City of Tampa

Development & Growth Management and Right-of-Way Fee Study

July 7, 2026

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Ms. Abbye Feeley
Administrator for Development and Economic Opportunity
City of Tampa
306 E. Jackson Street
Tampa, Florida 33602

Subject: Development & Growth Management and Right-of-Way Fee Study

Dear Ms. Feeley:

Raftelis is pleased to provide this report to the City of Tampa (City) that provides our analysis, findings, and recommendations on rates and fees for the Construction Services, Development Coordination, Architectural Review and Historic Preservation, and Right-of-Way divisions. The Construction Services, Development Coordination, Architectural Review and Historic Preservation divisions are part of the Development & Growth Management Department. These fees, which have not been updated to reflect the current costs of providing service in many years, consist of a wide range of development-related activities. Achieving a higher level of cost recovery for the various divisions is an important step for the City to minimize any potential subsidizations that the development community may be receiving from residents if these divisions are not charging the full costs for their services.

The major objectives of the study include the following:

- Calculating updated fees for the Construction Services division (Fund 104), which operates as a special revenue fund, to achieve full cost recovery. Over the past few years permit activity related to new construction and major redevelopment have decreased while operating costs have increased, resulting in this division spending down a majority of its reserve funds.
- Simplification of the fees for new development and redevelopment activities for the Construction Services division. There are currently several thousand different rates that exist based on the type of development (new development, redevelopment, phased development, etc.), the land use (51 different occupancy types mentioned with unique fees for each), and the type of construction (between IA, IB, IIA, IIB, IIIA, IIIB, IV, VA, and VB). This schedule is being reduced to a simpler approach that achieves the following: a) is common in the industry; b) allows for various developments to better estimate their fees; and c) achieves a fee schedule that can be updated and managed more easily by staff.
- Updating the various fees for a range of services provided by the Development Coordination division. Many of these activities transpire prior to developers submitting permit applications to the Construction Services division. The Development Coordination fees have not been updated in many years and, as demonstrated in this report, warrant significant increases to reflect the current costs of providing services.

- Updating the various fees for a range of services provided by the Architectural Review and Historic Preservation division. This division oversees certain activity in specifically outlined districts of the City, including the review of new construction or redevelopment, along with variances and other similar requests. The Architectural Review and Historic Preservation fees have not been updated in many years and warrant increases to reflect the time requirements of staff and overall cost to the department for providing services.
- Reviewing the fees associated with the Right-of-Way division including administrative activities associated with utility maintenance, permit issuance, reinspection, and traffic control services that have not been updated in many years.
- Calculating the full cost of the City's responsibility when various appeals by project applicants take place. The existing fees are not reflective of the effort required by City staff to research the item in question, hold meetings to review the decisions and correspondence available, and document the findings of the process. This level of activity generally requires department heads and supervisors, along with support from the legal department, to fully respond to the appeal.

It has been a pleasure working with you, and we thank you and the tremendous City staff for the support provided during the course of this study.

Sincerely,



Joe Williams
Vice President



Tristen Townsend
Consultant

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Section 1. Construction Services Division Fees

Background

The City of Tampa (City) has established the Construction Services division ("CS Division") along with the approved fees to recover the costs of enforcing the Florida Building Code pursuant to Florida Statutes. The Construction Services division operates two primary funds, Construction Services Operating Fund ("Operating Fund") for the primary operations of the division and Construction Services Enhancement Fund ("Enhancement Fund"), which is the special Enhancement Fund that was established to provide a high level service to the development community and generally provides technology, software, and vehicle upgrades for staff use. The City engaged Raftelis to review the building fees and recommend new fee levels based on the cost of providing service, recent development trends, and the City's overall policy objectives while considering Florida Statute requirements.

Fees for providing services to the general public by a local government should be predicated on a cost of service basis. Specifically, the CS Division fees must be established to meet the provisions of Section 553.80, Florida Statutes (F.S.)[1], which reads "These fees, and any fines or investment earnings related to the fees, may only be used for carrying out the local government's responsibilities in enforcing the Florida Building Code, including, but not limited to, any process or enforcement related to obtaining or finalizing a building permit." Also identified in Section 553.80 F.S. the phrase "enforcing the Florida Building Code" entails the following:

1. *As used in this subsection, the phrase "enforcing the Florida Building Code" includes the direct costs and reasonable indirect costs associated with review of building plans, building inspections, reinspections, and building permit processing; building code enforcement; and fire inspections associated with new construction. The phrase may also include training costs associated with the enforcement of the Florida Building Code and enforcement action pertaining to unlicensed contractor activity to the extent not funded by other user fees.*
2. *A local government must use any excess funds that it is prohibited from carrying forward to rebate and reduce fees, or to pay for the construction of a building or structure that houses a local government's building code enforcement agency or the training programs for building officials, inspectors, or plans examiners associated with the enforcement of the Florida Building Code. Excess funds used to construct such a building or structure must be designated for such purpose by the local government and may not be carried forward for more than 4 consecutive years. An owner or builder who has a valid building permit issued by a local government for a fee, or an association of owners or builders located in the state that has members with valid building permits issued by a local government for a fee, may bring a civil action against the local government that issued the permit for a fee to enforce this subparagraph.*
3. *The following activities may not be funded with fees adopted for enforcing the Florida Building Code:*
    a. *Planning and zoning or other general government activities.*
    b. *Inspections of public buildings for a reduced fee or no fee.*
    c. *Public information requests, community functions, boards, and any program not directly related to enforcement of the Florida Building Code.*

[1] Inclusive of the changes provided in SB 1080, from the 2025 Legislative Session, that became effective on October 1, 2025.

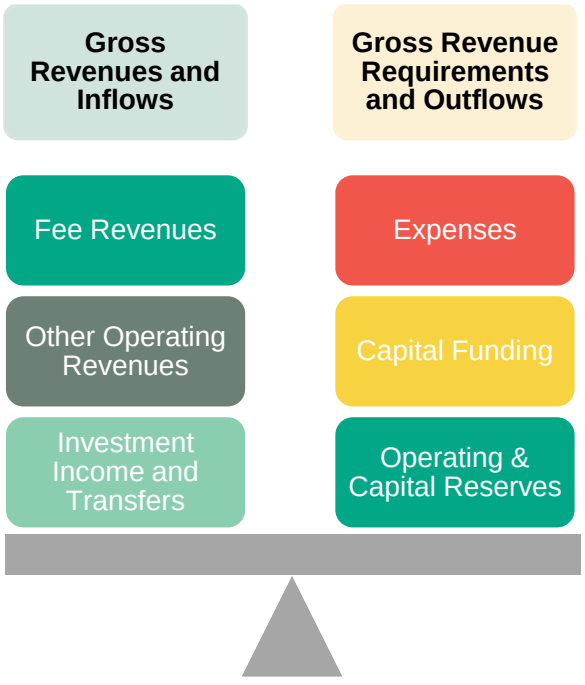
d. Enforcement and implementation of any other local ordinance, excluding validly adopted local amendments to the Florida Building Code and excluding any local ordinance directly related to enforcing the Florida Building Code as defined in subparagraph 1.

4. A local government must use recognized management, accounting, and oversight practices to ensure that fees, fines, and investment earnings generated under this subsection are maintained and allocated or used solely for the purposes described in subparagraph 1.

As such, the fees should be designed to only recover the CS Division's cost of service, along with costs of other City departments that provide direct support for plan review and inspection activities, as well as any capital replacement and upgrade needs as necessary. The building fees should not subsidize other municipal functions where the costs provided by such functions are not for the benefit of the CS Division. To address the capital replacement and upgrade needs the City has established the Enhancement Fund[2], that adds 13% to all building permits for the capital replacement portion of the division's needs such as vehicles, computers, technology and other equipment.

Revenue Requirements

The revenue requirements represent the total expenditures and funding needs, including operating expenses, capital expenditures, and reserves for operating, capital, and other needs as may be necessary based on the strategic plans of the City and the provisions of the Florida Statutes. The sum of these costs, after adjusting for other income and other operating revenues available, represents the net revenue requirements required to be funded from the building fees. The following is a depiction of the net revenue requirement derivation:



\+ Operating Expenses
\+ Capital Expenditures
\+ Deposits to Operating and Capital Reserves
– Other Revenue and Income
– Use of Operating Reserves
= Net Revenue Requirements

The revenue requirements are based on the adopted budget for fiscal year (FY) 2026. Beyond FY 2026, no major capital projects have been identified. There are typically ongoing vehicle and computer replacements

[2] Established by Resolution 2019-338 on April 18, 2019.

occurring in the CS Division, which will be forecast and funded annually to maintain the division's high level of service provided to the development community. FY 2026 serves as the test year for the revenue requirements, which are then forecast for future years based on inflationary factors. While historical spend rates, vacant positions, and allocations of General Fund costs may be different than reflected in the FY 2026 budget, discussions with staff have resulted in no adjustments to the FY 2026 budget for use in this financial forecast. The City is expecting to be fully staffed in FY 2026. Additionally, the General Fund cost allocations have increased from prior years. There are two primary considerations for these General Fund cost allocations, the first being that these cost allocations to the Operating Fund were subsidized in prior years and are now reflective of the full cost allocations. The second component is related to the Enhancement Fund, where the increased transfers to the General Fund are associated with the costs of acquiring the Accela software for permitting activity.

The costs for the Operating Fund and Enhancement Fund are tracked in a special revenue fund. The purpose of a special revenue fund is to be accounted for as a separate fund that generally collects fees to fund the full cost of providing the intended services.

Pursuant to F.S. 553.80 "a local government may not carry forward an amount exceeding the average of its operating budget for enforcing the Florida Building Code for the previous four fiscal years." The operating costs assigned to the CS Division include direct labor and expenses, as well as expenses allocated from the supporting departments. The CS Division is currently carrying cash balances that are below the allowable amount of $16.7 million, representing the average for the previous four fiscal years as shown below:

Table 1: Historical CS Division Costs

Fiscal Year	Costs	Staffed FTEs
2022	$14,333,710	95.0
2023	15,905,009	100.0
2024	18,855,054	101.0
2025	17,708,036	102.0
4-Year Average (Rounded)	$16,700,500	

As can be seen above, the operating costs have been increasing since FY 2022, due in part to several factors such as personnel expenses with additional staff being added. A portion of the costs are associated with the customer enhancement fund and include ongoing computer and vehicle upgrades, as well as payments for the Accela permitting system. With additional regulations and requirements passed by the Florida Legislature in recent years, it is anticipated that the cost to operating the CS Division will continue to increase in future years. Increases in the operating costs over time will subsequently increase the four-year average allowed for a reserve fund. The forecast of operating expenses is summarized on the table below and was derived from Exhibit 1-1 and Exhibit 1-2.

Table 2: Operating Expense Forecast

Fiscal Year	Operating Expenses
2026	$22,039,274
2027	$21,016,800
2028	$21,983,200
2029	$23,002,600
2030	$24,079,000

As demonstrated on the table above, the operating expenses for FY 2026 have increased significantly from prior year actual levels. The FY 2026 operating expenses are based on the City's adopted budget. For additional context, the FY 2025 budget was adopted at $21,470,604 and the projected actual expenditures for FY 2025 are $18,321,712.

Revenue Sufficiency Evaluation

As presented below on Table 3, the permit and CS Division activity over the past six years from FY 2020 through estimated FY 2025 was reviewed and evaluated, and in recent years, construction activity has fluctuated and has resulted in varying levels of revenues.

Table 3: Historical Permit Revenues and Issuances

Fiscal Year	Permit Fee Revenue	Permits Issued	Valuation New Construction
2020	$14,147,376	23,466	$4,568,636,880
2021	$14,028,608	26,526	$2,753,369,669
2022	$15,722,950	27,167	$2,693,439,980
2023	$16,512,446	26,671	$3,608,740,190
2024	$15,597,690	25,374	$3,573,725,133
2025 [1]	$14,558,500	22,731	$2,478,766,681

[1] FY 2025 permit fee revenue is projected by the City.

Revenues for FY 2024 and FY 2025 have come in lower than budgeted. In FY 2024, the combined Operating Fund and Enhancement Fund budgeted revenues were $18,349,800, excluding the line item for "Unassigned Use of Fund Balance". This particular line item is excluded since it is not revenues generated in the current year from construction activity and instead represents the use of funds accumulated from prior years. The actual revenue for FY 2024 was $15,597,690, which is $2,752,110 or 15% lower than budgeted. In FY 2025, the budgeted revenues for the Operations Fund and Enhancement Fund were $17,080,800. The actual revenue for FY 2025 is projected at $14,558,500, which is $2,522,300 or 15% lower than budgeted. The current revenue levels generated from the building fees are currently lower than in FY 2022 and FY 2023 and are contributing to the need for rate increases, which will be discussed later in this section.

FY 2023 permit revenues were approximately $16.5 million, as compared to operating expenses of $15.9 million. In contrast, the operating revenues in FY 2024 were lower by nearly $1.0 million at $15.6 million, as compared to increased operating expenses of $18.9 million. FY 2024 resulted in a revenue shortfall of

approximately $3.3 million, which was paid for from cash reserves on hand. Additionally for FY 2025, the estimated revenues of $14.6 million and estimated operating expenses of $18.3 million will result in a revenue shortfall of approximately $3.7 million, which will also be covered by cash reserves on hand. Based on the past two years of operating with expenses approximately $7.0 million greater than revenues, a majority of the cash reserves accumulated in prior years have been used.

The adopted FY 2026 budget anticipates further losses, as evidenced by the amount budgeted in the "Unassigned Use of Fund Balance" line item of $5,343,754, which was required to establish a balanced budget. Based on the adopted FY 2026 budget and the actual results from prior years, it is forecast that the CS Division will have used all of the cash reserves accumulated from prior years. This could result in a short-term reliance on financial support from the General Fund until new rate adjustments are implemented in the future. Rate adjustments, along with some rate structure changes, are identified in this report to address the current situation of not having sufficient revenues to support the ongoing operations of the CS Division.

For the purposes of creating the forecast, permit activity is anticipated to remain consistent with the trends observed over the past two (2) years, and is not projected to continue declining. The two-year historical permit revenues averaging approximately $15.2 million annually is used to project future revenues for the CS Division. However, one primary adjustment for minimizing future interest income has been made since the reserve funds for the CS Division have been spent down as compared to prior years, resulting in a reduction of approximately $0.3 million and a revenue forecast of $14.9 million. This $14.9 million is generally collected as $13.6 million from permit fees and $1.3 million from customer service enhancement fees.

Based on historical permit data that detailed every permit issued, or still under consideration, by the CS Division, it can be concluded that approximately $4.0 million to $4.5 million of the $14.9 million revenue forecast will come from "new construction" (consisting of new construction, major improvements and alterations, additions, and phased and shell buildings). The remaining $10.4 million is derived from the various miscellaneous, trade, general, and administrative fees (driven in large part by fees for residential roofing, additional plan reviews or inspections, plan revisions, and resubmittal fees). As presented later in this report, there are changes throughout the fee schedules for the miscellaneous, trade, general, and administrative fees. Based on a review of the revenue forecast for the miscellaneous fees, it is estimated that an additional $0.6 million will be generated if historical activity remains relatively consistent.

For the fees related to new construction, a major fee redesign and simplification is recommended and will be discussed later in this section. Based on the analysis performed and the need for additional revenues for the CS Division, these fees have been designed to increase the annual revenue from around $4.5 million range to around $7.0 million. The table below presents the revenue forecast, which will inevitably vary each year based on the underlying permit activities.

Table 4: Permit Fee Revenue Forecast

Fiscal Year	Baseline Revenues	Adjustments [1] [2]	Revenue Forecast
2026	$14,927,500	$0	$14,927,500
2027	$14,927,500	$3,850,000	$18,777,500
2028	$14,927,500	$3,850,000	$18,777,500
2029	$14,927,500	$3,850,000	$18,777,500
2030	$14,927,500	$3,850,000	$18,777,500

[1] Based on the timing of this study it is anticipated that the fee adjustments will have a delayed implementation to October 1, 2026. Should the City implement sooner, a positive impact to the revenues should be noticed.
[2] Assumes a $2.5 million increase from the fee redesign for new construction related activity, $0.6 million increase from the proposed miscellaneous fees, $0.4 million increase from resubmittals, revisions and other similar activities, and $0.35 million increase from adjustments that contribute to the enhancement fund.

As operating expenses are expected to be approximately $21.0 million – $24.0 million over the next five years, it is clear that the CS Division will either need to reduce ongoing costs for the division or further increase revenues. Based on the myriad of recent House and Senate bills passed influencing timing for building permit reviews along with other more burdensome restrictions, the City does not anticipate the ability for significant cost reductions for operating the CS Division.

Considering the additional revenues expected from the fee redesign along with the updates to each specific fee from the miscellaneous, trade, and administrative fee schedules, the rates can be increased by an across-the-board percentage to equitably recover the additional costs from all future permit submittals. To get back to a point where sufficient revenues are being generated, assuming no cost reductions, the rate adjustments presented on the following table would be necessary in future years (assuming that the number of permits and underlying square footages of the projects do not change drastically from recent years). The overall permit activity should be monitored closely over the next several years as there has been a downward trend that is resulting in decreased revenue collections. The permit activity is not within the control of the CS Division, nor is there a good data source to rely on for forecasting future activity and therefore it should be monitored so the financial situation can be carefully managed over the next several years.

Table 5: Projected Future Rate Adjustments

Effective Date	Rate Adjustment
October 1, 2026	15.0%
October 1, 2027	5.0%
October 1, 2028	5.0%
October 1, 2029	5.0%

As shown above, the rates are forecast to increase each year through FY 2030 as the costs of operating continue increasing. The table below provides the revenue forecast assuming implementation of these rate adjustments. As demonstrated, these adjustments beginning in FY 2027, are anticipated to correct the operating deficiencies from recent years and will allow the CS Division to begin building cash reserves again.

Table 6: Operating Forecast

Description [1]	FY 2026 Projected [2]	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected
Revenues	$ 15,811,000	$21,432,500	$22,504,100	$23,629,300	$24,810,700
Operating Expenses	18,966,283	21,016,700	21,983,000	23,002,400	24,078,700
Revenue Surplus/(Deficit)	($3,155,283)	$415,800	$521,100	$626,900	$732,000

[1] Includes the fee increases projected for FY 2027 – FY 2030, as shown on Table 5.
[2] Projections are as provided by the City's Budget Office for the Period Ending March 31, 2026.

Miscellaneous (Specific) Service Fees

As presented earlier in this report, the CS Division charges permit and inspection fees for specific or general development needs (generally small, recurring development projects) that require compliance with the Building Code. These fees would include, but are not limited to, electrical, plumbing, mechanical, roofing, signs, pools, walls, fire monitoring and sprinkler systems, amongst many others. The determination of the proposed Miscellaneous Service Fees is documented on the following tables in this section, consisting of multiple tables. To develop the proposed fees for these specific or general construction projects, the following process was performed:

1. Conducted in-depth interview with key CS Division management and staff to identify the typical services to be provided by the personnel of the CS Division and other City departments as necessary. The purpose of the interviews was to identify the workflow or process associated with providing the necessary plan review and inspection services for the general or miscellaneous projects, the personnel involved in performing the services required, and the estimated typical time spent by each employee for the specific task being performed.

2. Based on financial information obtained (e.g., detailed operating budgets, salary and benefit information by employee for the specific cost centers, etc.) and in order to develop fees which fully recover the cost of providing service, developed overhead factors associated with work flow and CS Division management, indirect costs attributable to the personnel providing the services (e.g., communications, training, uniforms, etc.), vehicles used to provide inspection services, information technology costs allocated to the CS Division, etc.

The proposed fees do not include the surcharges associated with providing funding of the Department of Business and Professional Regulation (equal to the greater of $2.00 or 1.5% of the fees being charged) and the Department of Community Affairs (equal to the greater of $2.00 or 1.0% of the fees being charged) in accordance with Florida Statutes; these charges would be applied in addition to the fees shown below since the City is a collection agent for such revenues and simply passes any funds received on to the State (less 10.0% of such amounts received to provide funds for training and education with such amounts being recognized as a revenue to the CS Division). Based on the total cost of providing service based on the cost identification process mentioned above, rates for service for each fee evaluated (i.e., a rounded rate for fee application) was identified and are proposed to be phased-in with similar rate adjustment as the building permit fees. The first year of the phased-in proposed fees are summarized below.

Table 7: Trade Permit Fee Schedule – Existing and Proposed Fees

Fee Description	Existing Fee	Year 1 Proposed Fee	$ Difference	% Difference
Building				
Building (general)				
Residential	$120.00	$155.00	$35.00	29%
Commercial	$120.00	$155.00	$35.00	29%
Awning/Shutter without electric				
Residential	$120.00	$155.00	$35.00	29%
Commercial	N/A	N/A	N/A	N/A
Exterior Door/Window/Garage Door Replacement - Same Size				
Residential	$120.00	$155.00	$35.00	29%
Commercial	$120.00	$189.00	$69.00	58%
Multi-family Building, base + $60 ea unit				
Residential	N/A	N/A	N/A	N/A
Commercial	$120.00	$155.00	$35.00	29%
Roofing				
Residential	$177.00	$230.00	$53.00	30%
Commercial	$220.00	$299.00	$79.00	36%
Annual Facility Permit				
Major Buildings, greater than 200,000 sq ft	$1,577.00	$1,813.00	$236.00	15%
Major Buildings, 50,000 sq ft to 200,000 sq ft	$752.00	$864.00	$112.00	15%
Petroleum Terminal Facility, less than 200,000 sq ft	$1,347.00	$1,549.00	$202.00	15%
Small Buildings, less than 50,000 sq ft	$513.00	$589.00	$76.00	15%
Electrical				
Electrical (general)				
Residential	$120.00	$155.00	$35.00	29%
Commercial	$120.00	$155.00	$35.00	29%
Multi-family Building, base + $60 ea unit	$120.00	$155.00	$35.00	29%
Photovoltaic cells	$120.00	$155.00	$35.00	29%
Service Upgrade	$120.00	$155.00	$35.00	29%
Fire				
Fire Sprinkler(s) 20 or less/Fire Alarm(s), 10 devices or less	$261.00	$569.00	$308.00	118%
Mechanical				
Mechanical (general)				
Residential	$120.00	$155.00	$35.00	29%
Commercial	$120.00	$155.00	$35.00	29%
HVAC Equal Change-outs				
Residential	$120.00	$155.00	$35.00	29%
Commercial	$162.00	$155.00	($7.00)	-4%
Multi-family Building, base + $60 ea unit	$120.00	$155.00	$35.00	29%
Solar Heat/Heat Recovery System				
Residential	$120.00	$155.00	$35.00	29%
Commercial	$162.00	$155.00	($7.00)	-4%

Fee Description	Existing Fee	Year 1 Proposed Fee	$ Difference	% Difference
Plumbing				
Plumbing (general)				
Residential	$120.00	$155.00	$35.00	29%
Commercial	$120.00	$155.00	$35.00	29%
Irrigation System (Standard/Reclaimed)				
Residential	$120.00	$155.00	$35.00	29%
Commercial	$120.00	$155.00	$35.00	29%
LP Gas Tank Set & Piping	$162.00	$155.00	($7.00)	-4%
Multi-family Building, base + $60 ea unit	$120.00	$155.00	$35.00	29%
Natural & LP Gas Piping				
Residential	$162.00	$155.00	($7.00)	-4%
Commercial	$162.00	$155.00	($7.00)	-4%
Solar Water Heater				
Residential	$120.00	$155.00	$35.00	29%
Commercial	$162.00	$155.00	($7.00)	-4%
Water/Wastewater On-Site Plumbing	$120.00	$155.00	$35.00	29%

[1] In discussion with City staff, this fee was re-named on the fee schedule.

