PLANNING FEE SCHEDULE – EFFECTIVE OCTOBER 1, 2026
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 26-??? passed at the meeting held on September 03, 2026

ADMINISTRATIVE VARIANCE - ADDITIONAL FEES - APPLY SEE BELOW	**FEE $ 2,211.15**
AFTER-THE-FACT - ADDITIONAL FEES APPLY - SEE BELOW	**FEE $ 4,422.32**
ALCOHOL SALES SPECIAL EXCEPTION - ADDITIONAL FEES APPLY - SEE BELOW	**FEE $ 3,095.62**
APPEALS TO THE CITY COMMISSION/BOARD OF ADJUSTMENT	**FEE $ 2,948.21**
BENEFICIAL USE DETERMINATION	**FEE $ 737.12**
BUILDING PERMIT ALLOCATION SYSTEM (BPAS) AFFORDABLE HOUSING	
SMALL PROJECT – (1-4 UNITS)	**FEE $ 701.95**
MID-SIZED PROJECT – (5-10 UNITS)	**FEE $ 1,052.93**
LARGE PROJECTS – (GREATER THAN OR EQUAL TO 11 UNITS)	**FEE $ 1,403.92**
BUILDING PERMIT ALLOCATION SYSTEM (BPAS) MARKET RATE	
SMALL PROJECT – (1-4 UNITS)	**FEE $ 1,544.30**
MID-SIZED PROJECT – (5-10 UNITS)	**FEE $ 3,088.61**
LARGE PROJECTS – (GREATER THAN OR EQUAL TO 11 UNITS)	**FEE $ 4,632.90**
BUILDING PERMIT ALLOCATION SYSTEM (BPAS) AFFORDABLE EARLY EVAC POOL	
FIRST UNIT	**FEE $ 701.95**
EACH UNIT 2 THROUGH 10	**FEE $ 668.53**
EACH UNIT 11 THROUGH 20	**FEE $ 635.10**
EACH UNIT 21+	**FEE $ 601.69**
CHANGE OF NONCONFORMING USE - ADDITIONAL FEES APPLY - SEE BELOW	**FEE $ 1,768.93**
CONDITIONAL USE – ADDITIONAL FEES APPLY – SEE BELOW	**FEE $ 3,685.26**
EXTENSION (NOT PART OF A DEVELOPMENT PLAN) - ADDITIONAL FEES APPLY - SEE BELOW	**FEE $ 737.06**
REVISION OR ADDITION (NOT PART OF A DEVELOPMENT PLAN)	**FEE $ 2,674.11**
DEVELOPMENT AGREEMENT - ADDITIONAL FEES APPLY - SEE BELOW	**FEE $ 11,814.67**
MODIFICATION/REVISION - ADDITIONAL FEES APPLY - SEE BELOW	**FEE $ 5,582.90**

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PRELIMINARY CONSIDERATION BY CITY COMMISSION	FEE $ 737.06
DEVELOPMENT PLAN	
MINOR	
WITHIN HISTORIC DISTRICT - ADDITIONAL FEES APPLY - SEE BELOW	FEE $ 3,980.09
OUTSIDE HISTORIC DISTRICT - ADDITIONAL FEES APPLY - SEE BELOW	FEE $ 3,095.62
CONDITIONAL USE - ADDITIONAL FEES APPLY - SEE BELOW	FEE $ 1,621.52
EXTENSION - ADDITIONAL FEES APPLY - SEE BELOW	FEE $ 737.06
MAJOR - ADDITIONAL FEES APPLY - SEE BELOW	FEE $ 5,454.19
CONDITIONAL USE - ADDITIONAL FEES APPLY - SEE BELOW	FEE $ 1,621.52
EXTENSION - ADDITIONAL FEES APPLY - SEE BELOW	FEE $ 737.06
ADMINISTRATIVE MODIFICATION	FEE $ 1,069.65
MINOR MODIFICATION	FEE $ 2,039.02
MAJOR MODIFICATION	FEE $ 2,881.35
EASEMENT – ADDITIONAL FEES APPLY - SEE BELOW	FEE $ 3,095.62
EACH ADDITIONAL FOR THE SAME PARCEL	FEE $ 737.06
LAWFUL UNIT DETERMINATION (BPAS EXEMPTION) - ADDITIONAL FEES APPLY - SEE BELOW	FEE $ 2,807.82
EACH ADDITIONAL FOR SAME PARCEL	FEE $ 737.06
MAP AMENDMENT (FLUM & ZONING) - ADDITIONAL FEES APPLY - SEE BELOW	FEE $ 10,318.75
PRE-APPLICATION CONFERENCE	FEE $ 405.38
RIGHT-OF-WAY VACATION - ADDITIONAL FEES APPLY - SEE BELOW	FEE $ 1,621.52
EACH ADDITIONAL VACATION FOR SAME PARCEL - ADDITIONAL FEES APPLY - SEE BELOW	FEE $ 737.06
SUBDIVISION	
LOT SPLIT / SUBDIVISION WAIVER - ADDITIONAL FEES APPLY - SEE BELOW	FEE $ 2,005.59
MINOR SUBDIVISION - ADDITIONAL FEES APPLY - SEE BELOW	FEE $ 3,095.62

