FEES APPLY – SEE BELOW	FEE \$ 3517.75
EXTENSION (NOT PART OF A DEVELOPMENT PLAN) - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 703.55
REVISION OR ADDITION (NOT PART OF A DEVELOPMENT PLAN)	FEE \$ 2552.56
DEVELOPMENT AGREEMENT - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 11277.64
MODIFICATION/REVISION - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 5329.13



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PRELIMINARY CONSIDERATION BY CITY COMMISSION	FEE \$ 703.55
DEVELOPMENT PLAN	
REVISION APPLICATION FEE \$ 1,500.00	
MINOR	
WITHIN HISTORIC DISTRICT - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 5,000.00
OUTSIDE HISTORIC DISTRICT - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 6,000.00
CONDITIONAL USE - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 1547.82
EXTENSION - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 703.55
DEVELOPMENT PLAN PRE-APPLICATION MEETING	FEE \$ 500.00
MAJOR - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 10,500.00
CONDITIONAL USE - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 1547.82
EXTENSION - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 703.55
DEVELOPMENT PLAN PRE-APPLICATION MEETING	FEE \$ 500.00
ADMINISTRATIVE MODIFICATION	FEE \$ 1021.03
MINOR MODIFICATION	FEE \$ 4,000.00
MAJOR MODIFICATION	FEE \$ 5,000.00
EASEMENT – ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 3,200.00
EACH ADDITIONAL FOR THE SAME PARCEL	FEE \$ 703.55
LAWFUL UNIT DETERMINATION (BPAS EXEMPTION) - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 8,000.00
EACH ADDITIONAL FOR SAME PARCEL	FEE \$ 670.05
MAP AMENDMENT (FLUM & ZONING) - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 9849.71
PRE-APPLICATION CONFERENCE	FEE \$ 386.96
RIGHT-OF-WAY VACATION - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 1547.82
EACH ADDITIONAL VACATION FOR SAME PARCEL - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 703.55
SUBDIVISION	
LOT SPLIT / SUBDIVISION WAIVER - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 1914.42
MINOR SUBDIVISION - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 2954.91
PRELIMINARY PLAT FOR MAJOR SUBDIVISION - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 4958.35
FINAL PLAT FOR MAJOR SUBDIVISION - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 2954.91



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TEXT AMENDMENTS

COMPREHENSIVE PLAN	FEE \$ 7739.06
LAND DEVELOPMENT REGULATION	FEE \$ 7739.06
ADDITIONAL FEE PER WORD	FEE \$ 7.00.00
REVISION FEE	FEE \$ 5,000.00
TRANSFER OF TRANSIENT UNIT & LICENSE OR DEVELOPMENT RIGHTS - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 5628.41
VARIANCE - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 3,200.00
FEE PER EACH ADDITIONAL WAIVER REQUESTED (WAIVED FOR HOMESTEADED AND AFFORDABLE STRUCTURES)	FEE \$ 500.00
AFTER THE FACT - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 5628.41
EXTENSION - ADDITIONAL FEES APPLY - SEE BELOW	FEE \$ 703.55
VERIFICATION LETTERS	
BUILD-BACK	FEE \$ 703.55
VERIFICATION OF PLANNING DIRECTOR'S DECISION	FEE \$ 703.55
UNASSIGNED UNITS DETERMINATION	NO FEE
ZONING VERIFICATION LETTER	FEE \$ 703.55
DEVELOPMENT REVIEW FEE (FORMERLY BUILDING PERMIT APPLICATION REVIEW FEE) – BASED ON CONSTRUCTION COST	
COSTS LESS THAN \$2500	FEE \$ 75.00
COSTS \$2501 TO \$15000	FEE \$ 150.00
COSTS \$15001 - \$25000	FEE \$ 300.00
COSTS \$25001 - \$50000	FEE \$ 700.00
COSTS MORE THAN \$50001 = \$ 446.70 PLUS \$ 42.55 PER ADDITIONAL \$ 20,000 OR FRACTION OF	
ADDITIONAL FEES	
FIRE DEPARTMENT REVIEW FEE	FEE \$ 140.71
ADVERTISING NOTICING FEE	FEE \$ 395.65
OTHER FEES	
RE-NOTICING OF PROJECTS TABLED FOR A THIRD TIME AT APPLICANTS REQUEST	FEE \$ 984.97
PLANNING DEPARTMENT BUILDING PERMIT INSPECTION	FEE \$ 33.51
ADDITIONAL PLANNING DEPARTMENT BUILDING PERMIT INSPECTION	FEE \$ 46.91
PLANNING DEPARTMENT INSPECTIONS	FEE \$ 404.96
EMERGENCY ORDER EXTENSION ADMINISTRATIVE	FEE \$ 114.61



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TRAFFIC IMPACT ANALYSIS REVIEW FEE

FEE \$ 500.00

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**