Table 8: Miscellaneous Fee Schedule – Existing and Proposed Fees

Fee Description	Existing Fee	Year 1 Proposed Fee	$ Difference	% Difference
General				
General Projects				
Residential	$177.00	$230.00	$53.00	30%
Commercial	$285.00	$373.00	$88.00	31%
Building				
Accessory Structure (Pre-manufactured, structures <120 sq. ft.) [1]				
Residential	$177.00	$414.00	$237.00	134%
Commercial	$287.00	$552.00	$265.00	92%
Aluminum Screen Room/Pool Cage/Porch				
Residential	$316.00	$414.00	$98.00	31%
Commercial	N/A	N/A	N/A	N/A
Aluminum Sun Room/Carport				
Residential	$510.00	$661.00	$151.00	30%
Commercial	$778.00	$1,012.00	$234.00	30%
Awning/Shutter without electric				
Residential	N/A	N/A	N/A	N/A
Commercial	$287.00	$373.00	$86.00	30%
Canopy (free standing or attached) / Exterior Stairs				
Residential	$177.00	$345.00	$168.00	95%
Commercial	$778.00	$1,012.00	$234.00	30%
Construction Trailer Setup (>= 750 sq ft on site/any size off-site)				
Residential	N/A	N/A	N/A	N/A
Commercial	$600.00	$805.00	$205.00	34%

Fee Description	Existing Fee	Year 1 Proposed Fee	$ Difference	% Difference
Demolition				
Residential	$197.00	$258.00	$61.00	31%
Commercial	$324.00	$419.00	$95.00	29%
Foundation Stabilization/Repair [4]				
Residential	$120.00	$155.00	$35.00	29%
Commercial	$120.00	$155.00	$35.00	29%
House/Building Relocation				
Residential	$940.00	$1,219.00	$279.00	30%
Commercial	$975.00	$1,265.00	$290.00	30%
Manufactured Home Setup in Park or Private Property				
Residential	$913.00	$1,184.00	$271.00	30%
Commercial	$913.00	$1,184.00	$271.00	30%
Modular Building Installation				
Residential	$998.00	$1,293.00	$295.00	30%
Commercial	$1,033.00	$1,339.00	$306.00	30%
Skylight [4]				
Residential	$120.00	$155.00	$35.00	29%
Commercial	$120.00	$293.00	$173.00	144%
Stucco / Exterior Plaster /Siding [4]				
Residential	$177.00	$230.00	$53.00	30%
Commercial	$177.00	$230.00	$53.00	30%
Signs				
Building Signs (<= 3 signs)				
Residential	N/A	N/A	N/A	N/A
Commercial	$454.00	$592.00	$138.00	30%
Free Standing Signs (each)				
Residential	N/A	N/A	N/A	N/A
Commercial	$644.00	$833.00	$189.00	29%
Temporary/Banner Signs (<= 3 signs)				
Residential	N/A	N/A	N/A	N/A
Commercial	$286.00	$373.00	$87.00	30%
Electrical				
Awning/Shutter with electric				
Residential	$177.00	$270.00	$93.00	53%
Commercial	$305.00	$414.00	$109.00	36%
Photovoltaic Panel				
Residential	N/A	N/A	N/A	N/A
Commercial	$378.00	$494.00	$116.00	31%
Fire				
Fire Alarm Monitoring/Supervision Device, per building [2]				
Residential	N/A	N/A	N/A	N/A
Commercial	N/A	N/A	N/A	N/A

Fee Description	Existing Fee	Year 1 Proposed Fee	$ Difference	% Difference
Fire Alarm/Smoke Detector System, per building (up to 2 stories) [1]				
Residential	N/A	N/A	N/A	N/A
Commercial	$802.00	$707.00	($95.00)	-12%
Fire Alarm/Smoke Detector System, per addt'l floor (greater than 2 stories) [3]				
Residential	N/A	N/A	N/A	N/A
Commercial	N/A	$586.00	N/A	N/A
Fire Pumps, per site				
Residential	N/A	N/A	N/A	N/A
Commercial	$516.00	$810.00	$294.00	57%
Fire Sprinkler or Suppression Systems, per building (up to 2 stories) [1]				
Residential	N/A	N/A	N/A	N/A
Commercial	$402.00	$1,138.00	$736.00	183%
Fire Sprinkler or Suppression Systems, per addt'l floor (greater than 2 stories) [3]				
Residential	N/A	N/A	N/A	N/A
Commercial	N/A	$1,017.00	N/A	N/A
Flammable and Combustible Storage Tanks & Piping - Above Ground, first tank [1]				
Residential	N/A	N/A	N/A	N/A
Commercial	$879.00	$690.00	($189.00)	-22%
Flammable and Combustible Storage Tanks & Piping - Above Ground, per addt'l tank [3]				
Residential	N/A	N/A	N/A	N/A
Commercial	N/A	$172.00	N/A	N/A
Flammable and Combustible Storage Tanks & Piping - Below Ground, first tank [1]				
Residential	N/A	N/A	N/A	N/A
Commercial	$1,036.00	$690.00	($346.00)	-33%
Flammable and Combustible Storage Tanks & Piping - Below Ground, per addt'l tank [3]				
Residential	N/A	N/A	N/A	N/A
Commercial	N/A	$172.00	N/A	N/A
New Dispensers, Piping Alteration, per site				
Residential	N/A	N/A	N/A	N/A
Commercial	$505.00	$764.00	$259.00	51%
Standpipe Systems - high rise, per building [2]				
Residential	N/A	N/A	N/A	N/A
Commercial	N/A	N/A	N/A	N/A
Underground Fire Mains, per first 100 ft. [1]				
Residential	N/A	N/A	N/A	N/A
Commercial	$402.00	$1,822.00	$1,420.00	353%
Underground Fire Mains, per addt'l 100 ft. [3]				
Residential	N/A	N/A	N/A	N/A
Commercial	N/A	$437.00	N/A	N/A

Fee Description	Existing Fee	Year 1 Proposed Fee	$ Difference	% Difference
Pool/Spa				
Above-Ground Pool/Spa				
Residential	$292.00	$379.00	$87.00	30%
Commercial	N/A	N/A	N/A	N/A
In-Ground Pool/Spa				
Residential	$716.00	$931.00	$215.00	30%
Commercial	$876.00	$1,138.00	$262.00	30%
Walls				
Dumpster Enclosure				
Residential	N/A	N/A	N/A	N/A
Commercial	$546.00	$707.00	$161.00	29%
Privacy/Retaining Wall				
Residential	$475.00	$615.00	$140.00	29%
Commercial	$589.00	$764.00	$175.00	30%
Mechanical/Electrical/Plumbing				
Boiler Equipment				
Residential	N/A	N/A	N/A	N/A
Commercial	$891.00	$1,155.00	$264.00	30%
Generator				
Residential	$291.00	$379.00	$88.00	30%
Commercial	$767.00	$994.00	$227.00	30%
Grease Interceptor				
Residential	N/A	N/A	N/A	N/A
Commercial	$501.00	$649.00	$148.00	30%
Kitchen Hood				
Residential	N/A	N/A	N/A	N/A
Commercial	$913.00	$1,184.00	$271.00	30%
LP Gas Tank Set & Piping				
Residential	N/A	N/A	N/A	N/A
Commercial	$454.00	$592.00	$138.00	30%
Medical Gas Piping				
Residential	N/A	N/A	N/A	N/A
Commercial	$293.00	$379.00	$86.00	29%
Refrigeration/Cooler Equipment				
Residential	N/A	N/A	N/A	N/A
Commercial	$788.00	$1,023.00	$235.00	30%
Water, Wastewater and Storm Drain Lines				
Residential	N/A	N/A	N/A	N/A
Commercial	$650.00	$845.00	$195.00	30%
Site				
Site Clearing [1]				
Residential	$298.00	$391.00	$93.00	31%
Commercial	$343.00	$448.00	$105.00	31%

Fee Description	Existing Fee	Year 1 Proposed Fee	$ Difference	% Difference
Seawall				
Residential	$494.00	$644.00	$150.00	30%
Commercial	$700.00	$908.00	$208.00	30%
Driveway, Patio Slab, Deck				
Residential	$214.00	$414.00	$200.00	93%
Commercial	$527.00	$483.00	($44.00)	-8%
New Parking Lot				
Residential	N/A	$270.00	N/A	N/A
Commercial	$601.00	$782.00	$181.00	30%

[1] In discussion with City staff, this fee was re-named on the fee schedule.
[2] In discussion with City staff, this fee was removed from the fee schedule.
[3] In discussion with City staff, this fee was added to the fee schedule.
[4] In discussion with City staff, this fee was moved from the Trade Fee Schedule to the Miscellaneous Fee schedule.

Table 9: General Administrative Fee Schedule – Existing and Proposed Fees

Fee Description	Existing Fee	Year 1 Proposed Fee	$ Difference	% Difference
Permits				
Permit Application	$50.00	$115.00	$65.00	130%
Permit Application Extension				
Residential	$41.00	$57.00	$16.00	39%
Commercial	$61.00	$80.00	$19.00	31%
Permit Extension				
Residential	$41.00	$57.00	$16.00	39%
Commercial	$61.00	$80.00	$19.00	31%
Permit Refund				
Residential	See Refund Policy	See Refund Policy	N/A	N/A
Commercial	See Refund Policy	See Refund Policy	N/A	N/A
Permit Reissue (Reinstatement of expired permit)				
Residential	$41.00	$115.00	$74.00	180%
Commercial	$61.00	$161.00	$100.00	164%
Permit Transfer (Change of contractor)				
Residential	$41.00	$80.00	$39.00	95%
Commercial	$61.00	$80.00	$19.00	31%
Plan Review				
3rd or Additional Plan Review Cycle				
Residential	20% of permit fee (min. $120.00)	20% of permit fee (min. $155.00)	N/A	N/A
Commercial	20% of permit fee (min. $120.00)	20% of permit fee (min. $155.00)	N/A	N/A

Fee Description	Existing Fee	Year 1 Proposed Fee	$ Difference	% Difference
Expedited Plan Review (Subject to supervisory approval)				
Residential	Double the cost of plan review fee	Double the cost of plan review fee	N/A	N/A
Commercial	Double the cost of plan review fee	Double the cost of plan review fee	N/A	N/A
Plan Revision				
Residential	10% of permit fee (min. $120.00)	10% of permit fee (min. $155.00)	N/A	N/A
Commercial	10% of permit fee (min. $120.00)	10% of permit fee (min. $155.00)	N/A	N/A
Preliminary Plan Review				
Residential	$275.00	$506.00	$231.00	84%
Commercial	$871.00	$1,127.00	$256.00	29%
Inspections				
After-Hours Inspection (Minimum 2.5 hours per reviewer)				
Residential	$413.00	$534.00	$121.00	29%
Commercial	$413.00	$534.00	$121.00	29%
Citation/Stop Work Order Release				
Residential	$339.00	$460.00	$121.00	36%
Commercial	$339.00	$460.00	$121.00	36%
Field Revision (Minor)				
Residential	$198.96	$281.00	$82.04	41%
Commercial	$198.96	$281.00	$82.04	41%
Grand Tree Evaluation - per property				
Residential	$120.00	$442.00	$322.00	268%
Commercial	$120.00	$442.00	$322.00	268%
Trip Fee [1]				
Residential	N/A	$69.00	N/A	N/A
Commercial	N/A	$69.00	N/A	N/A
Re-Inspection per Discipline				
Residential	$120.00	$155.00	$35.00	29%
Commercial	$120.00	$155.00	$35.00	29%
General				
Alternative Method or Material Request (AMMR) Determination				
Residential	$871.00	$1,127.00	$256.00	29%
Commercial	$871.00	$1,127.00	$256.00	29%
Appeal to Building Official				
Residential	$253.00	$776.00	$523.00	207%
Commercial	$253.00	$776.00	$523.00	207%
Appeal to Hillsborough County Board of Adjustments, Appeals, and Examiners				
Residential	$458.00	$526.00	$68.00	15%
Commercial	$458.00	$526.00	$68.00	15%

Fee Description	Existing Fee	Year 1 Proposed Fee	$ Difference	% Difference
Code Interpretation Request to Building Official				
Residential	$458.00	$598.00	$140.00	31%
Commercial	$458.00	$598.00	$140.00	31%
Deferred Submittal Request				
Residential	$458.00	$598.00	$140.00	31%
Commercial	$458.00	$598.00	$140.00	31%
Flood Determination Letter				
Residential	$120.00	$155.00	$35.00	29%
Commercial	$120.00	$155.00	$35.00	29%
Partial Certificate of Occupancy	$510.00	$661.00	$151.00	30%
Records Research (per hour)				
Residential	$20.00	$80.00	$60.00	300%
Commercial	$20.00	$80.00	$60.00	300%
Temporary Certificate of Occupancy				
Residential	$155.00	$586.00	$431.00	278%
Commercial	$510.00	$805.00	$295.00	58%
Temporary Use - Stock and Set-up	$253.00	$327.00	$74.00	29%

[1] In discussion with City staff, this fee was added to the fee schedule.

Building Permit Fees (Plan Review and Inspection Fees)

The primary CS Division fees are associated with new development, renovations and redevelopment, and other projects (are not considered as a miscellaneous fee) which generally is more comprehensive in scope and is based on the size of the building requiring plan review and inspection activities. Over the past several years, these fees have accounted for approximately 30% of the total CS Division revenues. The fees include i) the permit (inspection) fees which are based on the application of tiered rates to each project based on the size of the project, International Building Code (IBC) Occupancy Type, and the Construction Type (IA, IB, IIA, IIB, IIIA, IIIB, IV, VA, or VB). There are over 51 occupancy types listed on each fee schedule and the tiered rates provide for a varied approach in terms of being inclining or declining as the project gets larger or smaller in size; and ii) a plan review fee that is structured the same as the inspection fees. The plan review fees account for 40% of the total fee while the inspection fees account for the remaining 60%.

In discussions with the CS Division staff, there was a desire to simplify the fee schedule that currently exhibits over 2,000 individual rates. To develop the consolidated fees, it was necessary to evaluate historical construction activity from the past several years. The most recent data provided is from March 2025 and encompasses all activity dating back to FY 2020 (October 2019). Due to the trend of declining construction activity, the past three complete years for FY 2022 through FY 2024 were relied upon for this analysis.

Based on the evaluation of historical permit activity, the goals of the CS Division to implement a simplified fee schedule, and the need for additional revenues, the following tables outline the proposed fee schedule for both residential and non-residential developments, after factoring in the 15% rate adjustment for October 1, 2026:

Table 10: Proposed Building Fees for Major Development Activity

Fee Description	Square Footage Range	Rate Application	Rate
Residential Development			
Minimum Fee		Per application	$1,725.00
Tier 1	1 to 1,000 sf	Per 100 sf	$33.35
Tier 2	1,001 to 3,000 sf	Per 100 sf	$30.02
Tier 3	3,001 to 5,000 sf	Per 100 sf	$26.68
Tier 4	Above 5,000 sf	Per 100 sf	$23.35
Non-residential Development			
Minimum Fee		Per application	$2,875.00
Tier 1	1 to 5,000 sf	Per 100 sf	$57.50
Tier 2	5,001 to 100,000 sf	Per 100 sf	$51.75
Tier 3	100,001 to 750,000 sf	Per 100 sf	$46.00
Tier 4	Above 750,000 sf	Per 100 sf	$40.25

Based on the historical permit activity and the condensed fee schedule, additional revenues will be generated for the CS Division. A majority of these additional revenues will be recovered from the non-residential / commercial developments. Based on a review of the revenues generated from the existing fee schedule for residential and non-residential developments, as compared to the total number of square feet constructed, along with general discussions with division staff, it was apparent that the non-residential fees warranted an adjustment. The scale and complexity of the non-residential developments can vary widely and result in significant effort from staff regarding reviewing plans and performing inspections. The table below presents the average cost per square foot of development paid by residential and non-residential pursuant to the existing fee schedule and the proposed fee schedule, which includes the 15% rate adjustment.

Table 11: Cost per Square Foot of New Development

Fee Description	Existing Fees	Proposed Fees
Residential Development	$0.67	$0.81
Non-residential Development	$0.25	$0.52

As shown on the table, the revenue collected per square foot of development was not changed in a way that would result in disproportionate recovery, as compared to the existing recovery, between the customer classes. With a significant fee structure change certain developments may see increases and decreases to varying degrees for future projects, but the cost per square foot will be much more aligned between developments within the same category. Additionally, a declining structure has been designed to reflect the fact that a certain level of effort provided by the CS Division is fixed in nature and does not fully scale to the same degree that a development project may. Therefore, as projects get larger, the average fee paid per square foot will decrease. Finally, the CS Division fee schedule currently provides for adjusted fee amounts based on the type of construction being done. The fees presented on Table 10 are representative of the fees for new construction. The various types of construction considered for alternate fee levels, along with the percentage of the new construction fees to be applied, are summarized on the table below. The full fee schedule over the multi-year rate adjustment period is provided on Exhibit 1-6.

Table 12: Fee Factors by Construction Type

Fee Description	Percent of New Construction Fees
Building Additions	95%
Shell Buildings	80%
Tenant Improvements/Alterations	55%
Phased Buildings	40%

Note: Full fee schedule provided on Exhibit 1-6.

The City's existing fee schedule uses a similar percentage approach for establishing the fee levels for various types of construction activities. However, based on discussions with staff regarding the level of intake, plan review, and inspection activity some of the percentages have been changed from the current fee structure.

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Section 2. Development Coordination Division Fees

General

The City of Tampa Development Coordination Division's (DC Division) fees for specific services, such as permit application processing, zoning verification letters, pre-application meetings, various types of plan reviews (e.g., site plans, subdivisions, special exceptions), and compliance inspection services, are the focus of this section. Data collection, meetings, and in-depth review sessions with City staff were performed to identify the current costs associated with providing these services and to develop recommendations for proposed fee adjustments that accurately reflect these costs.

This cost build-up methodology, also known as a "bottom-up" approach or activity-based costing (ABC), involves identifying and quantifying the labor, materials, and other resources directly required to deliver each specific planning and zoning service. Labor costs are a primary component, derived from the base hourly rates of the personnel involved, which are then adjusted by specific factors to account for taxes, benefits, and departmental overhead. This includes the time spent by various City personnel such as Planners, Zoning Administrators, Plan Reviewers, and administrative support staff. The taxes and benefits component encompasses a comprehensive array of employee-related costs, including vacation and sick leave, holiday pay, health care contributions, pension contributions, FICA taxes, unemployment insurance, and worker's compensation. Departmental overhead costs typically incorporate an allocation for supervisory oversight, general administrative support, facility costs, and other indirect expenditures necessary for efficient service delivery. Any direct material costs specifically associated with providing a service, such as specialized software licenses for review, permit documentation, or significant printing needs, are also incorporated.

The primary approach for updating these fees revolved around conducting in-depth interviews with key management and staff to identify the typical workflows and time requirements for providing the services related to each permit and effort that is provided by the personnel of the DC Division. The purpose of the interviews was to identify the workflow or process associated with providing the necessary intake and review services for the various types of permits and requests, the personnel involved in performing the services required, and the estimated typical time spent by each employee for the specific task being performed.

A summary of existing and proposed fees is provided in this section. The proposed fees are planned to be phased in over three years to minimize rate shock for the customer. The exhibits at the end of the report provide the detailed workflows, time estimates, and staff members associated with providing services for each fee type as well as the complete phase-in schedule.

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Table 13: Development Coordination Fee Schedule – Existing and Proposed Fees

Fee Description	Existing Fee	Year 1 Proposed Fee	$ Difference	% Difference
Application- Zoning				
Site Plan District Base Fee – PD [1]	$2,642.00	$3,610.00	$968.00	37%
Site Plan District Base Fee – PD with Bonus [2]	2,642.00	3,860.00	1,218.00	46%
Site Plan - Per Acre Fee [1]	111.00	155.00	44.00	40%
Euclidean District	1,073.00	1,145.00	72.00	7%
Euclidean District - Per Acre Fee [1]	111.00	155.00	44.00	40%
PD-A Plan Review [2]	N/A	7,490.00	N/A	N/A
PD-A Plan Review - Per Acre Fee [2]	N/A	240.00	N/A	N/A
PD-A Incremental Plan Review	1,669.00	2,770.00	1,101.00	66%
PD-A Incremental Plan Review - Per Acre Fee [1]	83.00	135.00	52.00	63%
Re-Submittal (All submittals after 2nd submittal) [1]	25% of original fee	50% of original fee	N/A	N/A
Substantial Change Review (Administrative)	555.50	685.00	129.50	23%
Application- Variance (Per Request)				
Public Hearing	$416.50	$555.00	$138.50	33%
Variance for completed work w/o permits [3]	834.50	N/A	N/A	N/A
ZA Variance Extension	55.50	60.00	4.50	8%
Re-hearing [2]	N/A	175.00	N/A	N/A
Re-submittal for variance [2]	N/A	50% of original fee	N/A	N/A
Application- Special Use				
S1 - (ADU, Ext Family Res)	$194.00	$445.00	$251.00	129%
S1 - AB Permit	929.00	1,115.00	186.00	20%
S1 - Residential <19 units	611.00	620.00	9.00	1%
S1 - Residential >19 units, All other non-residential uses	929.00	930.00	1.00	0%
S1 - Temporary Alcohol Sales - 7 or more days prior to the event	27.50	40.00	12.50	45%
S1 - Temporary Alcohol Sales - Less than 7 days prior to the event [4]	83.00	125.00	42.00	51%
Temporary Special Event (No Alcohol) [2]	N/A	210.00	N/A	N/A
S2 – Non-AB Permit [1]	1,696.50	2,980.00	1,283.50	76%
S2 – AB Permit	2,163.50	2,490.00	326.50	15%
Adult Use permit	834.50	905.00	70.50	8%
Re-Submittal (all phases after 2nd submittal)	25% of original fee	50% of original fee	N/A	N/A
Application- Formal Decision (Per Request)				
General Requests	166.50	$520.00	$353.50	212%
Nonconforming Use	238.50	650.00	411.50	173%
Nonconforming Lot [2]	N/A	590.00	N/A	N/A
Nonconforming Structure/Other [2]	N/A	495.00	N/A	N/A
Vested Rights	238.50	555.00	316.50	133%
Pain Management Clinics (Renewals) [1]	348.50	170.00	(178.50)	-51%
Pain Management Clinics (New) [2]	N/A	370.00	N/A	N/A
Lot Split / Orientation [1]	166.50	270.00	103.50	62%