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PRELIMINARY PLAT FOR MAJOR SUBDIVISION - ADDITIONAL FEES APPLY - SEE BELOW	FEE $ 5,194.46
FINAL PLAT FOR MAJOR SUBDIVISION - ADDITIONAL FEES APPLY - SEE BELOW	FEE $ 3,095.62
TEXT AMENDMENTS	
COMPREHENSIVE PLAN	FEE $ 8,107.58
LAND DEVELOPMENT REGULATION	FEE $ 8,107.58
TRANSFER OF TRANSIENT UNIT & LICENSE OR DEVELOPMENT RIGHTS - ADDITIONAL FEES APPLY - SEE BELOW	FEE $ 5,896.43
VARIANCE - ADDITIONAL FEES APPLY - SEE BELOW	FEE $ 2,948.21
FEE PER EACH ADDITIONAL WAIVER REQUESTED (WAIVED FOR HOMESTEADED AND AFFORDABLE STRUCTURES)	FEE $ 550.00
AFTER THE FACT - ADDITIONAL FEES APPLY - SEE BELOW	FEE $ 5,896.43
EXTENSION - ADDITIONAL FEES APPLY - SEE BELOW	FEE $ 737.06
VERIFICATION LETTERS	
BUILD-BACK	FEE $ 737.06
VERIFICATION OF PLANNING DIRECTOR'S DECISION	FEE $ 737.06
UNASSIGNED UNITS DETERMINIATION	NO FEE
ZONING VERIFICATION LETTER	FEE $ 737.06
DEVELOPMENT REVIEW FEE (FORMERLY BUILDING PERMIT APPLICATION REVIEW FEE) – BASED ON CONSTRUCTION COST	
COSTS LESS THAN $2500	FEE $ 35.10
COSTS $2501 TO $15000	FEE $ 70.20
COSTS $15001 - $25000	FEE $ 350.98
COSTS $25001 - $50000	FEE $ 491.37
COSTS MORE THAN $50001 = $ 491.37 PLUS $ 46.81 PER ADDITIONAL $ 20,000 OR FRACTION OF ADDITIONAL FEES	
FIRE DEPARTMENT REVIEW FEE	FEE $ 147.41
ADVERTISING NOTICING FEE	FEE $ 414.49
OTHER FEES	
RE-NOTICING OF PROJECTS TABLED FOR A THIRD TIME AT APPLICANTS REQUEST	FEE $ 1,031.88
PLANNING DEPARTMENT BUILDING PERMIT INSPECTION	FEE $ 35.10

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ADDITIONAL PLANNING DEPARTMENT BUILDING PERMIT INSPECTION	**FEE $ 49.15**
PLANNING DEPARTMENT INSPECTIONS	**FEE $ 405.38**
EMERGENCY ORDER EXTENSION ADMINISTRATIVE	**FEE $ 120.07**

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