Fee Description	Existing Fee	Year 1 Proposed Fee	$ Difference	% Difference
Lot Splits without Property Line Adjustment [2]	N/A	115.00	N/A	N/A
Lot Reconfiguration / Orientation [2]	N/A	385.00	N/A	N/A
Application- Design Exceptions (Per Request)				
Design Exception-2	$138.50	$185.00	$46.50	34%
Alternative Buffer / Wetlands [1]	55.50	165.00	109.50	197%
Fencing [1]	55.50	75.00	19.50	35%
Setback Modifications [1]	166.50	205.00	38.50	23%
Yard Determination [1]	N/A	425.00	N/A	N/A
Overlay Review-Alternative Compliance	166.50	205.00	38.50	23%
Alternative Parking	150.00	305.00	155.00	103%
Alternative Signs [2]	N/A	380.00	N/A	N/A
Master Sign Plan [2]	N/A	625.00	N/A	N/A
Vendors				
Vendor - Special Event/Sports/Entertainment (per site/per vendor)	$27.50	$35.00	$7.50	27%
Temporary Sales (per site/per vendor) [5]	27.50	55.00	27.50	100%
Annual Vendor - Private Property (per site/per vendor) [6]	166.50	220.00	53.50	32%
Petitions for Review ("Appeals")				
Review of Zoning Administrator Decision by City Council	$271.00	$1,365.00	$1,094.00	404%
Review of VRB by City Council	271.00	1,365.00	1,094.00	404%
Review of Formal Decision or other Review by Hearing Officer	Check with Clerk / Legal	Check with Clerk / Legal	N/A	N/A
Miscellaneous Zoning Activities				
Advisory Opinions Letters	$150.00	$150.00	$0.00	0%
Certification Letters	55.50	75.00	19.50	35%
Zoning only Sign-off for Site Plan Districts in Permitting	55.50	140.00	84.50	152%
Commercial Tent Review	55.50	60.00	4.50	8%
Commercial Tent Renewal	27.50	40.00	12.50	45%
Dog-Friendly Restaurant Permit per month [3]	10.00	N/A	N/A	N/A
Dog-Friendly Restaurant Permit per year (pro-rated)	132.50	170.00	37.50	28%
Business Operating Permit [2]	N/A	165.00	N/A	N/A
Application Filing Review Fee - Bath Technician [2]	88.00	90.00	2.00	2%
Application Filing Review Fee – Bathhouse [2]	176.00	175.00	(1.00)	-1%
Permit Cards/Placards (per card/placard issued) - Bath Technician [2]	3.00	5.00	2.00	67%
Permit Cards/Placards (per card/placard issued) – Bathhouse [2]	5.00	5.00	0.00	0%
Text Amendments [3]	666.50	N/A	N/A	N/A
Amendment to an Active Application [3]	333.00	N/A	N/A	N/A
Lot Splits (Going back to original plat (Overlap or meeting zoning requirements))	N/A	115.00	N/A	N/A

Fee Description	Existing Fee	Year 1 Proposed Fee	$ Difference	% Difference
Zoning Covenant [2]	N/A	90.00	N/A	N/A
Live Local and H.B. 1339 [2]	N/A	2,642.00	N/A	N/A
Live Local and H.B. 1339 - Per Acre or portion of [2]	N/A	111.00	N/A	N/A
Subdivision Activities				
Preliminary Plat	$739.50	$1,570.00	$830.50	112%
Preliminary Plat Additional Acre Fee	111.00	185.00	74.00	67%
Final Plat	639.00	1,505.00	866.00	136%
Final Plat Additional Acre Fee	111.00	185.00	74.00	67%
Vacating of Plat [3]	238.50	N/A	N/A	N/A
Infrastructure Construction Plan <19 units	3,421.00	3,700.00	279.00	8%
Infrastructure Construction Plan <19 units Additional Acre Fee	111.00	185.00	74.00	67%
Infrastructure Construction Plan >19 units	6,760.50	7,555.00	794.50	12%
Infrastructure Construction Plan >19 units Additional Acre Fee	222.00	370.00	148.00	67%
Filing & Reproduction	611.00	660.00	49.00	8%
Re-Submittal or Revisions, all phases [1]	25% of original fee	50% of original fee	N/A	N/A
Right-of-Way Activities				
Vacating unimproved alleys/ROW	$573.00	$845.00	$272.00	47%
Vacating improved alleys/ROW	1,239.50	1,480.00	240.50	19%
Vacating fee per alley/ROW after 1st	444.50	490.00	45.50	10%
Existing Encroachment	460.50	750.00	289.50	63%
New Encroachment	1,128.50	1,405.00	276.50	25%
Encroachment Fee after 1st	55.50	55.50	0.00	0%
Release of Easement - one (1) utility only	316.50	355.00	38.50	12%
Release of Easement - all general utilities	539.00	690.00	151.00	28%
Change of Address - 1st address	55.50	55.50	0.00	0%
Change of Address fee for each additional address after 1st	27.50	30.00	2.50	9%
Address Assignment (per address over 19th)	16.00	20.00	4.00	25%
Annexations [2]	N/A	$1,545.00	N/A	N/A
Development of Regional Impact Activities				
Application for Development Approval	$16,916.50	$16,916.50	$0.00	0%
Application for Development Approval Additional Acre Fee	111.00	111.00	0.00	0%
Notice of Proposed Change	8,652.50	8,652.50	0.00	0%
Notice of Proposed Change Additional Acre Fee	111.00	111.00	0.00	0%
Essentially Built-Out Agreement	8,652.50	8,652.50	0.00	0%
Essentially Built-Out Agreement Additional Acre Fee	111.00	111.00	0.00	0%
Continuance Request	361.00	361.00	0.00	0%
Annual Report	361.00	361.00	0.00	0%
Clearance Letter Review	277.50	277.50	0.00	0%
Binding Letter Review	555.50	555.50	0.00	0%

Fee Description	Existing Fee	Year 1 Proposed Fee	$ Difference	% Difference
Miscellaneous Agreements				
Community Development District	$16,693.00	$16,693.00	$0.00	0%

[1] In discussion with City staff, this fee was re-named on the fee schedule.
[2] In discussion with City staff, this fee was added to the fee schedule.
[3] In discussion with City staff, this fee was removed from the fee schedule.
[4] Fee is three times the standard amount.
[5] Fee is twice the standard to capture the benefit of permit lasting 45 days.
[6] Fee is six times the standard to capture the benefit of permit lasting one year.

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City Clerk Petition for Review Fees

At times, applicants file petitions for other parties to perform a review of the decisions made by various City staff members. When these petitions are filed, it results in significant time and effort expended by the appropriate department heads, along with legal staff, and occasionally division supervisors as well. These fees have not been updated in many years and do not accurately reflect the effort put in by City staff to perform the necessary research, meetings, documentation, and attendance at additional public hearings as part of the process. The proposed fees are provided on the table below.

Table 14: City Clerk Petition for Review Fee Schedule – Existing and Proposed Fees

Fee Description	Existing Fee	Proposed Fee	$ Difference	% Difference
City Clerk Fees- Petition for Review				
Decision of Architectural Review Commission	$271.00	$4,000.00	$3,729.00	1,376%
Decision of Barrio Latino Commission	50.00	4,000.00	3,950.00	7,900%
Decision of Historic Preservation Manager [1]	271.00	N/A	N/A	N/A
Decision of Variance Review Board	271.00	1,000.00	729.00	269%
Decision of the Zoning Administrator	271.00	3,000.00	2,729.00	1,007%
Formal Decision of Zoning Administrator [2]	2,000.00	4,000.00	2,000.00	100%

[1] In discussion with City staff, this fee was removed from the fee schedule
[2] Additional charge of $135 per hour can be added should a hearing officer be required.

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Section 3. Architectural Review and Historic Preservation Fees

General

The Architectural Review and Historic Preservation Division (AR&HP Division) identifies, preserves and promotes historically significant buildings, sites, objects and districts for the educational, cultural and economic benefit of the community, in addition to ensuring responsible new development throughout the City. The AR&HP Division charges fees for specific services, such as certificates of appropriateness, variances, determination of historic significance, and other services which are the focus of this section. Data collection, meetings, and review sessions with City staff were performed to identify the current costs associated with providing these services and to develop recommendations for proposed fee adjustments that accurately reflect these costs.

This cost build-up methodology, also known as a "bottom-up" approach or activity-based costing (ABC), involves identifying and quantifying the labor, materials, and other resources directly required to deliver each specific planning and zoning service. Labor costs are a primary component, derived from the base hourly rates of the personnel involved, which are then adjusted by specific factors to account for taxes, benefits, and departmental overhead. This includes the time spent by various City personnel such as Planning Technicians, Historic Preservation Technicians, Historic Preservation Specialists, and other staff. The taxes and benefits component encompasses a comprehensive array of employee-related costs, including vacation and sick leave, holiday pay, health care contributions, pension contributions, FICA taxes, unemployment insurance, and worker's compensation. Departmental overhead costs typically incorporate an allocation for supervisory oversight, general administrative support, facility costs, and other indirect expenditures necessary for efficient service delivery. Any direct material costs specifically associated with providing a service, such as specialized software licenses for review, permit documentation, or significant printing needs, are also incorporated.

The primary approach for updating these fees revolved around conducting in-depth interviews with key management and staff to identify the typical workflows and time requirements for providing the services related to each permit and effort that is provided by the personnel of the AR&HP Division. The purpose of the interviews was to identify the workflow or process associated with providing the necessary services for the various types of permits and requests, the personnel involved in performing the services required, and the estimated typical time spent by each employee for the specific task being performed.

A summary of existing and proposed fees is provided in this section. The proposed fees are planned to be phased in over three years to minimize rate shock for the customer. The exhibits at the end of the report provide the detailed workflows, time estimates, and staff members associated with providing services for each fee type as well as the complete phase-in schedule.

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Table 15: Architectural Review & Historic Preservation Fee Schedule – Existing & Proposed Fees

Fee Description	Existing Fee	Year 1 Proposed Fee	$ Difference	% Difference
Architectural Review and Barrio Latino Commission Fees				
New Construction or Addition [1]				
Residential				
Base Fee	$250.00	$1,085.00	$835.00	334%
Per Square Footage Fee	0.01	$0.05	$0.04	400%
Commercial				
Base Fee	250.00	1,115.00	865.00	346%
Per Square Footage Fee	0.02	$0.10	$0.08	400%
Demolition/Relocation of Contributing Structure [1]				
Residential				
Base Fee	$250.00	$745.00	$495.00	198%
Per Square Footage Fee	0.01	0.05	0.04	400%
Commercial				
Base Fee	750.00	1,165.00	415.00	55%
Per Square Footage Fee	0.02	0.10	0.08	400%
Variance	200.00	665.00	465.00	233%
Certificate of Appropriateness (Commission Review) [1]	100.00	985.00	885.00	885%
Certificate of Appropriateness (Administrative Review) [2]	N/A	435.00	N/A	N/A
Administrative Appeal [3]	250.00	N/A	N/A	N/A
Tax Exempt Application Pre-Construction [1]	250.00	640.00	390.00	156%
Tax Exempt Application Post-Construction [2]	N/A	2,545.00	N/A	N/A
Balconies over Right-of-Way (BLC) [3]	500.00	N/A	N/A	N/A
Encroachment Signs (BLC) [3]	100.00	N/A	N/A	N/A
Exterior Painting (BLC) [3]	50.00	N/A	N/A	N/A
Recommendation to City Council [2]	N/A	1,645.00	N/A	N/A
Historic Preservation Commission Fees				
Determination of Historic Significance [1]				
Residential				
Base Fee	$250.00	$1,040.00	$790.00	316%
Per Square Footage Fee	0.01	0.05	0.04	400%
Commercial				
Base Fee	$750.00	$1,565.00	$815.00	109%
Per Square Footage Fee	0.02	0.10	0.08	400%
Historic Designation - National and Local	0.00	0.00	0.00	0.00
Staff Activities				
Continuance Request	$25.00	$35.00	$10.00	40%
Extension of Time Requests [3]	50.00	N/A	N/A	N/A
Revisions of Previous Approvals	25.00	65.00	$40.00	160%
Certification Letter [1]	20.00	100.00	$80.00	400%
Staff Approval [3]				
Residential	30.00	N/A	N/A	N/A
Commercial	75.00	N/A	N/A	N/A

[1] In discussion with City staff, this fee was re-named on the fee schedule.
[2] In discussion with City staff, this fee was added to the fee schedule.
[3] In discussion with City staff, this fee was removed from the fee schedule.

Section 4. Right-of-Way Fees

The City of Tampa Mobility Department's Right-of-Way (ROW) Permitting Division is responsible for the oversight, regulation, and inspection of all construction, maintenance, and installation activities occurring within the City's public rights-of-way. These activities occurring in the rights-of-way have impacts to the residents, business, and visitors well beyond the cost of administrative activities required to issue and service the necessary permits. The costs of issuing and managing the permits are the only costs considered in this analysis. Therefore, the City should consider pursuing additional studies to further outline the full magnitude of costs to parties in addition to City staff. These potential additional costs may include the amount (length or other measurement) of right-of-way, the duration of use, and the location of use as certain areas have higher impact on residents, businesses, and visitors. The resulting fees in this report, such as those for sidewalk/driveway construction/repair, utility construction, specialized traffic control services (like Maintenance of Traffic, or MOT, plans), and various trenching and boring activities, are the subject of this analysis and are reflective of the costs for the City to administer the necessary permits. In collaboration with the Mobility Department staff, the costs associated with issuing permits, conducting essential inspections (including reinspections), and managing public safety within the ROW were determined. The objective of this effort is to reflect the cost-of-service delivery as a baseline for further study and recommendations.

The methodology employed for calculating these specific service fees is the cost build-up approach, commonly known as activity-based costing (ABC). This 'bottom-up' method systematically identifies and quantifies the resources—specifically labor, materials, equipment, and overhead—required for each distinct ROW permitting service provided.

Labor costs are derived from the base hourly rates of the City personnel directly involved in the permitting process. This includes administrative staff responsible for permit intake and processing, as well as professional staff such as Engineers, Inspectors, and Traffic Management personnel. These base rates are factored up to account for taxes and benefits, which cover expenses like paid leave (vacation, sick time, holidays), health care, pension contributions, FICA, unemployment, and worker's compensation.

An allowance for departmental overhead is also integrated into the total cost, covering necessary indirect expenses such as supervisory oversight, general departmental administration, facility costs, and essential IT support. Given the nature of ROW work, direct material costs—while generally minimal—are included where applicable. Inspection services and site reviews often necessitate travel. Therefore, vehicle operating costs are accounted for using established standardized rates, such as those published in the FEMA Schedule of Equipment Rates, to determine an hourly cost of vehicle utilization. This comprehensive approach captures fees that fully recover the City's administrative related costs of regulating and maintaining the integrity and safety of the public right-of-way.

The following table provides a summary of the existing fees charged by the department for administrative activities and the fully calculated fees. The exhibits attached to this report provide the more detailed workflows, personnel, overhead factors, and approach for the fully calculated fee amounts.

Table 16: Mobility Right-of-Way Fee Schedule – Existing and Calculated Permit Administration Fees

Description	Existing Fee	Calculated Fee	$ Difference	% Difference
Maintenance in ROW, no excavations or lane closures	$50.00	$255.00	$205.00	410%
Sidewalk closure	100.00	310.00	210.00	210%
Residential Driveway	100.00	310.00	210.00	210%
Commercial Driveway	175.00	305.00	130.00	74%
Permanent Structures in ROW - 1-3 installations	95.00	330.00	235.00	247%
Permanent Structures in ROW - 4+ installations	175.00	425.00	250.00	143%
No roadway crossings - Less than 10'	125.00	285.00	160.00	128%
No roadway crossings - Greater than 10'	200.00	365.00	165.00	83%
Open trench roadway encroachment or crossing	300.00	380.00	80.00	27%
Trench less roadway crossing 2 inches in diameter and less	150.00	375.00	225.00	150%
Trench less roadway crossings	250.00	375.00	125.00	50%
Supplemental Large Facility Project	1,050.00	590.00	(460.00)	-44%
Lane Closure Fee (roadway not an arterial or collector)	50.00	365.00	315.00	630%
Lane Closure Fee (For collectors and arterials)	200.00	535.00	335.00	168%
Sidewalk Café	300.00	230.00	(70.00)	-23%
Queuing Lines	150.00	300.00	150.00	100%
House Moves (City to City)	300.00	665.00	365.00	122%
House Moves (City to County)	325.00	665.00	340.00	105%
Non Motorized Vehicles (First Permit)	300.00	530.00	230.00	77%
Non Motorized Vehicles (Additional Permit)	100.00	75.00	(25.00)	-25%
Benches (new)	75.00	305.00	230.00	307%
Benches (Annual Renewal)	60.00	160.00	100.00	167%
Banners	55.00	275.00	220.00	400%
Temporary Structure in ROW	150.00	275.00	125.00	83%
Permit Extension	50.00	200.00	150.00	300%
Electric Utility Annual General Maintenance Permit [1]	100,000.00	100,000.00	0.00	0%

[1] 3% escalation is applied annually.

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Exhibit 1-1

City of Tampa
2026 Development & Growth Management Fee Study

Historical, Budgeted, and Projected Expenses for Construction Services Operations Fund

Description	Escalation Factor	2024 Actual	2025 Actual	Budget 2026	Adjustments	2026 Adjusted	2027 Projected	2028 Projected	2029 Projected	2030 Projected
Regular Salaries and Wages	Labor	$6,342,978	$6,689,254	$8,897,551	$0	$8,897,551	$9,297,900	$9,716,300	$10,153,500	$10,610,400
Other Salaries and Wages	Labor	0	0	203,650	0	203,650	212,800	222,400	232,400	242,900
Overtime	Labor	54,701	4,610	50,000	0	50,000	52,300	54,700	57,200	59,800
Sworn/Uniform Salaries	Labor	11,076	0	0	0	0	0	0	0	0
Out of Grade Pay	Labor	0	0	0	0	0	0	0	0	0
Special Pay	Labor	12,375	32,121	30,690	0	30,690	32,100	33,500	35,000	36,600
Executive Salaries	Labor	0	0	0	0	0	0	0	0	0
Reserve for Vacancies	Labor	0	0	(443,235)	0	(443,235)	(463,200)	(484,000)	(505,800)	(528,600)
Employee Health Insurance	Benefits	1,208,836	1,478,765	2,044,914	0	2,044,914	2,208,500	2,385,200	2,576,000	2,782,100
Retirement Contributions	Benefits	942,571	1,144,241	1,305,087	0	1,305,087	1,409,500	1,522,300	1,644,100	1,775,600
Compensated Annual Leave	Benefits	381,676	356,297	0	0	0	0	0	0	0
Holiday Pay	Benefits	335,992	352,469	0	0	0	0	0	0	0
Compensated Sick Leave	Benefits	220,809	288,400	0	0	0	0	0	0	0
Wellness Center - Interdept.	Benefits	156,265	156,265	149,909	0	149,909	161,900	174,900	188,900	204,000
Healthcare Admin. Services - Interdept.	Benefits	103,478	103,478	118,678	0	118,678	128,200	138,500	149,600	161,600
Terminal Leave	Benefits	40,082	47,716	16,231	0	16,231	17,500	18,900	20,400	22,000
Longevity Awards	Benefits	29,583	28,292	36,750	0	36,750	39,700	42,900	46,300	50,000
Workers Compensation child	Benefits	18,622	22,588	66,158	0	66,158	71,500	77,200	83,400	90,100
Floating Holiday	Benefits	51,526	55,035	0	0	0	0	0	0	0
Life Insurance	Benefits	9,110	9,376	9,790	0	9,790	10,600	11,400	12,300	13,300
Long-Term Disability Insurance	Benefits	5,530	4,831	5,959	0	5,959	6,400	6,900	7,500	8,100
Accidental D&D Insurance	Benefits	1,700	1,787	1,780	0	1,780	1,900	2,100	2,300	2,500
Unemployment Compensation	Benefits	0	0	2,100	0	2,100	2,300	2,500	2,700	2,900
Non-Chargeable Compensated Sick Leave	Benefits	0	0	0	0	0	0	0	0	0
FICA Taxes	Benefits	449,686	472,844	551,649	0	551,649	595,800	643,500	695,000	750,600
1.45% Medicare Match	Benefits	105,168	110,584	129,015	0	129,015	139,300	150,400	162,400	175,400
Cost Allocation-General Fund Services	Inflation	3,707,862	3,017,659	3,347,738	0	3,347,738	3,431,400	3,517,200	3,605,100	3,695,200
Motor Pool Rental	Constant	158,828	135,851	92,000	0	92,000	92,000	92,000	92,000	92,000
Interdept-Premium Costs-Prop Dmg Ins	Constant	14,786	2,564	2,820	0	2,820	2,800	2,800	2,800	2,800
Cost Allocation Risk Administration	Constant	65,139	61,833	65,390	0	65,390	65,400	65,400	65,400	65,400
Uniforms	Constant	22,863	17,836	30,000	0	30,000	30,000	30,000	30,000	30,000
Interdept-Premium Costs-Gen'l Liab Ins	Constant	42,896	38,245	38,926	0	38,926	38,900	38,900	38,900	38,900
Postage-Indirect Costs-Transportation	Constant	1,616	1,756	1,827	0	1,827	1,800	1,800	1,800	1,800
Employees Auto Allowance	Constant	0	0	0	0	0	0	0	0	0
Fuels & Lubricants	Constant	51	0	0	0	0	0	0	0	0
Other Services	Inflation	467,592	466,454	600,000	0	600,000	615,000	630,400	646,200	662,400
Other-Professional Services	Inflation	4,417	34,490	0	0	0	0	0	0	0
Promotional Activities	Inflation	6,756	7,110	179,021	0	179,021	183,500	188,100	192,800	197,600
Temp Personnel-Contractual Services	Inflation	51,025	612	0	0	0	0	0	0	0
Computers-Contractual Services	Inflation	0	0	0	0	0	0	0	0	0
Rentals and Leases	Inflation	0	0	0	0	0	0	0	0	0
Other-Contractual Services	Inflation	20,206	28,153	120,054	0	120,054	123,100	126,200	129,400	132,600
Comm Svcs - Cellular Charges	Inflation	77,092	59,046	75,000	0	75,000	76,900	78,800	80,800	82,800

Exhibit 1-1

City of Tampa
2026 Development & Growth Management Fee Study

Historical, Budgeted, and Projected Expenses for Construction Services Operations Fund

Description	Escalation Factor	2024 Actual	2025 Actual	Budget 2026	Adjustments	2026 Adjusted	2027 Projected	2028 Projected	2029 Projected	2030 Projected
Computers - Bulk Purchases Hardware/Software	Inflation	6,327	112,517	10,000	0	10,000	10,300	10,600	10,900	11,200
Other-Supplies & Materials	Inflation	71,865	20,821	45,000	0	45,000	46,100	47,300	48,500	49,700
Dues & Subscriptions	Inflation	28,356	30,601	42,500	0	42,500	43,600	44,700	45,800	46,900
Employee Training Cost-Professional Services	Inflation	9,044	10,758	47,500	0	47,500	48,700	49,900	51,100	52,400
Tools & Minor Equip	Inflation	13,805	46,800	10,000	0	10,000	10,300	10,600	10,900	11,200
Office Supplies	Inflation	24,527	22,060	20,500	0	20,500	21,000	21,500	22,000	22,600
Travel and Per Diem	Inflation	23,141	20,640	28,200	0	28,200	28,900	29,600	30,300	31,100
Licenses, Fees & Fines	Inflation	1,707	3,078	18,069	0	18,069	18,500	19,000	19,500	20,000
Postage-Inside-Transportation	Inflation	0	0	30,000	(30,000)	0	0	0	0	0
Other Current Charges and Obligations	Inflation	0	0	20,000	0	20,000	20,500	21,000	21,500	22,000
Repair and Maintenance Services	Inflation	206	79,350	90,000	0	90,000	92,300	94,600	97,000	99,400
Parking Dept-Interdept Charges	Inflation	13,017	16,254	20,000	0	20,000	20,500	21,000	21,500	22,000
Copier Maintenance	Inflation	7,773	5,940	7,500	0	7,500	7,700	7,900	8,100	8,300
Comm Svcs - Fiber Optics and VoIP	Inflation	3,357	3,336	3,500	0	3,500	3,600	3,700	3,800	3,900
Laundry-Contractual Services	Inflation	0	0	0	0	0	0	0	0	0
Postage-Outside-Transportation	Constant	905	2,819	0	0	0	0	0	0	0
Oracle Bad Debt Expense	Constant	0	0	0	0	0	0	0	0	0
Freight & Moving-Transportation	Constant	0	0	0	0	0	0	0	0	0
Computers-Repair and Maintenance	Eliminate	0	0	0	0	0	0	0	0	0
Copy Services	Eliminate	0	0	0	0	0	0	0	0	0
Professional Services	Inflation	0	0	0	0	0	0	0	0	0
Other-Inventory	Inflation	0	0	0	0	0	0	0	0	0
Bad Debt Expense	Inflation	0	0	0	0	0	0	0	0	0
Printing and Binding	Inflation	0	0	0	0	0	0	0	0	0
Transfer To General Fund	Inflation	18,000	18,000	18,000	200,000	218,000	223,500	229,100	234,800	240,700
Personnel Services and Benefits Budget Reserve	Inflation	0	0	133,680	(133,680)	0	0	0	0	0
Other Uses Budget Reserve	Inflation	0	0	50,800	(50,800)	0	0	0	0	0
Prior Year Adjustments Accounting Use Only	Inflation	0	0	0	0	0	0	0	0	0
Principal payment Intangible Right to Use Asset	Inflation	20,006	0	21,000	0	21,000	21,500	22,000	22,600	23,200
Interest payment Intangible Right to Use Asset	Inflation	88	0	0	0	0	0	0	0	0
Transp Equip	Inflation	0	0	0	0	0	0	0	0	0
Machinery and Equipment	Inflation	0	0	0	0	0	0	0	0	0
Computers - Hardware/Software	Inflation	0	0	0	0	0	0	0	0	0
Total		$15,365,017	$15,623,535	$18,345,701	($14,480)	$18,331,221	$19,202,800	$20,123,700	$21,096,700	$22,125,400

Exhibit 1-2

City of Tampa
2026 Development & Growth Management Fee Study

Historical, Budgeted, and Projected Expenses for Customer Enhancement Fund

Description	Escalation Factor	2024 Actual	2025 Actual	Budget 2026	Adjustments	2026 Adjusted	2027 Projected	2028 Projected	2029 Projected	2030 Projected
Other-Professional Services	Inflation	$534,551	449,435	1,038,974	$0	$1,038,974	$500,000	$512,500	$525,300	$538,400
Computers-Repair and Maintenance	Inflation	453,877	567,501	1,948,181	0	1,948,181	575,000	589,400	604,100	619,200
Computers - Bulk Purchases Hardware/Software	Inflation	353,480	171,625	80,000	0	80,000	82,000	84,100	86,200	88,400
Tools & Minor Equip	Inflation	28,935	1,328	100,255	0	100,255	102,800	105,400	108,000	110,700
Repair and Maintenance Services	Inflation		11,885		0	0	0	0	0	0
Computers-Contractual Services	Inflation		5,728		0	0	0	0	0	0
Cost Allocation-General Fund Services	Constant	180,913	172,285	0	0	0	0	0	0	0
Transfer To General Fund	Inflation	832,151	704,714	740,643	(200,000)	540,643	554,200	568,100	582,300	596,900
Transfer to Citywide Capital Project Improvements	Constant				0	0	0	0	0	0
Transp Equip	Constant	1,063,763	0	0	0	0	0	0	0	0
Bulk Purchases	Constant				0	0	0	0	0	0
Computers - Hardware/Software	Constant	42,367	0	0	0	0	0	0	0	0
Total		$3,490,037	$2,084,501	$3,908,053	($200,000)	$3,708,053	$1,814,000	$1,859,500	$1,905,900	$1,953,600

Exhibit 1-3

City of Tampa
2026 Development & Growth Management Fee Study

Operating Fund Forecast

Description	2026	2027	2028	2029	2030
Operating Expenses	$18,331,221	$19,202,800	$20,123,700	$21,096,700	$22,125,400
Other Revenue Requirements					
Transfer to Reserves	$0	$0	$0	$0	$0
Transfer to Capital Fund Used for Capital Improvements	0	0	0	0	0
Total Other Revenue Requirements	$0	$0	$0	$0	$0
Gross Revenue Requirements	$18,331,221	$19,202,800	$20,123,700	$21,096,700	$22,125,400
Less: Income and Funds from Other Sources					
Unrestricted Interest Income	0	0	0	0	0
Miscellaneous Revenues	0	0	0	0	0
Transfers from Operating Reserves	0	0	0	0	0
Subtotal Other Sources	$0	$0	$0	$0	$0
Net Revenue Requirements	$18,331,221	$19,202,800	$20,123,700	$21,096,700	$22,125,400
Revenues from Existing Permit Fees	$13,661,400	$13,661,400	$19,735,600	$20,722,400	$21,758,500
Revenue from Fee Adjustments	0	3,500,000	0	0	0
Revenues from Proposed Permit Fees	$13,661,400	$17,161,400	$19,735,600	$20,722,400	$21,758,500
Permit Activity Adjustment	0.0%	0.0%	0.0%	0.0%	0.0%
Activity Adjusted Revenues	$13,661,400	$17,161,400	$19,735,600	$20,722,400	$21,758,500
Rate Adjustment	0.0%	15.0%	5.0%	5.0%	5.0%
Adjusted Revenues from Permit Fees	$13,661,400	$19,735,600	$20,722,400	$21,758,500	$22,846,400
Rate Revenue Surplus / (Deficiency)	($4,669,821)	$532,800	$598,700	$661,800	$721,000

Exhibit 1-4

City of Tampa
2026 Development & Growth Management Fee Study

Customer Enhancement Operating Forecast

Description	2026	2027	2028	2029	2030
Operating Expenses	$3,708,053	$1,814,000	$1,859,500	$1,905,900	$1,953,600
Other Revenue Requirements					
Transfer to Reserves	$0	$0	$0	$0	$0
Transfer to Capital Fund	0	0	0	0	0
Used for Capital Improvements	0	0	0	0	0
Total Other Revenue Requirements	$0	$0	$0	$0	$0
Gross Revenue Requirements	$3,708,053	$1,814,000	$1,859,500	$1,905,900	$1,953,600
Less: Income and Funds from Other Sources					
Transfers from Operating Reserves	$0	$0	$0	$0	$0
Subtotal Other Sources	$0	$0	$0	$0	$0
Net Revenue Requirements	$3,708,053	$1,814,000	$1,859,500	$1,905,900	$1,953,600
Revenues from Existing Permit Fees	$1,266,100	$1,266,100	$1,858,500	$1,951,400	$2,049,000
Revenue from Fee Adjustments	0	350,000	0	0	0
Revenues from Proposed Permit Fees	$1,266,100	$1,616,100	$1,858,500	$1,951,400	$2,049,000
Permit Activity Adjustment	0.0%	0.0%	0.0%	0.0%	0.0%
Activity Adjusted Revenues	$1,266,100	$1,616,100	$1,858,500	$1,951,400	$2,049,000
Rate Adjustment	0.0%	15.0%	5.0%	5.0%	5.0%
Adjusted Revenues from Permit Fees	$1,266,100	$1,858,500	$1,951,400	$2,049,000	$2,151,500
Rate Revenue Surplus / (Deficiency)	($2,441,953)	$44,500	$91,900	$143,100	$197,900

Exhibit 1-5

City of Tampa
2026 Development & Growth Management Fee Study

Projected Cash Reserve Position

Description	2026	2027	2028	2029	2030
Operating Reserve Fund					
Beginning Balance [1]	$5,676,400	($636,774)	($103,974)	$494,726	$1,156,526
Transfer In/(Out) Operations	(4,669,821)	532,800	598,700	661,800	721,000
Transfer for Capital	0	0	0	0	0
Transfer Out - Enhancement Fund	(1,643,353)	0	0	0	0
Ending Balance	($636,774)	($103,974)	$494,726	$1,156,526	$1,877,526
Enhancement Fund					
Beginning Balance	$798,600	$0	$44,500	$136,400	$279,500
Transfer In/(Out) Operations	(2,441,953)	44,500	91,900	143,100	197,900
Transfer In - Operating Reserves	1,643,353	0	0	0	0
Use of Funds	0	0	0	0	0
Ending Balance	$0	$44,500	$136,400	$279,500	$477,400
Ending Total Fund Balance (Operating + Cust Enh)	($636,774)	($59,474)	$631,126	$1,436,026	$2,354,926
Target Balance (4-Year Average O&M) [2]	$16,700,500	$18,626,800	$19,904,800	$20,686,800	$22,010,500

Footnotes:
[1] Amount obtained from City's estimated ending FY 2025 financial reporting.

[2] Historic Average O&M (Actuals):

2025	$17,708,036	$22,039,274	$21,016,800	$21,983,200	$23,002,600
2024	18,855,054	17,708,036	22,039,274	21,016,800	21,983,200
2023	15,905,009	18,855,054	17,708,036	22,039,274	21,016,800
2022	14,333,710	15,905,009	18,855,054	17,708,036	22,039,274
Average	$16,700,500	$18,626,800	$19,904,800	$20,686,800	$22,010,500

Exhibit 1-6

City of Tampa
2026 Building Fee Analysis

Proposed Building Fees for Major Development Activity

Description	Square Footage Range	Proposed Fees FY 2027	FY 2028	FY 2029	FY 2030
New Construction Activity:					
Residential Fee Design					
Minimum Fee		$1,725.00	$1,811.25	$1,901.81	$1,996.90
Tier 1 (per 100 sf)	1 to 1,000 sf	$33.35	$35.02	$36.77	$38.61
Tier 2 (per 100 sf)	1,001 to 3,000 sf	$30.02	$31.52	$33.10	$34.76
Tier 3 (per 100 sf)	3,001 to 5,000 sf	$26.68	$28.01	$29.41	$30.88
Tier 4 (per 100 sf)	Above 5,000 sf	$23.35	$24.52	$25.75	$27.04
Non-residential Fee Design					
Minimum Fee		$2,875.00	$3,018.75	$3,169.68	$3,328.16
Tier 1 (per 100 sf)	1 to 5,000 sf	$57.50	$60.38	$63.40	$66.57
Tier 2 (per 100 sf)	5,001 to 100,000 sf	$51.75	$54.34	$57.06	$59.91
Tier 3 (per 100 sf)	100,001 to 750,000 sf	$46.00	$48.30	$50.72	$53.26
Tier 4 (per 100 sf)	Above 750,000 sf	$40.25	$42.26	$44.37	$46.59
Additions:					
Residential Fee Design					
Minimum Fee		$1,638.75	$1,720.69	$1,806.72	$1,897.06
Tier 1 (per 100 sf)	1 to 1,000 sf	$31.68	$33.26	$34.92	$36.67
Tier 2 (per 100 sf)	1,001 to 3,000 sf	$28.51	$29.94	$31.44	$33.01
Tier 3 (per 100 sf)	3,001 to 5,000 sf	$25.35	$26.62	$27.95	$29.35
Tier 4 (per 100 sf)	Above 5,000 sf	$22.18	$23.29	$24.45	$25.67
Non-residential Fee Design					
Minimum Fee		$2,731.25	$2,867.81	$3,011.20	$3,161.76
Tier 1 (per 100 sf)	1 to 5,000 sf	$54.63	$57.36	$60.23	$63.24
Tier 2 (per 100 sf)	5,001 to 100,000 sf	$49.16	$51.62	$54.20	$56.91
Tier 3 (per 100 sf)	100,001 to 750,000 sf	$43.70	$45.89	$48.18	$50.59
Tier 4 (per 100 sf)	Above 750,000 sf	$38.24	$40.15	$42.16	$44.27
Shell Buildings:					
Residential Fee Design					
Minimum Fee		$1,380.00	$1,449.00	$1,521.45	$1,597.52
Tier 1 (per 100 sf)	1 to 1,000 sf	$26.68	$28.01	$29.41	$30.88
Tier 2 (per 100 sf)	1,001 to 3,000 sf	$24.01	$25.21	$26.47	$27.79
Tier 3 (per 100 sf)	3,001 to 5,000 sf	$21.34	$22.41	$23.53	$24.71
Tier 4 (per 100 sf)	Above 5,000 sf	$18.68	$19.61	$20.59	$21.62
Non-residential Fee Design					
Minimum Fee		$2,300.00	$2,415.00	$2,535.75	$2,662.53
Tier 1 (per 100 sf)	1 to 5,000 sf	$46.00	$48.30	$50.71	$53.24
Tier 2 (per 100 sf)	5,001 to 100,000 sf	$41.40	$43.47	$45.64	$47.92
Tier 3 (per 100 sf)	100,001 to 750,000 sf	$36.80	$38.64	$40.57	$42.59
Tier 4 (per 100 sf)	Above 750,000 sf	$32.20	$33.81	$35.50	$37.27

Exhibit 1-6

City of Tampa
2026 Building Fee Analysis

Proposed Building Fees for Major Development Activity

Description	Square Footage Range	Proposed Fees FY 2027	FY 2028	FY 2029	FY 2030
Tennant Improvements:					
Residential Fee Design					
Minimum Fee		$948.75	$996.19	$1,046.00	$1,098.30
Tier 1 (per 100 sf)	1 to 1,000 sf	$18.34	$19.26	$20.22	$21.23
Tier 2 (per 100 sf)	1,001 to 3,000 sf	$16.51	$17.34	$18.21	$19.12
Tier 3 (per 100 sf)	3,001 to 5,000 sf	$14.67	$15.40	$16.17	$16.98
Tier 4 (per 100 sf)	Above 5,000 sf	$12.84	$13.48	$14.15	$14.86
Non-residential Fee Design					
Minimum Fee		$1,581.25	$1,660.31	$1,743.32	$1,830.48
Tier 1 (per 100 sf)	1 to 5,000 sf	$31.62	$33.20	$34.86	$36.60
Tier 2 (per 100 sf)	5,001 to 100,000 sf	$28.46	$29.88	$31.37	$32.93
Tier 3 (per 100 sf)	100,001 to 750,000 sf	$25.30	$26.56	$27.88	$29.27
Tier 4 (per 100 sf)	Above 750,000 sf	$22.13	$23.23	$24.39	$25.60
Phased Buildings:					
Residential Fee Design					
Minimum Fee		$690.00	$724.50	$760.73	$798.77
Tier 1 (per 100 sf)	1 to 1,000 sf	$13.34	$14.01	$14.71	$15.45
Tier 2 (per 100 sf)	1,001 to 3,000 sf	$12.01	$12.61	$13.24	$13.90
Tier 3 (per 100 sf)	3,001 to 5,000 sf	$10.67	$11.20	$11.76	$12.35
Tier 4 (per 100 sf)	Above 5,000 sf	$9.34	$9.81	$10.30	$10.82
Non-residential Fee Design					
Minimum Fee		$1,150.00	$1,207.50	$1,267.87	$1,331.26
Tier 1 (per 100 sf)	1 to 5,000 sf	$23.00	$24.15	$25.35	$26.61
Tier 2 (per 100 sf)	5,001 to 100,000 sf	$20.70	$21.73	$22.81	$23.95
Tier 3 (per 100 sf)	100,001 to 750,000 sf	$18.40	$19.32	$20.28	$21.29
Tier 4 (per 100 sf)	Above 750,000 sf	$16.10	$16.90	$17.74	$18.62

Exhibit 1-7

City of Tampa
2026 Development & Growth Management Fee Study

Development of Building Fees

Line No.		Fire Sprinkler(s) 20 or less/Fire Alarm(s), 10 devices or less			
		Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities				
	Intake (Building)				
1	Staff 1	20	Facilitator	$ 47.96	$ 15.99
2	Staff 2	-	Facilitator	$ 47.96	$ -
3	Staff 3	-	Facilitator	$ 47.96	$ -
	Inspection (Review occurs on-site)				
4	Staff 1	180	Fire Inspector	$ 112.89	$ 338.67
5	Staff 2	-	Fire Inspector	$ 112.89	$ -
6	Staff 3	-	Fire Inspector	$ 112.89	$ -
	Report				
7	Staff 1	10	Fire Inspector	$ 112.89	$ 18.82
8	Staff 2	-	Fire Inspector	$ 112.89	$ -
9	Staff 3	-	Fire Inspector	$ 112.89	$ -
10	Totals for Direct Department Activity	210			$373.48

[1] Estimated typical time spent on specific building services activity.

	Direct Labor Overhead Factor	
11	Percent of Labor Cost	5.00%
12	Allocated Amount	$18.67
	Supervisory Factor	
13	Percent of Labor Cost	20.00%
14	Allocated Amount	$74.70
	Vehicle Usage Allowance	
15	Cost per Hour	$16.68
16	Allocated Amount	$25.02
17	**Total Identified Cost**	$491.87
18	**Proposed Fee (Rounded)**	$495.00

Exhibit 1-8

City of Tampa
2026 Development & Growth Management Fee Study

Development of Building Fees

Line No.		Fire Alarm/Smoke Detector System, per building (2 stories)				Fire Alarm/Smoke Detector System, per addt'l floor >2 stories				Fire Pumps, per site			
		Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities												
	Intake (building)												
1	Staff 1	30	Facilitator	$ 47.96	$ 23.98	30	Facilitator	$ 47.96	$ 23.98	30	Facilitator	$ 47.96	$ 23.98
2	Staff 2	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -
3	Staff 3	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -
	Fire Review												
4	Staff 1	60	Fire Inspector	$ 112.89	$ 112.89	15	Fire Inspector	$ 112.89	$ 28.22	60	Fire Inspector	$ 112.89	$ 112.89
5	Staff 2	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
6	Staff 3	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
	Electrical Review (building)												
7	Staff 1	30	Facilitator	$ 47.96	$ 23.98	30	Facilitator	$ 47.96	$ 23.98	30	Facilitator	$ 47.96	$ 23.98
8	Staff 2	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -
9	Staff 3	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -
	Inspection (fire final)												
10	Staff 1	143	Fire Inspector	$ 112.89	$ 268.11	143	Fire Inspector	$ 112.89	$ 268.11	180	Fire Inspector	$ 112.89	$ 338.67
11	Staff 2	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
12	Staff 3	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
	Resulting												
13	Staff 1	10	Fire Inspector	$ 112.89	$ 18.82	10	Fire Inspector	$ 112.89	$ 18.82	10	Fire Inspector	$ 112.89	$ 18.82
14	Staff 2	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
15	Staff 3	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
	Building (finalization)												
16	Staff 1	30	Facilitator	$ 47.96	$ 23.98	30	Facilitator	$ 47.96	$ 23.98	30	Facilitator	$ 47.96	$ 23.98
17	Staff 2	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -
18	Staff 3	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -
19	Totals for Direct Department Activity	303			$471.76	258			$387.09	340			$542.32
	Direct Labor Overhead Factor												
20	Percent of Labor Cost				5.00%				5.00%				5.00%
21	Allocated Amount				$23.59				$19.35				$27.12
	Supervisory Factor												
22	Percent of Labor Cost				20.00%				20.00%				20.00%
23	Allocated Amount				$94.35				$77.42				$108.46
	Vehicle Usage Allowance												
24	Cost per Hour				$16.68				$16.68				$16.68
25	Allocated Amount				$25.02				$25.02				$25.02
26	**Total Identified Cost**				$614.72				$508.88				$702.92
27	**Proposed Fee (Rounded)**				$615.00				$510.00				$705.00

[1] Estimated typical time spent on specific building services activity.

Exhibit 1-9

City of Tampa
2026 Development & Growth Management Fee Study

Development of Building Fees

Line No.		Fire Sprinkler or Suppression Systems, per building (2 stories) Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Fire Sprinkler or Suppression Systems, per addtl story >2 Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities								
	Intake (building)								
1	Staff 1	45	Facilitator	$ 47.96	$ 35.97	45	Facilitator	$ 47.96	$ 35.97
2	Staff 2	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -
3	Staff 3	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -
	Fire Review								
4	Staff 1	60	Fire Inspector	$ 112.89	$ 112.89	15	Fire Inspector	$ 112.89	$ 28.22
5	Staff 2	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
6	Staff 3	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
	Inspection (rough in / pressure test)								
7	Staff 1	165	Fire Inspector	$ 112.89	$ 310.45	165	Fire Inspector	$ 112.89	$ 310.45
8	Staff 2	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
9	Staff 3	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
	Inspection (fire final)								
10	Staff 1	143	Fire Inspector	$ 112.89	$ 268.11	143	Fire Inspector	$ 112.89	$ 268.11
11	Staff 2	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
12	Staff 3	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
	Resulting								
13	Staff 1	10	Fire Inspector	$ 112.89	$ 18.82	10	Fire Inspector	$ 112.89	$ 18.82
14	Staff 2	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
15	Staff 3	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
	Building (finalization)								
16	Staff 1	30	Facilitator	$ 47.96	$ 23.98	30	Facilitator	$ 47.96	$ 23.98
17	Staff 2	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -
18	Staff 3	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -
19	Totals for Direct Department Activity	453			$770.22	408			$685.55
	[1] Estimated typical time spent on specific building services activity.								
	Direct Labor Overhead Factor								
20	Percent of Labor Cost				5.00%				5.00%
21	Allocated Amount				$38.51				$34.28
	Supervisory Factor								
22	Percent of Labor Cost				20.00%				20.00%
23	Allocated Amount				$154.04				$137.11
	Vehicle Usage Allowance								
24	Cost per Hour				$16.68				$16.68
25	Allocated Amount				$25.02				$25.02
26	**Total Identified Cost**				$987.79				$881.96
27	**Proposed Fee (Rounded)**				$990.00				$885.00

Exhibit 1-10

City of Tampa
2026 Development & Growth Management Fee Study

Development of Building Fees

Line No.		Flammable & Combustible Storage Tanks & Piping - Above Ground, per tank				Flammable & Combustible Storage Tanks - Above Ground, each addt'l tank			
		Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities								
	Intake (building)								
1	Staff 1	45	Facilitator	$ 47.96	$ 35.97	45	Facilitator	$ 47.96	$ 35.97
2	Staff 2	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -
3	Staff 3	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -
	Fire Review								
4	Staff 1	60	Fire Inspector	$ 112.89	$ 112.89	15	Fire Inspector	$ 112.89	$ 28.22
5	Staff 2	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
6	Staff 3	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
	Inspection (fire final)								
7	Staff 1	143	Fire Inspector	$ 112.89	$ 268.11	15	Fire Inspector	$ 112.89	$ 28.22
8	Staff 2	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
9	Staff 3	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
	Resulting								
10	Staff 1	10	Fire Inspector	$ 112.89	$ 18.82	-	Fire Inspector	$ 112.89	$ -
11	Staff 2	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
12	Staff 3	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
	Building (finalization)								
13	Staff 1	30	Facilitator	$ 47.96	$ 23.98	30	Facilitator	$ 47.96	$ 23.98
14	Staff 2	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -
15	Staff 3	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -
16	Totals for Direct Department Activity	288			$459.77	105			$116.39

[1] Estimated typical time spent on specific building services activity.

	Direct Labor Overhead Factor		
17	Percent of Labor Cost	5.00%	5.00%
18	Allocated Amount	$22.99	$5.82
	Supervisory Factor		
19	Percent of Labor Cost	20.00%	20.00%
20	Allocated Amount	$91.95	$23.28
	Vehicle Usage Allowance		
21	Cost per Hour	$16.68	$16.68
22	Allocated Amount	$25.02	$0.00
23	**Total Identified Cost**	$599.73	$145.49
24	**Proposed Fee (Rounded)**	$600.00	$150.00

Exhibit 1-11

City of Tampa
2026 Development & Growth Management Fee Study

Development of Building Fees

Line No.		Flammable & Combustible Storage Tanks & Piping - Below Ground, per tank				Flammable & Combustible Storage Tanks - Below Ground, each addt'l tank			
		Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities								
	Intake (building)								
1	Staff 1	45	Facilitator	$ 47.96	$ 35.97	45	Facilitator	$ 47.96	$ 35.97
2	Staff 2	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -
3	Staff 3	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -
	Fire Review								
4	Staff 1	60	Fire Inspector	$ 112.89	$ 112.89	15	Fire Inspector	$ 112.89	$ 28.22
5	Staff 2	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
6	Staff 3	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
	Inspection (fire final)								
7	Staff 1	143	Fire Inspector	$ 112.89	$ 268.11	15	Fire Inspector	$ 112.89	$ 28.22
8	Staff 2	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
9	Staff 3	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
	Resulting								
10	Staff 1	10	Fire Inspector	$ 112.89	$ 18.82	-	Fire Inspector	$ 112.89	$ -
11	Staff 2	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
12	Staff 3	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
	Building (finalization)								
13	Staff 1	30	Facilitator	$ 47.96	$ 23.98	30	Facilitator	$ 47.96	$ 23.98
14	Staff 2	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -
15	Staff 3	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -
16	Totals for Direct Department Activity	288			$459.77	105			$116.39

[1] Estimated typical time spent on specific building services activity.

	Direct Labor Overhead Factor		
17	Percent of Labor Cost	5.00%	5.00%
18	Allocated Amount	$22.99	$5.82
	Supervisory Factor		
19	Percent of Labor Cost	20.00%	20.00%
20	Allocated Amount	$91.95	$23.28
	Vehicle Usage Allowance		
21	Cost per Hour	$16.68	$16.68
22	Allocated Amount	$25.02	$0.00
23	**Total Identified Cost**	$599.73	$145.49
24	**Proposed Fee (Rounded)**	$600.00	$150.00

Exhibit 1-12

City of Tampa
2026 Development & Growth Management Fee Study

Development of Building Fees

Line No.		New Dispensers, Piping Alteration, per site				Underground Fire Mains, per 100 ft.				Underground Fire Mains, per additional 100 ft.			
		Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities												
	Intake (building)												
1	Staff 1	45	Facilitator	$ 47.96	$ 35.97	45	Facilitator	$ 47.96	$ 35.97	45	Facilitator	$ 47.96	$ 35.97
2	Staff 2	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -
3	Staff 3	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -
	Fire Review												
4	Staff 1	60	Fire Inspector	$ 112.89	$ 112.89	60	Fire Inspector	$ 112.89	$ 112.89	60	Fire Inspector	$ 112.89	$ 112.89
5	Staff 2	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
6	Staff 3	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
	Inspection (rough-in)												
7	Staff 1	-	Fire Inspector	$ 112.89	$ -	158	Fire Inspector	$ 112.89	$ 296.34	60	Fire Inspector	$ 112.89	$ 112.89
8	Staff 2	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
9	Staff 3	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
	Inspection (pressure test)												
10	Staff 1	-	Fire Inspector	$ 112.89	$ -	158	Fire Inspector	$ 112.89	$ 296.34		Fire Inspector	$ 112.89	$ -
11	Staff 2	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
12	Staff 3	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
	Inspection (fire functional)												
13	Staff 1	-	Fire Inspector	$ 112.89	$ -	113	Fire Inspector	$ 112.89	$ 211.67		Fire Inspector	$ 112.89	$ -
14	Staff 2	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
15	Staff 3	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
	Inspection (fire final)												
16	Staff 1	180	Fire Inspector	$ 112.89	$ 338.67	113	Fire Inspector	$ 112.89	$ 211.67		Fire Inspector	$ 112.89	$ -
17	Staff 2	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
18	Staff 3	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -
	Resulting												
19	Staff 1	10	Fire Inspector	$ 112.89	$ 18.82	10	Fire Inspector	$ 112.89	$ 18.82	-	Fire Inspector	$ 112.89	$ -
20	Staff 2	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -	-	Facilitator	$ 47.96	$ -
21	Staff 3	-	Fire Inspector	$ 112.89	$ -	-	Fire Inspector	$ 112.89	$ -	-	Facilitator	$ 47.96	$ -
	Building (finalization)												
22	Staff 1	30	Facilitator	$ 47.96	$ 23.98	30	Facilitator	$ 47.96	$ 23.98	30	Facilitator	$ 47.96	$ 23.98
23	Staff 2	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -
24	Staff 3	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -	-	Facilitator	$ 47.96	$ -
25	Totals for Direct Department Activity	325			$530.33	685			$1,207.68	195			$285.73

[1] Estimated typical time spent on specific building services activity.

	Direct Labor Overhead Factor			
26	Percent of Labor Cost	5.00%	5.00%	5.00%
27	Allocated Amount	$26.52	$60.38	$14.29
	Supervisory Factor			
28	Percent of Labor Cost	20.00%	20.00%	20.00%
29	Allocated Amount	$106.07	$241.54	$57.15
	Vehicle Usage Allowance			
30	Cost per Hour	$16.68	$16.68	$16.68
31	Allocated Amount	$0.00	$75.06	$18.77
32	**Total Identified Cost**	$662.92	$1,584.66	$375.94
33	**Proposed Fee (Rounded)**	$665.00	$1,585.00	$380.00

Exhibit 2-1

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Site Plan District Base Fee - PD				Site Plan District Base Fee - PD with Bonus			
		Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities								
	Pre-application								
1	Staff 1	240	Urban Planner II	$ 62.02	$ 248.08	240	Urban Planner II	$ 62.02	$ 248.08
2	Staff 2	-	Zoning Supervisor	$ 113.59	$ -	-	Zoning Supervisor	$ 113.59	$ -
3	Staff 3	360	Other Dept. Staff	$ 95.00	$ 570.00	360	Other Dept. Staff	$ 95.00	$ 570.00
4	Staff 4	120	Legal Staff	$ 139.00	$ 278.00	120	Legal Staff	$ 139.00	$ 278.00
	Application Intake and Review (for completeness)								
5	Staff 1	120	Planning Technician	$ 52.07	$ 104.14	120	Planning Technician	$ 52.07	$ 104.14
6	Staff 2	-	Zoning Supervisor	$ 113.59	$ -	-	Zoning Supervisor	$ 113.59	$ -
7	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Planner Reviews & creates DRC schedule								
8	Staff 1	120	Urban Planner II	$ 62.02	$ 124.04	120	Urban Planner II	$ 62.02	$ 124.04
9	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
10	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Pre-DRC Meeting								
11	Staff 1	30	Urban Planner II	$ 62.02	$ 31.01	30	Urban Planner II	$ 62.02	$ 31.01
12	Staff 2	-	Zoning Supervisor	$ 113.59	$ -	-	Zoning Supervisor	$ 113.59	$ -
13	Staff 3	120	Other Dept. Staff	$ 95.00	$ 190.00	120	Other Dept. Staff	$ 95.00	$ 190.00
14	Staff 4	30	Legal Staff	$ 139.00	$ 69.50	30	Legal Staff	$ 139.00	$ 69.50
	DRC Meeting								
15	Staff 1	60	Urban Planner II	$ 62.02	$ 62.02	60	Urban Planner II	$ 62.02	$ 62.02
16	Staff 2	480	Other Dept. Staff	$ 95.00	$ 760.00	480	Other Dept. Staff	$ 95.00	$ 760.00
17	Staff 3	60	Legal Staff	$ 139.00	$ 139.00	60	Legal Staff	$ 139.00	$ 139.00
	Review of Bonus Request								
18	Staff 1	-	Placeholder	$ -	$ -	60	Zoning Supervisor	$ 113.59	$ 113.59
19	Staff 2	-	Placeholder	$ -	$ -	60	Urban Planner II	$ 62.02	$ 62.02
20	Staff 3	-	Placeholder	$ -	$ -	60	Legal Staff	$ 139.00	$ 139.00
	Follow-up DRC								
21	Staff 1	-	Zoning Supervisor	$ 113.59	$ -	-	Zoning Supervisor	$ 113.59	$ -
22	Staff 2	90	Other Dept. Staff	$ 95.00	$ 142.50	90	Other Dept. Staff	$ 95.00	$ 142.50
23	Staff 3	60	Legal Staff	$ 139.00	$ 139.00	60	Legal Staff	$ 139.00	$ 139.00
	Secondary review by DRC departments								
24	Staff 1	60	Urban Planner II	$ 62.02	$ 62.02	60	Urban Planner II	$ 62.02	$ 62.02
25	Staff 2	240	Other Dept. Staff	$ 95.00	$ 380.00	240	Other Dept. Staff	$ 95.00	$ 380.00
26	Staff 3	30	Legal Staff	$ 139.00	$ 69.50	30	Legal Staff	$ 139.00	$ 69.50
	Secondary Review of Bonus Request								
27	Staff 1	-	Placeholder	$ -	$ -	60	Zoning Supervisor	$ 113.59	$ 113.59
28	Staff 2	-	Placeholder	$ -	$ -	60	Legal Staff	$ 139.00	$ 139.00
29	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Final application review & send to appropriate parties								
30	Staff 1	120	Urban Planner II	$ 62.02	$ 124.04	120	Urban Planner II	$ 62.02	$ 124.04
31	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
32	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Staff Report								
33	Staff 1	120	Urban Planner II	$ 62.02	$ 124.04	120	Urban Planner II	$ 62.02	$ 124.04
34	Staff 2	-	Zoning Supervisor	$ 113.59	$ -	-	Zoning Supervisor	$ 113.59	$ -
35	Staff 3	-	Dev. Coord. Manager	$ 122.67	$ -	-	Dev. Coord. Manager	$ 122.67	$ -
36	Staff 4	60	ROW & Mapping Coord.	$ 91.15	$ 91.15	60	ROW & Mapping Coord.	$ 91.15	$ 91.15

Exhibit 2-1

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Site Plan District Base Fee - PD: Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Site Plan District Base Fee - PD with Bonus: Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	City Council Preparation & First/Second Readings								
37	Staff 1	270	Urban Planner II	$ 62.02	$ 279.09	270	Urban Planner II	$ 62.02	$ 279.09
38	Staff 2	60	Other Dept. Staff	$ 95.00	$ 95.00	60	Other Dept. Staff	$ 95.00	$ 95.00
39	Staff 3	-	Zoning Supervisor	$ 113.59	$ -	-	Zoning Supervisor	$ 113.59	$ -
	Finalization								
40	Staff 1	30	Urban Planner II	$ 62.02	$ 31.01	30	Urban Planner II	$ 62.02	$ 31.01
41	Staff 2	60	Planning Technician	$ 52.07	$ 52.07	60	Planning Technician	$ 52.07	$ 52.07
42	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
43	Totals for Direct Department Activity	2,940			$ 4,165.21	3,240			$ 4,732.41

[1] Estimated typical time spent on specific development coordination services activity.

	Direct Development Coordination Overhead Factor		
44	Percent of Labor Cost	2.00%	2.00%
45	Allocated Amount	$83.30	$94.65
	Supervisory Factor		
46	Percent of Labor Cost	31.00%	31.00%
47	Allocated Amount	$1,291.22	$1,467.05
48	**Total Identified Cost**	$5,539.73	$6,294.11
49	**Proposed Fee (Rounded)**	**$5,540.00**	**$6,295.00**

Exhibit 2-2

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Euclidean District Base Fee: Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities				
	Pre-application				
1	Staff 1	120	Urban Planner II	$ 62.02	$ 124.04
2	Staff 2	-	Placeholder	$ -	$ -
3	Staff 3	-	Placeholder	$ -	$ -
	Application Review				
4	Staff 1	60	Planning Technician	$ 52.07	$ 52.07
5	Staff 2	180	Urban Planner II	$ 62.02	$ 186.06
6	Staff 3	-	Placeholder	$ -	$ -
	Application Processing				
7	Staff 1	60	Urban Planner II	$ 62.02	$ 62.02
8	Staff 2	60	GIS	$ 78.05	$ 78.05
9	Staff 3	-	Placeholder	$ -	$ -
	Council Prep				
10	Staff 1	60	Urban Planner II	$ 62.02	$ 62.02
11	Staff 2	30	Planning Technician	$ 52.07	$ 26.04
12	Staff 3	-	Placeholder	$ -	$ -
	Staff Report				
13	Staff 1	240	Urban Planner II	$ 62.02	$ 248.08
14	Staff 2	-	Placeholder	$ -	$ -
15	Staff 3	-	Placeholder	$ -	$ -
	City Council Prep 1st & 2nd Reading				
16	Staff 1	60	Urban Planner II	$ 62.02	$ 62.02
17	Staff 2	-	Placeholder	$ -	$ -
18	Staff 3	-	Placeholder	$ -	$ -
	Finalization				
19	Staff 1	35	Urban Planner II	$ 62.02	$ 36.18
20	Staff 2	30	Planning Technician	$ 52.07	$ 26.04
21	Staff 3	-	Placeholder	$ -	$ -
22	Totals for Direct Department Activity	935			$ 962.62

[1] Estimated typical time spent on specific development coordination services activity.

	Direct Development Coordination Labor Overhead Factor	
23	Percent of Labor Cost	2.00%
24	Allocated Amount	$19.25
	Supervisory Factor	
25	Percent of Labor Cost	31.00%
26	Allocated Amount	$298.41
27	**Total Identified Cost**	$1,280.28
28	**Proposed Fee (Rounded)**	**$1,285.00**

Exhibit 2-3

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	PD-A Plan Review Base Fee: Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities				
	Pre-application				
1	Staff 1	240	Zoning Supervisor	$ 113.59	$ 454.36
2	Staff 2	30	Planning Technician	$ 52.07	$ 26.04
3	Staff 3	360	Other Dept. Staff	$ 95.00	$ 570.00
4	Staff 3	240	Legal Staff	$ 139.00	$ 556.00
	Application Intake and Review (for completeness)				
5	Staff 1	120	Planning Technician	$ 52.07	$ 104.14
6	Staff 2	-	Placeholder	$ -	$ -
7	Staff 3	-	Placeholder	$ -	$ -
	Planner Reviews & creates DRC schedule				
8	Staff 1	120	Zoning Supervisor	$ 113.59	$ 227.18
9	Staff 2	-	Placeholder	$ -	$ -
10	Staff 3	-	Placeholder	$ -	$ -
	Pre-DRC Meeting				
11	Staff 1	30	Zoning Supervisor	$ 113.59	$ 56.80
12	Staff 2	120	Other Dept. Staff	$ 95.00	$ 190.00
13	Staff 3	30	Legal Staff	$ 139.00	$ 69.50
	DRC Meeting				
14	Staff 1	60	Zoning Supervisor	$ 113.59	$ 113.59
15	Staff 2	480	Other Dept. Staff	$ 95.00	$ 760.00
16	Staff 3	60	Legal Staff	$ 139.00	$ 139.00
	Follow-up DRC				
17	Staff 1	60	Zoning Supervisor	$ 113.59	$ 113.59
18	Staff 2	90	Other Dept. Staff	$ 95.00	$ 142.50
19	Staff 3	60	Legal Staff	$ 139.00	$ 139.00
	Secondary review by DRC departments				
20	Staff 1	60	Zoning Supervisor	$ 113.59	$ 113.59
21	Staff 2	240	Other Dept. Staff	$ 95.00	$ 380.00
22	Staff 3	30	Legal Staff	$ 139.00	$ 69.50
	Final application review & send to appropriate parties				
23	Staff 1	120	Zoning Supervisor	$ 113.59	$ 227.18
24	Staff 2	60	GIS	$ 78.05	$ 78.05
25	Staff 3	-	Placeholder	$ -	$ -
	Staff Report				
26	Staff 1	150	Zoning Supervisor	$ 113.59	$ 283.98
27	Staff 2	15	Dev. Coord. Manager	$ 122.67	$ 30.67
28	Staff 3	-	Placeholder	$ -	$ -
	City Council Preparation & First/Second Readings				
29	Staff 1	330	Zoning Supervisor	$ 113.59	$ 624.75
30	Staff 2	60	Planning Technician	$ 52.07	$ 52.07
31	Staff 3	-	Placeholder	$ -	$ -
	Finalization				
32	Staff 1	30	Zoning Supervisor	$ 113.59	$ 56.80
33	Staff 2	60	Planning Technician	$ 52.07	$ 52.07
34	Staff 3	-	Placeholder	$ -	$ -
35	Totals for Direct Department Activity	3,255			$ 5,630.36

[1] Estimated typical time spent on specific development coordination services activity.

Exhibit 2-3

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	PD-A Plan Review Base Fee Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Development Coordination Labor Overhead Factor				
36	Percent of Labor Cost				2.00%
37	Allocated Amount				$112.61
	Supervisory Factor				
38	Percent of Labor Cost				31.00%
39	Allocated Amount				$1,745.41
40	**Total Identified Cost**				$7,488.38
41	**Proposed Fee (Rounded)**				**$7,490.00**

Exhibit 2-4

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	PD-A Incremental Plan Review Base Fee				Substantial Change Review (Administrative)			
		Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities								
	Pre-application								
1	Staff 1	240	Zoning Supervisor	$ 113.59	$ 454.36	45	Zoning Supervisor	$ 113.59	$ 85.19
2	Staff 2	30	Planning Technician	$ 52.07	$ 26.04	45	Engineer	$ 92.83	$ 69.62
3	Staff 3	600	Other Dept. Staff	$ 95.00	$ 950.00	45	Forester Examiner	$ 57.63	$ 43.22
	Application intake and review (for completeness)								
4	Staff 1	120	Zoning Supervisor	$ 113.59	$ 227.18	30	Zoning Supervisor	$ 113.59	$ 56.80
5	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
6	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Planner reviews site plan								
7	Staff 1	120	Zoning Supervisor	$ 113.59	$ 227.18	60	Zoning Supervisor	$ 113.59	$ 113.59
8	Staff 2	-	Placeholder	$ -	$ -	60	Engineer	$ 92.83	$ 92.83
9	Staff 3	-	Placeholder	$ -	$ -	60	Forester Examiner	$ 57.63	$ 57.63
	Planner re-routes site plan package, meets with applicants								
10	Staff 1	60	Zoning Supervisor	$ 113.59	$ 113.59	-	Placeholder	$ -	$ -
11	Staff 2	45	Legal Staff	$ 139.00	$ 104.25	-	Placeholder	$ -	$ -
12	Staff 3	600	Other Dept. Staff	$ 95.00	$ 950.00	-	Placeholder	$ -	$ -
	Secondary review by DRC departments								
13	Staff 1	60	Zoning Supervisor	$ 113.59	$ 113.59	-	Placeholder	$ -	$ -
14	Staff 2	150	Other Dept. Staff	$ 95.00	$ 237.50	-	Placeholder	$ -	$ -
15	Staff 3	-	Planning Technician	$ 52.07	$ -	-	Placeholder	$ -	$ -
	Final application review & send to appropriate parties								
16	Staff 1	120	Zoning Supervisor	$ 113.59	$ 227.18	30	Zoning Supervisor	$ 113.59	$ 56.80
17	Staff 2	-	Placeholder	$ -	$ -	30	Engineer	$ 92.83	$ 46.42
18	Staff 3	-	Placeholder	$ -	$ -	30	Forester Examiner	$ 57.63	$ 28.82
	Finalization, issue final approval letter, & certify final site plan package								
19	Staff 1	30	Zoning Supervisor	$ 113.59	$ 56.80	30	Zoning Supervisor	$ 113.59	$ 56.80
20	Staff 2	60	Planning Technician	$ 52.07	$ 52.07	-	Placeholder	$ -	$ -
21	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
22	Totals for Direct Department Activity	2,235			$ 3,739.74	465			$ 707.72
	[1] Estimated typical time spent on specific development coordination services activity.								
	Direct Development Coordination Labor Overhead Factor								
23	Percent of Labor Cost				2.00%				2.00%
24	Allocated Amount				$74.79				$14.15
	Supervisory Factor								
25	Percent of Labor Cost				31.00%				31.00%
26	Allocated Amount				$1,159.32				$219.39
27	**Total Identified Cost**				$4,973.85				$941.26
28	**Proposed Fee (Rounded)**				**$4,975.00**				**$945.00**

Exhibit 2-5

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Design Exception-2 (Former Administrative Variance) Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Public Hearing Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities								
	Pre-application								
1	Staff 1	60	Planning Technician	$ 52.07	$ 52.07	60	Planning Technician	$ 52.07	$ 52.07
2	Staff 2	60	Urban Planner II	$ 62.02	$ 62.02	60	Urban Planner II	$ 62.02	$ 62.02
3	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Application Review								
4	Staff 1	60	Planning Technician	$ 52.07	$ 52.07	60	Planning Technician	$ 52.07	$ 52.07
5	Staff 2	30	Urban Planner II	$ 62.02	$ 31.01	30	Urban Planner II	$ 62.02	$ 31.01
6	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Other Dept. Review								
7	Staff 1	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04
8	Staff 2	210	Other Dept. Staff	$ 95.00	$ 332.50	210	Other Dept. Staff	$ 95.00	$ 332.50
9	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Staff Report								
10	Staff 1	120	Urban Planner II	$ 62.02	$ 124.04	120	Urban Planner II	$ 62.02	$ 124.04
11	Staff 2	15	Planning Technician	$ 52.07	$ 13.02	15	Planning Technician	$ 52.07	$ 13.02
12	Staff 3	30	Dev. Coord. Manager	$ 122.67	$ 61.34	-	Placeholder	$ -	$ -
13	Staff 4	15	Zoning Coordinator	$ 93.23	$ 23.31	-	Placeholder	$ -	$ -
	Meeting with Legal								
14	Staff 1	-	Placeholder	$ -	$ -	20	Dev. Coord. Manager	$ 122.67	$ 40.89
15	Staff 2	-	Placeholder	$ -	$ -	20	Zoning Coordinator	$ 93.23	$ 31.08
16	Staff 3	-	Placeholder	$ -	$ -	20	Urban Planner II	$ 62.02	$ 20.67
17	Staff 4	-	Placeholder	$ -	$ -	20	Planning Technician	$ 52.07	$ 17.36
16	Staff 5	-	Placeholder	$ -	$ -	20	Legal Staff	$ 139.00	$ 46.33
	Noticing								
18	Staff 1	90	Planning Technician	$ 52.07	$ 78.11	90	Planning Technician	$ 52.07	$ 78.11
19	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
20	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Public Hearing								
21	Staff 1	-	Placeholder	$ -	$ -	30	Planning Technician	$ 52.07	$ 26.04
22	Staff 2	-	Placeholder	$ -	$ -	45	Urban Planner II	$ 62.02	$ 46.52
23	Staff 3	-	Placeholder	$ -	$ -	30	Legal Staff	$ 139.00	$ 69.50
	Meeting Minutes & Upload Documents from Meeting								
24	Staff 1	-	Placeholder	$ -	$ -	120	Planning Technician	$ 52.07	$ 104.14
25	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
26	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Decision Letter								
27	Staff 1	-	Placeholder	$ -	$ -	45	Urban Planner II	$ 62.02	$ 46.52
28	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
29	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
30	Totals for Direct Department Activity	720			$ 855.53	1,045			$ 1,219.93

[1] Estimated typical time spent on specific development coordination services activity.

Exhibit 2-5

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Design Exception-2 (Former Administrative Variance) Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Public Hearing Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Development Coordination Labor Overhead Factor								
31	Percent of Labor Cost				2.00%				2.00%
32	Allocated Amount				$17.11				$24.40
	Supervisory Factor								
33	Percent of Labor Cost				31.00%				31.00%
34	Allocated Amount				$265.21				$378.18
35	**Total Identified Cost**				$1,137.85				$1,622.51
36	**Proposed Fee (Rounded)**				**$1,140.00**				**$1,625.00**

Exhibit 2-6

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	ZA Variance Extension Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Re-hearing Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities								
	Application Review								
1	Staff 1	45	Urban Planner II	$ 62.02	$ 46.52	60	Urban Planner II	$ 62.02	$ 62.02
2	Staff 2	-	Placeholder	$ -	$ -	30	Dev. Coord. Manager	$ 122.67	$ 61.34
3	Staff 3	-	Placeholder	$ -	$ -	30	Zoning Coordinator	$ 93.23	$ 46.62
4	Totals for Direct Department Activity	45			$ 46.52	120			$ 169.98
	[1] Estimated typical time spent on specific development coordination services activity.								
	Direct Development Coordination Labor Overhead Factor								
5	Percent of Labor Cost				2.00%				2.00%
6	Allocated Amount				$0.93				$3.40
	Supervisory Factor								
7	Percent of Labor Cost				31.00%				0.00%
8	Allocated Amount				$14.42				$0.00
9	**Total Identified Cost**				$61.87				$173.38
10	**Proposed Fee (Rounded)**				**$65.00**				**$175.00**

Exhibit 2-7

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	S1 - ADU, Ext Family Res Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	S1 - AB Permit Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities								
	Intake and Review								
1	Staff 1	90	Planning Technician	$ 52.07	$ 78.11	90	Planning Technician	$ 52.07	$ 78.11
2	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
3	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Application Review								
4	Staff 1	30	Dev. Coord. Manager	$ 122.67	$ 61.34	30	Urban Planner II	$ 62.02	$ 31.01
5	Staff 2	30	Zoning Supervisor	$ 113.59	$ 56.80	30	Zoning Supervisor	$ 113.59	$ 56.80
6	Staff 3	-	Placeholder	$ -	$ -	30	Engineer	$ 92.83	$ 46.42
	Noticing								
7	Staff 1	60	Planning Technician	$ 52.07	$ 52.07	60	Planning Technician	$ 52.07	$ 52.07
8	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
9	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Route for DRC staff review (twice)								
10	Staff 1	-	Planning Technician	$ 52.07	$ -	120	Urban Planner II	$ 62.02	$ 124.04
11	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
12	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Staff Report								
13	Staff 1	120	Planning Technician	$ 52.07	$ 104.14	-	Placeholder	$ -	$ -
14	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
15	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	DRC Review								
16	Staff 1	360	Urban Planner	$ 59.46	$ 356.76	60	Urban Planner II	$ 62.02	$ 62.02
17	Staff 2	-	Placeholder	$ -	$ -	60	Engineer	$ 92.83	$ 92.83
18	Staff 3	-	Placeholder	$ -	$ -	60	Forester Examiner	$ 57.63	$ 57.63
	Meet with Applicant (at least two meetings) UPII, Eng								
19	Staff 1	-	Urban Planner	$ 59.46	$ -	330	Urban Planner II	$ 62.02	$ 341.11
20	Staff 2	-	Placeholder	$ -	$ -	60	Engineer	$ 92.83	$ 92.83
21	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Finalization								
22	Staff 1	-	Placeholder	$ -	$ -	30	Urban Planner II	$ 62.02	$ 31.01
23	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
24	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Update map, issue placard								
25	Staff 1	-	Placeholder	$ -	$ -	30	Urban Planner II	$ 62.02	$ 31.01
26	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
27	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Scan approved plan								
28	Staff 1	-	Placeholder	$ -	$ -	15	Planning Technician	$ 52.07	$ 13.02
29	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
30	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
31	Totals for Direct Department Activity	690			$ 709.22	1,005			$ 1,109.91

[1] Estimated typical time spent on specific development coordination services activity.

Exhibit 2-7

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	S1 - ADU, Ext Family Res Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	S1 - AB Permit Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Development Coordination Labor Overhead Factor								
32	Percent of Labor Cost				2.00%				2.00%
33	Allocated Amount				$14.18				$22.20
	Supervisory Factor								
34	Percent of Labor Cost				31.00%				31.00%
35	Allocated Amount				$219.86				$344.07
36	**Total Identified Cost**				$943.26				$1,476.18
37	**Proposed Fee (Rounded)**				**$945.00**				**$1,480.00**

Exhibit 2-8

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	S1 - Residential <19 units				S1 - Residential >19 units, All other non-residential uses				Adult Use permit			
		Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities												
	Intake and Review												
1	Staff 1	30	Planning Technician	$ 52.07	$ 26.04	45	Planning Technician	$ 52.07	$ 39.05	30	Planning Technician	$ 52.07	$ 26.04
2	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
3	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Application Review												
4	Staff 1	30	Urban Planner	$ 59.46	$ 29.73	60	Urban Planner	$ 59.46	$ 59.46	30	Dev. Coord. Manager	$ 122.67	$ 61.34
5	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
6	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Noticing												
7	Staff 1	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04
8	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
9	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Staff Report												
10	Staff 1	90	Urban Planner	$ 59.46	$ 89.19	120	Urban Planner	$ 59.46	$ 118.92	120	Dev. Coord. Manager	$ 122.67	$ 245.34
11	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
12	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Other Dept Review												
13	Staff 1	180	Other Dept. Staff	$ 95.00	$ 285.00	270	Other Dept. Staff	$ 95.00	$ 427.50	180	Dev. Coord. Manager	$ 122.67	$ 368.01
14	Staff 2	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04	30	Dev. Coord. Manager	$ 122.67	$ 61.34
15	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
16	Totals for Direct Department Activity	390			$ 482.04	555			$ 697.01	420			$ 788.11
	Direct Development Coordination Labor Overhead Factor												
17	Percent of Labor Cost				2.00%				2.00%				2.00%
18	Allocated Amount				$9.64				$13.94				$15.76
	Supervisory Factor												
19	Percent of Labor Cost				31.00%				31.00%				31.00%
20	Allocated Amount				$149.43				$216.07				$244.31
21	**Total Identified Cost**				$641.11				$927.02				$1,048.18
22	**Proposed Fee (Rounded)**				**$645.00**				**$930.00**				**$1,050.00**

[1] Estimated typical time spent on specific development coordination services activity.

Exhibit 2-9

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	S1 Temporary Alcohol Sales - 7 or more days prior to the event				S1 - Temporary Alcohol Sales - Less than 7 days prior to the event				Temporary Special Event (No Alcohol)			
		Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities												
	Application Review												
1	Staff 1	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04	20	Planning Technician	$ 52.07	$ 17.36
2	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
3	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Coordination with Client												
4	Staff 1	60	Planning Technician	$ 52.07	$ 52.07	60	Planning Technician	$ 52.07	$ 52.07	40	Planning Technician	$ 52.07	$ 34.71
5	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
6	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Routing to Other Departments for Review												
7	Staff 1	60	Planning Technician	$ 52.07	$ 52.07	60	Planning Technician	$ 52.07	$ 52.07	60	Planning Technician	$ 52.07	$ 52.07
8	Staff 2	30	Urban Planner	$ 59.46	$ 29.73	30	Urban Planner	$ 59.46	$ 29.73	30	Urban Planner	$ 59.46	$ 29.73
9	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Finalization												
10	Staff 1	30	Urban Planner	$ 59.46	$ 29.73	45	Urban Planner	$ 59.46	$ 44.60	20	Urban Planner	$ 59.46	$ 19.82
11	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
12	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
13	Totals for Direct Department Activity	210			$ 189.64	225			$ 204.51	170			$ 153.69
	[1] Estimated typical time spent on specific development coordination services activity.												
	Direct Development Coordination Labor Overhead Factor												
14	Percent of Labor Cost				2.00%				2.00%				2.00%
15	Allocated Amount				$3.79				$4.09				$3.07
	Supervisory Factor												
16	Percent of Labor Cost				31.00%				31.00%				31.00%
17	Allocated Amount				$58.79				$63.40				$47.64
20	**Total Identified Cost**				$252.22				$756.66				$204.40
21	**Proposed Fee (Rounded)**				**$27.50**				**$83.00**				**$205.00**

Exhibit 2-10

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	S2 - Non-AB Permit Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	S2 - AB Permit Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities								
	Pre-application								
1	Staff 1	240	Urban Planner II	$ 62.02	$ 248.08	120	Urban Planner II	$ 62.02	$ 124.04
2	Staff 2	-	Zoning Supervisor	$ 113.59	$ -	60	Other Dept. Staff	$ 95.00	$ 95.00
3	Staff 3	360	Other Dept. Staff	$ 95.00	$ 570.00	-	Placeholder	$ -	$ -
4	Staff 4	120	Legal Staff	$ 139.00	$ 278.00	-	Placeholder	$ -	$ -
	Application Intake and Review (for completeness)								
5	Staff 1	120	Planning Technician	$ 52.07	$ 104.14	60	Planning Technician	$ 52.07	$ 52.07
6	Staff 2	-	Zoning Supervisor	$ 113.59	$ -	180	Urban Planner II	$ 62.02	$ 186.06
7	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Planner Reviews & creates DRC schedule								
8	Staff 1	120	Urban Planner II	$ 62.02	$ 124.04	30	Planning Technician	$ 52.07	$ 26.04
9	Staff 2	-	Placeholder	$ -	$ -	30	Urban Planner	$ 59.46	$ 29.73
10	Staff 3	-	Placeholder	$ -	$ -	30	Forester Examiner	$ 57.63	$ 28.82
	Pre-DRC Meeting								
11	Staff 1	30	Urban Planner II	$ 62.02	$ 31.01	-	Placeholder	$ -	$ -
12	Staff 2	-	Zoning Supervisor	$ 113.59	$ -	-	Placeholder	$ -	$ -
13	Staff 3	120	Other Dept. Staff	$ 95.00	$ 190.00	-	Placeholder	$ -	$ -
14	Staff 4	30	Legal Staff	$ 139.00	$ 69.50	-	Placeholder	$ -	$ -
	DRC Meeting								
15	Staff 1	60	Urban Planner II	$ 62.02	$ 62.02	60	Urban Planner II	$ 62.02	$ 62.02
16	Staff 2	480	Other Dept. Staff	$ 95.00	$ 760.00	135	Other Dept. Staff	$ 95.00	$ 213.75
17	Staff 3	60	Legal Staff	$ 139.00	$ 139.00	30	Planning Technician	$ 52.07	$ 26.04
18	Staff 4	-	Placeholder	$ -	$ -	60	Legal Staff	$ 139.00	$ 139.00
	Follow-up DRC								
19	Staff 1	-	Zoning Supervisor	$ 113.59	$ -	-	Placeholder	$ -	$ -
20	Staff 2	90	Other Dept. Staff	$ 95.00	$ 142.50	-	Placeholder	$ -	$ -
21	Staff 3	60	Legal Staff	$ 139.00	$ 139.00	-	Placeholder	$ -	$ -
	Secondary review by DRC departments								
22	Staff 1	60	Urban Planner II	$ 62.02	$ 62.02	30	Urban Planner II	$ 62.02	$ 31.01
23	Staff 2	240	Other Dept. Staff	$ 95.00	$ 380.00	30	Engineer	$ 92.83	$ 46.42
24	Staff 3	30	Legal Staff	$ 139.00	$ 69.50	135	Other Dept. Staff	$ 95.00	$ 213.75
25	Staff 4	-	Placeholder	$ -	$ -	60	Legal Staff	$ 139.00	$ 139.00
	Final application review & send to appropriate parties								
26	Staff 1	120	Urban Planner II	$ 62.02	$ 124.04	30	Urban Planner II	$ 62.02	$ 31.01
27	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
28	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Staff Report								
29	Staff 1	120	Urban Planner II	$ 62.02	$ 124.04	120	Urban Planner II	$ 62.02	$ 124.04
30	Staff 2	-	Zoning Supervisor	$ 113.59	$ -	60	Forester Examiner	$ 57.63	$ 57.63
31	Staff 3	-	Dev. Coord. Manager	$ 122.67	$ -	30	Engineer	$ 92.83	$ 46.42
32	Staff 4	60	ROW & Mapping Coord.	$ 91.15	$ 91.15	30	GIS	$ 78.05	$ 39.03
33	Staff 5	-	Placeholder	$ -	$ -	60	Zoning Supervisor	$ 113.59	$ 113.59
34	Staff 6	-	Placeholder	$ -	$ -	30	Dev. Coord. Manager	$ 122.67	$ 61.34
	City Council Preparation & First/Second Readings								
35	Staff 1	270	Urban Planner II	$ 62.02	$ 279.09	120	Urban Planner II	$ 62.02	$ 124.04
36	Staff 2	60	Other Dept. Staff	$ 95.00	$ 95.00	120	Engineer	$ 92.83	$ 185.66
37	Staff 3	-	Zoning Supervisor	$ 113.59	$ -	120	Forester Examiner	$ 57.63	$ 115.26

Exhibit 2-10

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	S2 - Non-AB Permit Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	S2 - AB Permit Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Finalization								
38	Staff 1	30	Urban Planner II	$ 62.02	$ 31.01	30	Urban Planner II	$ 62.02	$ 31.01
39	Staff 2	60	Planning Technician	$ 52.07	$ 52.07	30	Planning Technician	$ 52.07	$ 26.04
40	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
41	Totals for Direct Department Activity	2,940			$ 4,165.21	1,830			$ 2,367.82
	[1] Estimated typical time spent on specific development coordination services activity.								
	Direct Development Coordination Overhead Factor								
42	Percent of Labor Cost				2.00%				2.00%
43	Allocated Amount				$83.30				$47.36
	Supervisory Factor								
44	Percent of Labor Cost				31.00%				31.00%
45	Allocated Amount				$1,291.22				$734.02
46	**Total Identified Cost**				$5,539.73				$3,149.20
47	**Proposed Fee (Rounded)**				**$5,540.00**				**$3,150.00**

Exhibit 2-11

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Vendor - Special Event/Sports/Entertainment (per site/per vendor)				Temporary Sales (per site/per vendor)				Annual Vendor - Private Property (per site/per vendor)			
		Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities												
	Application Review & Placard Issuance												
1	Staff 1	40	Urban Planner	$ 59.46	$ 39.64	80	Urban Planner	$ 59.46	$ 79.28	240	Urban Planner	$ 59.46	$ 237.84
2	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
3	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
4	Totals for Direct Department Activity	40			$ 39.64	80			$ 79.28	240			$ 237.84
	[1] Estimated typical time spent on specific development coordination services activity.												
	Direct Development Coordination Labor Overhead Factor												
5	Percent of Labor Cost				2.00%				2.00%				2.00%
6	Allocated Amount				$0.79				$1.59				$4.76
	Supervisory Factor												
7	Percent of Labor Cost				31.00%				31.00%				31.00%
8	Allocated Amount				$12.29				$24.58				$73.73
9	**Total Identified Cost**				$52.72				$105.45				$316.33
10	**Proposed Fee (Rounded)**				**$55.00**				**$110.00**				**$320.00**

Exhibit 2-12

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Review of Special Use 1 by City Council: Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Review of VRB by City Council: Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities								
	Petition for review is filed with Clerk; Clerk places item on Council agenda								
1	Staff 1	45	Clerk Staff	$ 49.73	$ 37.30	45	Clerk Staff	$ 49.73	$ 37.30
2	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
3	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Review of the petition for review document filed								
4	Staff 1	60	Legal Staff	$ 139.00	$ 139.00	60	Legal Staff	$ 139.00	$ 139.00
5	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
6	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Clerk notifies applicant when hearing is scheduled								
7	Staff 1	15	Clerk Staff	$ 49.73	$ 12.43	15	Clerk Staff	$ 49.73	$ 12.43
8	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
9	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Staff and Legal receive copy of Petition. PPT uploads into Accela								
10	Staff 1	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04
11	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
12	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Contact Department head for initial discussions								
13	Staff 1	30	Legal Staff	$ 139.00	$ 69.50	30	Legal Staff	$ 139.00	$ 69.50
14	Staff 2	30	Dev. Coord. Manager	$ 122.67	$ 61.34	30	Dev. Coord. Manager	$ 122.67	$ 61.34
15	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Data Gathering								
16	Staff 1	150	Legal Staff	$ 139.00	$ 347.50	150	Legal Staff	$ 139.00	$ 347.50
17	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
18	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Data Review								
19	Staff 1	240	Legal Staff	$ 139.00	$ 556.00	240	Legal Staff	$ 139.00	$ 556.00
20	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
21	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Miscellaneous Discussions with dept head and other staff								
22	Staff 1	120	Legal Staff	$ 139.00	$ 278.00	120	Legal Staff	$ 139.00	$ 278.00
23	Staff 2	60	Dev. Coord. Manager	$ 122.67	$ 122.67	60	Dev. Coord. Manager	$ 122.67	$ 122.67
24	Staff 3	60	Zoning Supervisor	$ 113.59	$ 113.59	60	Zoning Supervisor	$ 113.59	$ 113.59
	Dept staff handles the appeal								
25	Staff 1	240	Zoning Supervisor	$ 113.59	$ 454.36	240	Zoning Supervisor	$ 113.59	$ 454.36
26	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
27	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Report reviewed by supervisor								
28	Staff 1	60	Dev. Coord. Manager	$ 122.67	$ 122.67	60	Dev. Coord. Manager	$ 122.67	$ 122.67
29	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
30	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Dept staff emails ppt to city clerk and council								
31	Staff 1	15	Dev. Coord. Manager	$ 122.67	$ 30.67	15	Dev. Coord. Manager	$ 122.67	$ 30.67
32	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
33	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -

Exhibit 2-12

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Review of Special Use 1 by City Council: Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Review of VRB by City Council: Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities								
	Meetings with dept head to prep for review hearing								
34	Staff 1	120	Legal Staff	$ 139.00	$ 278.00	120	Legal Staff	$ 139.00	$ 278.00
35	Staff 2	120	Dev. Coord. Manager	$ 122.67	$ 245.34	120	Dev. Coord. Manager	$ 122.67	$ 245.34
36	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Preparation of documents for distribution								
37	Staff 1	60	Legal Staff	$ 139.00	$ 139.00	60	Legal Staff	$ 139.00	$ 139.00
38	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
39	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	City Council Meeting								
40	Staff 1	120	Legal Staff	$ 139.00	$ 278.00	120	Legal Staff	$ 139.00	$ 278.00
41	Staff 2	120	Dev. Coord. Manager	$ 122.67	$ 245.34	120	Dev. Coord. Manager	$ 122.67	$ 245.34
42	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
43	Totals for Direct Department Activity	1,695			$ 3,556.75	1,695			$ 3,556.75

[1] Estimated typical time spent on specific development coordination services activity.

	Direct Development Coordination Labor Overhead Factor		
44	Percent of Labor Cost	0.00%	0.00%
45	Allocated Amount	$0.00	$0.00
	Supervisory Factor		
46	Percent of Labor Cost	0.00%	0.00%
47	Allocated Amount	$0.00	$0.00
48	**Total Identified Cost**	$3,556.75	$3,556.75
49	**Proposed Fee (Rounded)**	**$3,560.00**	**$3,560.00**

Exhibit 2-13

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Advisory Opinions Letters Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Certification Letters Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Zoning only Sign-off for Site Plan Districts in Permitting Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities												
	Pre-application												
1	Staff 1	15	Zoning Coordinator	$ 93.23	$ 23.31	15	Zoning Coordinator	$ 93.23	$ 23.31	60	Dev. Coord. Manager	$ 122.67	$ 122.67
2	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
3	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Application Review												
4	Staff 1	90	Urban Planner	$ 59.46	$ 89.19	60	Urban Planner	$ 59.46	$ 59.46	60	Zoning Supervisor	$ 113.59	$ 113.59
5	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
6	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
7	Totals for Direct Department Activity	105			$ 112.50	75			$ 82.77	120			$ 236.26
	[1] Estimated typical time spent on specific development coordination services activity.												
	Direct Development Coordination Labor Overhead Factor												
8	Percent of Labor Cost				2.00%				2.00%				2.00%
9	Allocated Amount				$2.25				$1.66				$4.73
	Supervisory Factor												
10	Percent of Labor Cost				31.00%				31.00%				31.00%
11	Allocated Amount				$34.88				$25.66				$73.24
12	**Total Identified Cost**				$149.63				$110.09				$314.23
13	**Proposed Fee (Rounded)**				**$150.00**				**$115.00**				**$315.00**

Exhibit 2-14

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Formal Decisions - General Requests				Formal Decisions - Nonconforming Use				Formal Decisions - Nonconforming Lot				Formal Decisions - Nonconforming Structure/Other			
		Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities																
	Application Review																
1	Staff 1	60	Planning Technician	$ 52.07	$ 52.07	60	Planning Technician	$ 52.07	$ 52.07	60	Planning Technician	$ 52.07	$ 52.07	60	Planning Technician	$ 52.07	$ 52.07
2	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
3	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Routing for Public Notice																
4	Staff 1	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04
5	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
6	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Staff Report																
7	Staff 1	480	Zoning Coordinator	$ 93.23	$ 745.84	480	Zoning Coordinator	$ 93.23	$ 745.84	240	Zoning Coordinator	$ 93.23	$ 372.92	180	Zoning Coordinator	$ 93.23	$ 279.69
8	Staff 2	300	Dev. Coord. Manager	$ 122.67	$ 613.35	180	Dev. Coord. Manager	$ 122.67	$ 368.01	60	Dev. Coord. Manager	$ 122.67	$ 122.67	60	Dev. Coord. Manager	$ 122.67	$ 122.67
9	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
10	Totals for Direct Department Activity	870			$ 1,437.30	750			$ 1,191.96	390			$ 573.70	330			$ 480.47
	Direct Development Coordination Labor Overhead Factor																
11	Percent of Labor Cost				2.00%				2.00%				2.00%				2.00%
12	Allocated Amount				$28.75				$23.84				$11.47				$9.61
	Supervisory Factor																
13	Percent of Labor Cost				0.00%				0.00%				0.00%				0.00%
14	Allocated Amount				$0.00				$0.00				$0.00				$0.00
15	**Total Identified Cost**				$1,466.05				$1,215.80				$585.17				$490.08
16	**Proposed Fee (Rounded)**				**$1,470.00**				**$1,220.00**				**$590.00**				**$495.00**

[1] Estimated typical time spent on specific development coordination services activity.

Exhibit 2-15

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Formal Decisions - Vested Rights Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Pain Management Clinics (Renewals) Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Pain Management Clinics (New) Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities												
	Application Review												
1	Staff 1	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04
2	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
3	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Routing for Public Notice												
4	Staff 1	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04
5	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
6	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Staff Report												
7	Staff 1	480	Zoning Coordinator	$ 93.23	$ 745.84	60	Zoning Coordinator	$ 93.23	$ 93.23	120	Zoning Coordinator	$ 93.23	$ 186.46
8	Staff 2	180	Dev. Coord. Manager	$ 122.67	$ 368.01	10	Dev. Coord. Manager	$ 122.67	$ 20.45	60	Dev. Coord. Manager	$ 122.67	$ 122.67
9	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
10	Totals for Direct Department Activity	720			$1,165.93	130			$ 165.76	240			$ 361.21
	[1] Estimated typical time spent on specific development coordination services activity.												
	Direct Development Coordination Labor Overhead Factor												
11	Percent of Labor Cost				2.00%				2.00%				2.00%
12	Allocated Amount				$23.32				$3.32				$7.22
	Supervisory Factor												
13	Percent of Labor Cost				0.00%				0.00%				0.00%
14	Allocated Amount				$0.00				$0.00				$0.00
15	**Total Identified Cost**				$1,189.25				$169.08				$368.43
16	**Proposed Fee (Rounded)**				**$1,190.00**				**$170.00**				**$370.00**

Exhibit 2-16

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Lot Split / Orientation Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Lot Reconfiguration / Orientation Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities								
	Application Review								
1	Staff 1	45	Planning Technician	$ 52.07	$ 39.05	45	Planning Technician	$ 52.07	$ 39.05
2	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
3	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Routing for Public Notice								
4	Staff 1	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04
5	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
6	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Staff Report								
7	Staff 1	180	Zoning Coordinator	$ 93.23	$ 279.69	120	Zoning Coordinator	$ 93.23	$ 186.46
8	Staff 2	60	Dev. Coord. Manager	$ 122.67	$ 122.67	60	Dev. Coord. Manager	$ 122.67	$ 122.67
9	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
10	Totals for Direct Department Activity	315			$ 467.45	255			$ 374.22

[1] Estimated typical time spent on specific development coordination services activity.

	Direct Development Coordination Labor Overhead Factor		
11	Percent of Labor Cost	2.00%	2.00%
12	Allocated Amount	$9.35	$7.48
	Supervisory Factor		
13	Percent of Labor Cost	0.00%	0.00%
14	Allocated Amount	$0.00	$0.00
15	**Total Identified Cost**	$476.80	$381.70
16	**Proposed Fee (Rounded)**	**$480.00**	**$385.00**

Exhibit 2-17

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Alternative Buffer / Wetlands Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Fencing Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Setbacks Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities												
	Pre-application												
1	Staff 1	-	Planning Technician	$ 52.07	$ -	-	Planning Technician	$ 52.07	$ -	-	Planning Technician	$ 52.07	$ -
2	Staff 2	30	Urban Planner II	$ 62.02	$ 31.01	30	Urban Planner II	$ 62.02	$ 31.01	30	Urban Planner II	$ 62.02	$ 31.01
3	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Application Review												
4	Staff 1	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04
5	Staff 2	30	Urban Planner II	$ 62.02	$ 31.01	30	Urban Planner II	$ 62.02	$ 31.01	30	Urban Planner II	$ 62.02	$ 31.01
6	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Other Dept. Review												
7	Staff 1	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04
8	Staff 2	60	Other Dept. Staff	$ 95.00	$ 95.00	30	Urban Planner II	$ 62.02	$ 31.01	90	Other Dept. Staff	$ 95.00	$ 142.50
9	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Staff Report												
10	Staff 1	60	Urban Planner II	$ 62.02	$ 62.02	45	Urban Planner II	$ 62.02	$ 46.52	60	Urban Planner II	$ 62.02	$ 62.02
11	Staff 2	15	Planning Technician	$ 52.07	$ 13.02	15	Planning Technician	$ 52.07	$ 13.02	15	Planning Technician	$ 52.07	$ 13.02
	Staff 3	30	Dev. Coord. Manager	$ 122.67	$ 61.34	30	Dev. Coord. Manager	$ 122.67	$ 61.34	30	Dev. Coord. Manager	$ 122.67	$ 61.34
12	Staff 4	15	Zoning Coordinator	$ 93.23	$ 23.31	15	Zoning Coordinator	$ 93.23	$ 23.31	15	Zoning Coordinator	$ 93.23	$ 23.31
	Noticing												
13	Staff 1	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	45	Planning Technician	$ 52.07	$ 39.05
14	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
15	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
16	Totals for Direct Department Activity	300			$ 368.79	255			$ 289.30	375			$ 455.34
	[1] Estimated typical time spent on specific development coordination services activity.												
	Direct Development Coordination Labor Overhead Factor												
17	Percent of Labor Cost				2.00%				2.00%				2.00%
18	Allocated Amount				$7.38				$5.79				$9.11
	Supervisory Factor												
19	Percent of Labor Cost				0.00%				0.00%				0.00%
20	Allocated Amount				$0.00				$0.00				$0.00
21	**Total Identified Cost**				$376.17				$295.09				$464.45
22	**Proposed Fee (Rounded)**				**$380.00**				**$300.00**				**$465.00**

Exhibit 2-18

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Yard Determination Est. Time (Minutes) [1]	Yard Determination Personnel Assigned	Yard Determination Hourly Rate	Yard Determination Cost	Overlay Review-Alternative Compliance Est. Time (Minutes) [1]	Overlay Review-Alternative Compliance Personnel Assigned	Overlay Review-Alternative Compliance Hourly Rate	Overlay Review-Alternative Compliance Cost
	Direct Department Staff Activities								
	Pre-application								
1	Staff 1	-	Planning Technician	$ 52.07	$ -	-	Planning Technician	$ 52.07	$ -
2	Staff 2	30	Urban Planner II	$ 62.02	$ 31.01	30	Urban Planner II	$ 62.02	$ 31.01
3	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Application Review								
4	Staff 1	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04
5	Staff 2	30	Urban Planner II	$ 62.02	$ 31.01	30	Urban Planner II	$ 62.02	$ 31.01
6	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Other Dept. Review								
7	Staff 1	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04
8	Staff 2	90	Other Dept. Staff	$ 95.00	$ 142.50	90	Other Dept. Staff	$ 95.00	$ 142.50
9	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Staff Report								
10	Staff 1	60	Urban Planner II	$ 62.02	$ 62.02	60	Urban Planner II	$ 62.02	$ 62.02
11	Staff 2	15	Planning Technician	$ 52.07	$ 13.02	15	Planning Technician	$ 52.07	$ 13.02
	Staff 3	30	Dev. Coord. Manager	$ 122.67	$ 61.34	30	Dev. Coord. Manager	$ 122.67	$ 61.34
12	Staff 4	15	Zoning Coordinator	$ 93.23	$ 23.31	15	Zoning Coordinator	$ 93.23	$ 23.31
13	Totals for Direct Department Activity	330			$ 416.29	330			$ 416.29

[1] Estimated typical time spent on specific development coordination services activity.

	Direct Development Coordination Labor Overhead Factor		
14	Percent of Labor Cost	2.00%	2.00%
15	Allocated Amount	$8.33	$8.33
	Supervisory Factor		
16	Percent of Labor Cost	0.00%	0.00%
17	Allocated Amount	$0.00	$0.00
18	**Total Identified Cost**	$424.62	$424.62
19	**Proposed Fee (Rounded)**	**$425.00**	**$425.00**

Exhibit 2-19

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Alternative Parking Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Alternative Signs Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Master Sign Plan Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities												
	Pre-application												
1	Staff 1	-	Planning Technician	$ 52.07	$ -	-	Planning Technician	$ 52.07	$ -	-	Planning Technician	$ 52.07	$ -
2	Staff 2	30	Urban Planner II	$ 62.02	$ 31.01	30	Urban Planner II	$ 62.02	$ 31.01	60	Urban Planner II	$ 62.02	$ 62.02
3	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Application Review												
4	Staff 1	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04
5	Staff 2	30	Urban Planner II	$ 62.02	$ 31.01	30	Urban Planner II	$ 62.02	$ 31.01	30	Urban Planner II	$ 62.02	$ 31.01
6	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Other Dept. Review												
7	Staff 1	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04	30	Planning Technician	$ 52.07	$ 26.04
8	Staff 2	90	Other Dept. Staff	$ 95.00	$ 142.50	45	Urban Planner II	$ 62.02	$ 46.52	120	Urban Planner II	$ 62.02	$ 124.04
9	Staff 3	60	Legal Staff	$ 139.00	$ 139.00	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Staff Report												
10	Staff 1	120	Urban Planner II	$ 62.02	$ 124.04	120	Urban Planner II	$ 62.02	$ 124.04	120	Urban Planner II	$ 62.02	$ 124.04
11	Staff 2	-	Planning Technician	$ 52.07	$ -	-	Planning Technician	$ 52.07	$ -	-	Planning Technician	$ 52.07	$ -
	Staff 3	30	Dev. Coord. Manager	$ 122.67	$ 61.34	30	Dev. Coord. Manager	$ 122.67	$ 61.34	60	Dev. Coord. Manager	$ 122.67	$ 122.67
12	Staff 4	15	Zoning Coordinator	$ 93.23	$ 23.31	15	Zoning Coordinator	$ 93.23	$ 23.31	60	Zoning Coordinator	$ 93.23	$ 93.23
13	Totals for Direct Department Activity	435			$ 604.29	330			$ 369.31	510			$ 609.09

[1] Estimated typical time spent on specific development coordination services activity.

	Direct Development Coordination Labor Overhead Factor			
14	Percent of Labor Cost	2.00%	2.00%	2.00%
15	Allocated Amount	$12.09	$7.39	$12.18
	Supervisory Factor			
16	Percent of Labor Cost	0.00%	0.00%	0.00%
17	Allocated Amount	$0.00	$0.00	$0.00
18	**Total Identified Cost**	$616.38	$376.70	$621.27
19	**Proposed Fee (Rounded)**	**$620.00**	**$380.00**	**$625.00**

Exhibit 2-20

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Commercial Tent Review Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Commercial Tent Renewal Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities								
	Application Review								
1	Staff 1	30	Dev. Coord. Manager	$ 122.67	$ 61.34	30	Dev. Coord. Manager	$ 122.67	$ 61.34
2	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
3	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
4	Totals for Direct Department Activity	30			$ 61.34	30			$ 61.34
	[1] Estimated typical time spent on specific development coordination services activity.								
	Direct Development Coordination Labor Overhead Factor								
5	Percent of Labor Cost				2.00%				2.00%
6	Allocated Amount				$1.23				$1.23
	Supervisory Factor								
7	Percent of Labor Cost				0.00%				0.00%
8	Allocated Amount				$0.00				$0.00
9	**Total Identified Cost**				$62.57				$62.57
10	**Proposed Fee (Rounded)**				**$65.00**				**$65.00**

Exhibit 2-21

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Dog-Friendly Restaurant Permit per year (pro-rated) Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Business Operating Permit Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities								
	Application Review								
1	Staff 1	180	Urban Planner	$ 59.46	$ 178.38	30	Urban Planner	$ 59.46	$ 29.73
2	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
3	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	TPD Review (Background Check)								
4	Staff 1	-	Placeholder	$ -	$ -	30	Other Dept. Staff	$ 95.00	$ 47.50
5	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
6	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Verify Results and Issue Permit								
7	Staff 1	-	Placeholder	$ -	$ -	45	Urban Planner	$ 59.46	$ 44.60
8	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
9	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
10	Totals for Direct Department Activity	180			$ 178.38	105			$ 121.83
	[1] Estimated typical time spent on specific development coordination services activity.								
	Direct Development Coordination Labor Overhead Factor								
11	Percent of Labor Cost				2.00%				2.00%
12	Allocated Amount				$3.57				$2.44
	Supervisory Factor								
13	Percent of Labor Cost				31.00%				31.00%
14	Allocated Amount				$55.30				$37.77
15	**Total Identified Cost**				$237.25				$162.04
16	**Proposed Fee (Rounded)**				**$240.00**				**$165.00**

Exhibit 2-22

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Lot Splits without Property Line Adjustment: Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Zoning Covenant: Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities								
	Assignment of application								
1	Staff 1	15	Zoning Coordinator	$ 93.23	$ 23.31	15	Zoning Coordinator	$ 93.23	$ 23.31
2	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
3	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Staff Report								
4	Staff 1	60	Urban Planner	$ 59.46	$ 59.46	30	Dev. Coord. Manager	$ 122.67	$ 61.34
5	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
6	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
7	Totals for Direct Department Activity	75			$ 82.77	45			$ 84.65
	Direct Development Coordination Labor Overhead Factor								
8	Percent of Labor Cost				2.00%				2.00%
9	Allocated Amount				$1.66				$1.69
	Supervisory Factor								
10	Percent of Labor Cost				31.00%				0.00%
11	Allocated Amount				$25.66				$0.00
12	**Total Identified Cost**				$110.09				$86.34
13	**Proposed Fee (Rounded)**				**$115.00**				**$90.00**

[1] Estimated typical time spent on specific development coordination services activity.

Exhibit 2-23

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Preliminary Plat Est. Time (Minutes) [1]	Preliminary Plat Personnel Assigned	Preliminary Plat Hourly Rate	Preliminary Plat Cost	Final Plat Est. Time (Minutes) [1]	Final Plat Personnel Assigned	Final Plat Hourly Rate	Final Plat Cost
	Direct Department Staff Activities								
	Pre-application								
1	Staff 1	30	Urban Planner III	$ 83.37	$ 41.69	30	Urban Planner III	$ 83.37	$ 41.69
2	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
3	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Application Intake and Review (for completeness)								
4	Staff 1	45	Planning Technician	$ 52.07	$ 39.05	45	Planning Technician	$ 52.07	$ 39.05
5	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
6	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Staff Review								
7	Staff 1	1,350	Other Dept. Staff	$ 95.00	$ 2,137.50	1,350	Other Dept. Staff	$ 95.00	$ 2,137.50
8	Staff 2	90	Urban Planner III	$ 83.37	$ 125.06	90	Urban Planner III	$ 83.37	$ 125.06
9	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Finalization								
10	Staff 1	60	Urban Planner III	$ 83.37	$ 83.37	60	Urban Planner III	$ 83.37	$ 83.37
11	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
12	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
13	Totals for Direct Department Activity	1,575			$ 2,426.67	1,575			$ 2,426.67

[1] Estimated typical time spent on specific development coordination services activity.

	Direct Development Coordination Labor Overhead Factor		
14	Percent of Labor Cost	2.00%	2.00%
15	Allocated Amount	$48.53	$48.53
	Supervisory Factor		
16	Percent of Labor Cost	31.00%	31.00%
17	Allocated Amount	$752.27	$752.27
18	**Total Identified Cost**	$3,227.47	$3,227.47
19	**Proposed Fee (Rounded)**	**$3,230.00**	**$3,230.00**

Exhibit 2-24

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Infrastructure Construction Plan <19 units: Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Infrastructure Construction Plan >19 units: Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities								
	Pre-application								
1	Staff 1	30	Urban Planner III	$ 83.37	$ 41.69	30	Urban Planner III	$ 83.37	$ 41.69
2	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
3	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Application Intake and Review (for completeness)								
4	Staff 1	45	Planning Technician	$ 52.07	$ 39.05	45	Urban Planner III	$ 83.37	$ 62.53
5	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
6	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Staff Review (Standard Level)								
7	Staff 1	1,170	Other Dept. Staff	$ 95.00	$ 1,852.50	840	Other Dept. Staff	$ 95.00	$ 1,330.00
8	Staff 2	90	Urban Planner III	$ 83.37	$ 125.06	90	Urban Planner III	$ 83.37	$ 125.06
9	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Staff Review (Increased Level of Effort)								
10	Staff 1	720	Other Dept. Staff	$ 95.00	$ 1,140.00	3,360	Other Dept. Staff	$ 95.00	$ 5,320.00
11	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
12	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
13	Totals for Direct Department Activity	2,055			$ 3,198.30	4,365			$ 6,879.28

[1] Estimated typical time spent on specific development coordination services activity.

	Direct Development Coordination Labor Overhead Factor		
14	Percent of Labor Cost	2.00%	2.00%
15	Allocated Amount	$63.97	$137.59
	Supervisory Factor		
16	Percent of Labor Cost	31.00%	31.00%
17	Allocated Amount	$991.47	$2,132.58
18	**Total Identified Cost**	$4,253.74	$9,149.45
19	**Proposed Fee (Rounded)**	**$4,255.00**	**$9,150.00**

Exhibit 2-25

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Filing & Reproduction Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities				
	File paperwork at County Clerk's office				
1	Staff 1	240	Urban Planner III	$ 83.37	$ 333.48
2	Staff 2	-	Placeholder	$ -	$ -
3	Staff 3	-	Placeholder	$ -	$ -
	Obtain signatures from staff				
4	Staff 1	60	Urban Planner III	$ 83.37	$ 83.37
5	Staff 2	60	Administrator for DEO	$ 195.70	$ 195.70
6	Staff 3	-	Placeholder	$ -	$ -
	Recordation Fees				
7	County Clerk Recording Fee				$ 100.00
8	Totals for Direct Department Activity	360			$ 712.55

[1] Estimated typical time spent on specific development coordination services activity.

	Direct Development Coordination Labor Overhead Factor	
9	Percent of Labor Cost	2.00%
10	Allocated Amount	$14.25
	Supervisory Factor	
11	Percent of Labor Cost	0.00%
12	Allocated Amount	$0.00
	Vehicle Usage Allowance	
13	Cost per Hour	$16.68
14	Allocated Amount	$25.02
15	**Total Identified Cost**	$751.82
16	**Proposed Fee (Rounded)**	**$755.00**

Exhibit 2-26

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Vacating unimproved alleys/ROW: Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Vacating improved alleys/ROW: Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Vacating fee per alley/ROW after 1st: Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities												
	Pre-application												
1	Staff 1	60	GIS	$ 78.05	$ 78.05	60	GIS	$ 78.05	$ 78.05	-	Placeholder	$ -	$ -
2	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
3	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Application Review												
4	Staff 1	30	GIS	$ 78.05	$ 39.03	30	GIS	$ 78.05	$ 39.03	-	Placeholder	$ -	$ -
5	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
6	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Internal Coordination												
7	Staff 1	120	ROW & Mapping Coord.	$ 91.15	$ 182.30	120	ROW & Mapping Coord.	$ 91.15	$ 182.30	120	ROW & Mapping Coord.	$ 91.15	$ 182.30
8	Staff 2	135	Other Dept. Staff	$ 95.00	$ 213.75	405	Other Dept. Staff	$ 95.00	$ 641.25	135	Other Dept. Staff	$ 95.00	$ 213.75
9	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Upload files to OnBase and distribute with Legal, prepare noticing paperwork, review Ordinance												
10	Staff 1	30	GIS	$ 78.05	$ 39.03	30	GIS	$ 78.05	$ 39.03	-	Placeholder	$ -	$ -
11	Staff 2	40	ROW & Mapping Coord.	$ 91.15	$ 60.77	40	ROW & Mapping Coord.	$ 91.15	$ 60.77	-	Placeholder	$ -	$ -
12	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Prepare package for Council												
13	Staff 1	15	ROW & Mapping Coord.	$ 91.15	$ 22.79	15	ROW & Mapping Coord.	$ 91.15	$ 22.79	-	Placeholder	$ -	$ -
14	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
15	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Public Hearings												
16	Staff 1	240	ROW & Mapping Coord.	$ 91.15	$ 364.60	240	ROW & Mapping Coord.	$ 91.15	$ 364.60	-	Placeholder	$ -	$ -
17	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
18	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Finalization												
19	Staff 1	15	GIS	$ 78.05	$ 19.51	15	GIS	$ 78.05	$ 19.51	15	GIS	$ 78.05	$ 19.51
20	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
21	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Update Atlas recordkeeping												
22	Staff 1	15	GIS	$ 78.05	$ 19.51	15	GIS	$ 78.05	$ 19.51	15	GIS	$ 78.05	$ 19.51
23	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
24	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
25	Totals for Direct Department Activity	700			$1,039.34	970			$1,466.84	285			$ 435.07
	[1] Estimated typical time spent on specific development coordination services activity.												
	Direct Development Coordination Labor Overhead Factor												
26	Percent of Labor Cost				2.00%				2.00%				2.00%
27	Allocated Amount				$20.79				$29.34				$8.70
	Supervisory Factor												
28	Percent of Labor Cost				31.00%				31.00%				31.00%
29	Allocated Amount				$322.20				$454.72				$134.87
30	**Total Identified Cost**				$1,382.33				$1,950.90				$578.64
31	**Proposed Fee (Rounded)**				**$1,385.00**				**$1,955.00**				**$580.00**

Exhibit 2-27

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Existing Encroachment Est. Time (Minutes) [1]	Existing Encroachment Personnel Assigned	Existing Encroachment Hourly Rate	Existing Encroachment Cost	New Encroachment Est. Time (Minutes) [1]	New Encroachment Personnel Assigned	New Encroachment Hourly Rate	New Encroachment Cost
	Direct Department Staff Activities								
	Pre-application								
1	Staff 1	60	ROW & Mapping Coord.	$ 91.15	$ 91.15	60	ROW & Mapping Coord.	$ 91.15	$ 91.15
2	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
3	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Application intake and invoicing								
4	Staff 1	15	ROW & Mapping Coord.	$ 91.15	$ 22.79	15	ROW & Mapping Coord.	$ 91.15	$ 22.79
5	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
6	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Map legal description and review survey								
7	Staff 1	120	ROW & Mapping Coord.	$ 91.15	$ 182.30	120	ROW & Mapping Coord.	$ 91.15	$ 182.30
8	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
9	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Route plans for other dept review								
10	Staff 1	15	ROW & Mapping Coord.	$ 91.15	$ 22.79	15	ROW & Mapping Coord.	$ 91.15	$ 22.79
11	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
12	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Other dept review								
13	Staff 1	300	Other Dept. Staff	$ 95.00	$ 475.00	600	Other Dept. Staff	$ 95.00	$ 950.00
14	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
15	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Review objections and communicate with applicant								
16	Staff 1	30	ROW & Mapping Coord.	$ 91.15	$ 45.58	30	ROW & Mapping Coord.	$ 91.15	$ 45.58
17	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
18	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Create staff report and send to Legal								
19	Staff 1	15	ROW & Mapping Coord.	$ 91.15	$ 22.79	15	ROW & Mapping Coord.	$ 91.15	$ 22.79
20	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
21	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Legal prepares agreement for City Council meeting								
22	Staff 1	30	Legal Staff	$ 139.00	$ 69.50	30	Legal Staff	$ 139.00	$ 69.50
23	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
24	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Review Legal documentation								
25	Staff 1	10	ROW & Mapping Coord.	$ 91.15	$ 15.19	10	ROW & Mapping Coord.	$ 91.15	$ 15.19
26	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
27	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Create notice to approve encroachment								
28	Staff 1	10	ROW & Mapping Coord.	$ 91.15	$ 15.19	10	ROW & Mapping Coord.	$ 91.15	$ 15.19
29	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
30	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Received resolution and close Accela record								
31	Staff 1	10	ROW & Mapping Coord.	$ 91.15	$ 15.19	10	ROW & Mapping Coord.	$ 91.15	$ 15.19
32	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
33	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -

Exhibit 2-27

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Existing Encroachment Est. Time (Minutes) [1]	Existing Encroachment Personnel Assigned	Existing Encroachment Hourly Rate	Existing Encroachment Cost	New Encroachment Est. Time (Minutes) [1]	New Encroachment Personnel Assigned	New Encroachment Hourly Rate	New Encroachment Cost
	Direct Department Staff Activities								
	Update Atlas recordkeeping								
34	Staff 1	15	ROW & Mapping Coord.	$ 91.15	$ 22.79	15	ROW & Mapping Coord.	$ 91.15	$ 22.79
35	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
36	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
37	Totals for Direct Department Activity	630			$ 1,000.26	930			$ 1,475.26

[1] Estimated typical time spent on specific development coordination services activity.

	Direct Development Coordination Labor Overhead Factor								
38	Percent of Labor Cost				2.00%				2.00%
39	Allocated Amount				$20.01				$29.51
	Supervisory Factor								
40	Percent of Labor Cost				31.00%				31.00%
41	Allocated Amount				$310.08				$457.33
42	**Total Identified Cost**				$1,330.35				$1,962.10
43	**Proposed Fee (Rounded)**				**$1,335.00**				**$1,965.00**

Exhibit 2-28

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Release of Easement - one (1) utility only: Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Release of Easement - all general utilities: Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities								
	Pre-application								
1	Staff 1	60	GIS	$ 78.05	$ 78.05	60	GIS	$ 78.05	$ 78.05
2	Staff 2	-	Planning Technician	$ 52.07	$ -	-	Planning Technician	$ 52.07	$ -
3	Staff 3	-	Planning Technician	$ 52.07	$ -	-	Planning Technician	$ 52.07	$ -
	Application Review								
4	Staff 1	30	GIS	$ 78.05	$ 39.03	30	GIS	$ 78.05	$ 39.03
5	Staff 2	30	Other Dept. Staff	$ 95.00	$ 47.50	300	Other Dept. Staff	$ 95.00	$ 475.00
6	Staff 3	-	Planning Technician	$ 52.07	$ -	-	Planning Technician	$ 52.07	$ -
	Prepare release of easement document								
7	Staff 1	60	GIS	$ 78.05	$ 78.05	60	GIS	$ 78.05	$ 78.05
8	Staff 2	-	Planning Technician	$ 52.07	$ -	-	Urban Planner	$ 59.46	$ -
9	Staff 3	-	Urban Planner	$ 59.46	$ -	-	Urban Planner	$ 59.46	$ -
	Director / Legal review time								
10	Staff 1	10	Administrator for DEO	$ 195.70	$ 32.62	10	Administrator for DEO	$ 195.70	$ 32.62
11	Staff 2	10	Legal Staff	$ 139.00	$ 23.17	10	Legal Staff	$ 139.00	$ 23.17
12	Staff 3	-	Urban Planner	$ 59.46	$ -	-	Urban Planner	$ 59.46	$ -
	Update Atlas recordkeeping								
13	Staff 1	15	GIS	$ 78.05	$ 19.51	15	GIS	$ 78.05	$ 19.51
14	Staff 2	-	Forester Examiner	$ 57.63	$ -	-	Forester Examiner	$ 57.63	$ -
15	Staff 3	-	Planning Technician	$ 52.07	$ -	-	Planning Technician	$ 52.07	$ -
16	Totals for Direct Department Activity	215			$ 317.93	485			$ 745.43

[1] Estimated typical time spent on specific development coordination services activity.

	Direct Development Coordination Labor Overhead Factor		
17	Percent of Labor Cost	2.00%	2.00%
18	Allocated Amount	$6.36	$14.91
	Supervisory Factor		
19	Percent of Labor Cost	31.00%	31.00%
20	Allocated Amount	$98.56	$231.08
21	**Total Identified Cost**	$422.85	$991.42
22	**Proposed Fee (Rounded)**	**$425.00**	**$995.00**

Exhibit 2-29

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Change of Address - 1st address: Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Change of Address fee for each additional address after 1st: Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Address Assignment (per address over 19th): Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities												
	Process request, coordinate with external agencies, finalize address change												
1	Staff 1	30	GIS	$ 78.05	$ 39.03	15	GIS	$ 78.05	$ 19.51	-	GIS	$ 78.05	$ -
2	Staff 2	-	Urban Planner	$ 59.46	$ -	-	Urban Planner	$ 59.46	$ -	-	Urban Planner	$ 59.46	$ -
3	Staff 3	-	Urban Planner	$ 59.46	$ -	-	Urban Planner	$ 59.46	$ -	-	Urban Planner	$ 59.46	$ -
	Review request & coordinate with other dept												
4	Staff 1	-	Urban Planner	$ 59.46	$ -	-	Urban Planner	$ 59.46	$ -	10	GIS	$ 78.05	$ 13.01
5	Staff 2	-	Urban Planner	$ 59.46	$ -	-	Urban Planner	$ 59.46	$ -	-	Urban Planner	$ 59.46	$ -
6	Staff 3	-	Urban Planner	$ 59.46	$ -	-	Urban Planner	$ 59.46	$ -	-	Urban Planner	$ 59.46	$ -
	Update address in GIS												
7	Staff 1	-	GIS	$ 78.05	$ -	-	GIS	$ 78.05	$ -	10	GIS	$ 78.05	$ 13.01
8	Staff 2	-	Urban Planner	$ 59.46	$ -	-	Urban Planner	$ 59.46	$ -	-	Urban Planner	$ 59.46	$ -
9	Staff 3	-	Urban Planner	$ 59.46	$ -	-	Urban Planner	$ 59.46	$ -	-	Urban Planner	$ 59.46	$ -
10	Totals for Direct Department Activity	30			$ 39.03	15			$ 19.51	20			$ 26.02
	[1] Estimated typical time spent on specific development coordination services activity.												
	Direct Development Coordination Labor Overhead Factor												
11	Percent of Labor Cost				2.00%				2.00%				2.00%
12	Allocated Amount				$0.78				$0.39				$0.52
	Supervisory Factor												
13	Percent of Labor Cost				31.00%				31.00%				31.00%
14	Allocated Amount				$12.10				$6.05				$8.07
15	**Total Identified Cost**				$51.91				$25.95				$34.61
16	**Proposed Fee (Rounded)**				**$55.00**				**$30.00**				**$35.00**

Exhibit 2-30

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Annexations Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities				
	Pre-application				
1	Staff 1	30	Dev. Coord. Manager	$ 122.67	$ 61.34
2	Staff 2		Placeholder	$ -	$ -
3	Staff 3		Placeholder	$ -	$ -
4	Staff 4		Placeholder	$ -	$ -
	Application Intake and Review (for completeness)				
5	Staff 1	60	Planning Technician	$ 52.07	$ 52.07
6	Staff 2	-	Placeholder	$ -	$ -
7	Staff 3	-	Placeholder	$ -	$ -
	Departmental Review				
8	Staff 1	30	Planning Technician	$ 52.07	$ 26.04
9	Staff 2	150	Other Dept. Staff	$ 95.00	$ 237.50
10	Staff 3	60	Legal Staff	$ 139.00	$ 139.00
	Staff Report				
11	Staff 1	60	Dev. Coord. Manager	$ 122.67	$ 122.67
12	Staff 2	60	Legal Staff	$ 139.00	$ 139.00
13	Staff 3	120	ROW & Mapping Coord.	$ 91.15	$ 182.30
14	Staff 4			$ -	$ -
	City Council Preparation & First/Second Readings				
15	Staff 1	90	Dev. Coord. Manager	$ 122.67	$ 184.01
16	Staff 2	120	Legal Staff	$ 139.00	$ 278.00
17	Staff 3			$ -	$ -
	Finalization				
18	Staff 1	60	ROW & Mapping Coord.	$ 91.15	$ 91.15
19	Staff 2	-	Placeholder	$ -	$ -
20	Staff 3	-	Placeholder	$ -	$ -
21	Totals for Direct Department Activity	840			$ 1,513.08

Exhibit 2-30

City of Tampa
2026 Development Coordination Fee Analysis

Development of Development Coordination Fees

Line No.	Description	Annexations Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	[1] Estimated typical time spent on specific development coordination services activity.				
	Direct Development Coordination Overhead Factor				
22	Percent of Labor Cost				2.00%
23	Allocated Amount				$30.26
	Supervisory Factor				
24	Percent of Labor Cost				0.00%
25	Allocated Amount				$0.00
26	**Total Identified Cost**				$1,543.34
27	**Proposed Fee (Rounded)**				**$1,545.00**

Exhibit 2-31

City of Tampa
2026 Development Coordination Fee Analysis

Development of Petition for Review Fees

Line No.	Description	Decision of Variance Review Board				Decision of the Zoning Administrator			
		Est. Time (Minutes)	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes)	Personnel Assigned	Hourly Rate	Cost
	Direct Staff Activities								
	Petition for review if filed with Clerk; Clerk places item on Council agenda								
1	Staff 1	30	Dev. Coord. Manager	$ 122.67	$ 61.34	45	Clerk Staff	$ 49.73	$ 37.30
2	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
3	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Review of the petition for review document filed								
4	Staff 1	120	Zoning Supervisor	$ 113.59	$ 227.18	60	Legal Staff	$ 139.00	$ 139.00
5	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
6	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Clerk notifies applicant when hearing is scheduled								
7	Staff 1	300	Urban Planner II	$ 62.02	$ 310.10	15	Clerk Staff	$ 49.73	$ 12.43
8	Staff 2	300	Zoning Coordinator	$ 93.23	$ 466.15	-	Placeholder	$ -	$ -
9	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Staff and Legal receive copy of Petition. PPT uploads into Accela								
10	Staff 1	300	Planning Technician	$ 52.07	$ 260.35	30	Planning Technician	$ 52.07	$ 26.04
11	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
12	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Contact Department head for initial discussions								
13	Staff 1	-	Placeholder	$ -	$ -	30	Legal Staff	$ 139.00	$ 69.50
14	Staff 2	-	Placeholder	$ -	$ -	30	Dev. Coord. Manager	$ 122.67	$ 61.34
15	Staff 3	-	Placeholder	$ -	$ -	-	Dev. Coord. Manager	$ 122.67	$ -
	Data Gathering								
16	Staff 1	-	Placeholder	$ -	$ -	150	Legal Staff	$ 139.00	$ 347.50
17	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
18	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Data Review								
19	Staff 1	-	Placeholder	$ -	$ -	240	Legal Staff	$ 139.00	$ 556.00
20	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
21	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Miscellaneous Discussions with dept head and other staff								
22	Staff 1	-	Placeholder	$ -	$ -	120	Legal Staff	$ 139.00	$ 278.00
23	Staff 2	-	Placeholder	$ -	$ -	60	Dev. Coord. Manager	$ 122.67	$ 122.67
24	Staff 3	-	Placeholder	$ -	$ -	60	Zoning Supervisor	$ 113.59	$ 113.59
	Dept staff handles the appeal								
25	Staff 1	-	Placeholder	$ -	$ -	240	Zoning Supervisor	$ 113.59	$ 454.36
26	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
27	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Report reviewed by supervisor								
28	Staff 1	-	Placeholder	$ -	$ -	60	Dev. Coord. Manager	$ 122.67	$ 122.67
29	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
30	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Dept staff emails ppt to city clerk and council								
31	Staff 1	-	Placeholder	$ -	$ -	15	Dev. Coord. Manager	$ 122.67	$ 30.67
32	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
33	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Meetings with dept head to prep for review hearing								
34	Staff 1	-	Placeholder	$ -	$ -	120	Legal Staff	$ 139.00	$ 278.00
35	Staff 2	-	Placeholder	$ -	$ -	120	Dev. Coord. Manager	$ 122.67	$ 245.34
36	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -

Exhibit 2-31

City of Tampa
2026 Development Coordination Fee Analysis

Development of Petition for Review Fees

Line No.	Description	Decision of Variance Review Board				Decision of the Zoning Administrator			
		Est. Time (Minutes)	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes)	Personnel Assigned	Hourly Rate	Cost
	Direct Staff Activities								
	Preparation of documents for distribution								
37	Staff 1	-	Placeholder	$ -	$ -	60	Legal Staff	$ 139.00	$ 139.00
38	Staff 2	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
39	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	City Council Meeting								
40	Staff 1	-	Placeholder	$ -	$ -	120	Legal Staff	$ 139.00	$ 278.00
41	Staff 2	-	Placeholder	$ -	$ -	120	Dev. Coord. Manager	$ 122.67	$ 245.34
42	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
43	Totals for Direct Department Activity	1,050			$ 1,325.12	1,695			$ 3,556.75
44	**Total Identified Cost**				$1,325.12				$3,556.75
45	**Proposed Fee (Rounded)**				**$1,330.00**				**$3,560.00**

Exhibit 2-32

City of Tampa
2026 Development Coordination Fee Analysis

Development of Petition for Review Fees

Line No.	Description	Formal Decision of Zoning Administrator Est. Time (Minutes)	Personnel Assigned	Hourly Rate	Cost
	Direct Staff Activities				
	Review of Petition document filed				
1	Staff 1	60	Legal Staff	$ 139.00	$ 139.00
2	Staff 2	30	Dev. Coord. Manager	$ 122.67	$ 61.34
3	Staff 3	-	Placeholder	$ -	$ -
	Clerk provides notice and signs				
4	Staff 1	45	Clerk Staff	$ 49.73	$ 37.30
5	Staff 2	-	Placeholder	$ -	$ -
6	Staff 3	-	Placeholder	$ -	$ -
	Contact Dept head for initial discussions				
7	Staff 1	30	Legal Staff	$ 139.00	$ 69.50
8	Staff 2	30	Dev. Coord. Manager	$ 122.67	$ 61.34
9	Staff 3	-	Placeholder	$ -	$ -
	Data Gathering				
10	Staff 1	240	Legal Staff	$ 139.00	$ 556.00
11	Staff 2	-	Placeholder	$ -	$ -
12	Staff 3	-	Placeholder	$ -	$ -
	Data Review				
13	Staff 1	480	Legal Staff	$ 139.00	$ 1,112.00
14	Staff 2	-	Placeholder	$ -	$ -
15	Staff 3	-	Placeholder	$ -	$ -
	Miscellaneous discussions with department heads and other staff				
16	Staff 1	120	Legal Staff	$ 139.00	$ 278.00
17	Staff 2	120	Dev. Coord. Manager	$ 122.67	$ 245.34
18	Staff 3	-	Placeholder	$ -	$ -
	Meetings with department head to prep for petition hearing				
19	Staff 1	120	Legal Staff	$ 139.00	$ 278.00
20	Staff 2	120	Dev. Coord. Manager	$ 122.67	$ 245.34
21	Staff 3	-	Placeholder	$ -	$ -
	Preparation of hearing documents				
22	Staff 1	120	Legal Staff	$ 139.00	$ 278.00
23	Staff 2	-	Placeholder	$ -	$ -
24	Staff 3	-	Placeholder	$ -	$ -
	City Council hearing				
25	Staff 1	240	Legal Staff	$ 139.00	$ 556.00
26	Staff 2	240	Dev. Coord. Manager	$ 122.67	$ 490.68
27	Staff 3	-	Placeholder	$ -	$ -
28	Totals for Direct Department Activity	1,995			$ 4,407.84
29	**Total Identified Cost**				$4,407.84
30	**Proposed Fee (Rounded)**				**$4,410.00**

Exhibit 3-1

City of Tampa
2026 Architectural Review & Historic Preservation Fee Analysis

Development of Architectural Review & Historic Preservation Fees

Line No.	Description	New Construction or Addition - Residential				New Construction or Addition - Commercial			
		Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities								
	Pre-application								
1	Staff 1	60	Planning Technician	$ 43.57	$ 43.57	60	Planning Technician	$ 43.57	$ 43.57
2	Staff 2	30	Historic Preservation Technician	$ 70.07	$ 35.04	30	Historic Preservation Technician	$ 70.07	$ 35.04
3	Staff 3	60	Historic Preservation Specialist	$ 73.08	$ 73.08	60	Historic Preservation Specialist	$ 73.08	$ 73.08
	Application Review								
4	Staff 1	60	Planning Technician	$ 43.57	$ 43.57	60	Planning Technician	$ 43.57	$ 43.57
5	Staff 2	30	Historic Preservation Technician	$ 70.07	$ 35.04	30	Historic Preservation Technician	$ 70.07	$ 35.04
6	Staff 3	30	Historic Preservation Specialist	$ 73.08	$ 36.54	30	Historic Preservation Specialist	$ 73.08	$ 36.54
	Distribute application details to HPDRC & meeting								
7	Staff 1	30	Planning Technician	$ 43.57	$ 21.79	30	Planning Technician	$ 43.57	$ 21.79
8	Staff 2	15	Historic Preservation Technician	$ 70.07	$ 17.52	15	Historic Preservation Technician	$ 70.07	$ 17.52
9	Staff 3	60	Historic Preservation Specialist	$ 73.08	$ 73.08	60	Historic Preservation Specialist	$ 73.08	$ 73.08
10	Staff 4	450	Other Dept. Staff	$ 95.00	$ 712.50	450	Other Dept. Staff	$ 95.00	$ 712.50
11	Staff 5	30	Legal Staff	$ 139.00	$ 69.50	30	Legal Staff	$ 139.00	$ 69.50
	Exhibit submission review								
12	Staff 1	30	Planning Technician	$ 43.57	$ 21.79	30	Planning Technician	$ 43.57	$ 21.79
13	Staff 2	15	Historic Preservation Technician	$ 70.07	$ 17.52	15	Historic Preservation Technician	$ 70.07	$ 17.52
14	Staff 3	30	Historic Preservation Specialist	$ 73.08	$ 36.54	30	Historic Preservation Specialist	$ 73.08	$ 36.54
	Staff Report								
15	Staff 1	20	Planning Technician	$ 43.57	$ 14.52	20	Planning Technician	$ 43.57	$ 14.52
16	Staff 2	10	Historic Preservation Technician	$ 70.07	$ 11.68	10	Historic Preservation Technician	$ 70.07	$ 11.68
17	Staff 3	60	Historic Preservation Specialist	$ 73.08	$ 73.08	60	Historic Preservation Specialist	$ 73.08	$ 73.08
18	Staff 4	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35
	Agenda Review								
19	Staff 1	20	Historic Preservation Specialist	$ 73.08	$ 24.36	20	Historic Preservation Specialist	$ 73.08	$ 24.36
20	Staff 2	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35
21	Staff 3	20	Legal Staff	$ 139.00	$ 46.33	20	Legal Staff	$ 139.00	$ 46.33
	Public Hearing								
22	Staff 1	60	Planning Technician	$ 43.57	$ 43.57	60	Planning Technician	$ 43.57	$ 43.57
23	Staff 2	60	Historic Preservation Specialist	$ 73.08	$ 73.08	75	Historic Preservation Specialist	$ 73.08	$ 91.35
24	Staff 3	60	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 106.04	75	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 132.55
25	Staff 4	60	Legal Staff	$ 139.00	$ 139.00	60	Legal Staff	$ 139.00	$ 139.00
	Meeting Minutes & Upload Documents from Meeting								
26	Staff 1	45	Planning Technician	$ 43.57	$ 32.68	45	Planning Technician	$ 43.57	$ 32.68
27	Staff 2	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35
	Decision Letter								
28	Staff 1	30	Planning Technician	$ 43.57	$ 21.79	30	Planning Technician	$ 43.57	$ 21.79
29	Staff 2	20	Historic Preservation Specialist	$ 73.08	$ 24.36	20	Historic Preservation Specialist	$ 73.08	$ 24.36
30	Staff 3	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35
	Issuance of Certificate of Appropriateness								
31	Staff 1	30	Planning Technician	$ 43.57	$ 21.79	30	Planning Technician	$ 43.57	$ 21.79
32	Staff 2	15	Historic Preservation Technician	$ 70.07	$ 17.52	15	Historic Preservation Technician	$ 70.07	$ 17.52
33	Staff 3	60	Historic Preservation Specialist	$ 73.08	$ 73.08	75	Historic Preservation Specialist	$ 73.08	$ 91.35
	Finalization & Close Record in Accela								
34	Staff 1	15	Planning Technician	$ 43.57	$ 10.89	15	Planning Technician	$ 43.57	$ 10.89
35	Staff 2	8	Historic Preservation Technician	$ 70.07	$ 8.76	8	Historic Preservation Technician	$ 70.07	$ 8.76
36	Totals for Direct Department Activity	1,603			$2,121.01	1,648			$2,184.06
	[1] Estimated typical time spent on specific service-related activity.								
	Direct Labor Overhead Factor								
37	Percent of Labor Cost				3.00%				3.00%
38	Allocated Amount				$63.63				$65.52
	Supervisory Factor								
39	Percent of Labor Cost				27.00%				27.00%
40	Allocated Amount				$572.67				$589.70
41	**Total Identified Cost**				$2,757.31				$2,839.28
42	**Proposed Fee (Rounded)**				**$2,760.00**				**$2,840.00**

Exhibit 3-2

City of Tampa
2026 Architectural Review & Historic Preservation Fee Analysis

Development of Architectural Review & Historic Preservation Fees

Line No.	Description	Demolition/Relocation of Contributing Structure - Residential				Demolition/Relocation of Contributing Structure - Commercial			
		Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities								
	Pre-application								
1	Staff 1	60	Planning Technician	$ 43.57	$ 43.57	60	Planning Technician	$ 43.57	$ 43.57
2	Staff 2	30	Historic Preservation Technician	$ 70.07	$ 35.04	30	Historic Preservation Technician	$ 70.07	$ 35.04
3	Staff 3	60	Historic Preservation Specialist	$ 73.08	$ 73.08	60	Historic Preservation Specialist	$ 73.08	$ 73.08
	Application Review								
4	Staff 1	60	Planning Technician	$ 43.57	$ 43.57	60	Planning Technician	$ 43.57	$ 43.57
5	Staff 2	30	Historic Preservation Technician	$ 70.07	$ 35.04	30	Historic Preservation Technician	$ 70.07	$ 35.04
6	Staff 3	30	Historic Preservation Specialist	$ 73.08	$ 36.54	30	Historic Preservation Specialist	$ 73.08	$ 36.54
	Exhibit submission review								
7	Staff 1	30	Planning Technician	$ 43.57	$ 21.79	30	Planning Technician	$ 43.57	$ 21.79
8	Staff 2	15	Historic Preservation Technician	$ 70.07	$ 17.52	15	Historic Preservation Technician	$ 70.07	$ 17.52
9	Staff 3	90	Historic Preservation Specialist	$ 73.08	$ 109.62	120	Historic Preservation Specialist	$ 73.08	$ 146.16
10	Staff 4	30	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 53.02	60	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 106.04
	Staff Report								
11	Staff 1	30	Planning Technician	$ 43.57	$ 21.79	30	Planning Technician	$ 43.57	$ 21.79
	Staff 2	15	Historic Preservation Technician	$ 70.07	$ 17.52	15	Historic Preservation Technician	$ 70.07	$ 17.52
12	Staff 3	60	Historic Preservation Specialist	$ 73.08	$ 73.08	75	Historic Preservation Specialist	$ 73.08	$ 91.35
13	Staff 4	30	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 53.02	60	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 106.04
	Agenda Review								
14	Staff 1	20	Historic Preservation Specialist	$ 73.08	$ 24.36	20	Historic Preservation Specialist	$ 73.08	$ 24.36
15	Staff 2	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35
16	Staff 3	20	Legal Staff	$ 139.00	$ 46.33	20	Legal Staff	$ 139.00	$ 46.33
	Public Hearing								
17	Staff 1	60	Planning Technician	$ 43.57	$ 43.57	60	Planning Technician	$ 43.57	$ 43.57
18	Staff 2	60	Historic Preservation Specialist	$ 73.08	$ 73.08	75	Historic Preservation Specialist	$ 73.08	$ 91.35
19	Staff 3	60	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 106.04	75	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 132.55
20	Staff 4	60	Legal Staff	$ 139.00	$ 139.00	60	Legal Staff	$ 139.00	$ 139.00
	Meeting Minutes & Upload Documents from Meeting								
21	Staff 1	45	Planning Technician	$ 43.57	$ 32.68	45	Planning Technician	$ 43.57	$ 32.68
22	Staff 2	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35
	Decision Letter								
23	Staff 1	30	Planning Technician	$ 43.57	$ 21.79	30	Planning Technician	$ 43.57	$ 21.79
24	Staff 2	20	Historic Preservation Specialist	$ 73.08	$ 24.36	20	Historic Preservation Specialist	$ 73.08	$ 24.36
25	Staff 3	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35
	Issuance of Certificate of Appropriateness								
26	Staff 1	30	Planning Technician	$ 43.57	$ 21.79	30	Planning Technician	$ 43.57	$ 21.79
27	Staff 2	15	Historic Preservation Technician	$ 70.07	$ 17.52	15	Historic Preservation Technician	$ 70.07	$ 17.52
28	Staff 3	15	Historic Preservation Specialist	$ 73.08	$ 18.27	15	Historic Preservation Specialist	$ 73.08	$ 18.27
	Finalization & Close Record in Accela								
29	Staff 1	15	Planning Technician	$ 43.57	$ 10.89	15	Planning Technician	$ 43.57	$ 10.89
30	Staff 2	8	Historic Preservation Technician	$ 70.07	$ 8.76	8	Historic Preservation Technician	$ 70.07	$ 8.76
31	Totals for Direct Department Activity	1,088			$1,328.69	1,223			$1,534.32

[1] Estimated typical time spent on specific service-related activity.

	Direct Labor Overhead Factor		
32	Percent of Labor Cost	3.00%	3.00%
33	Allocated Amount	$39.86	$46.03
	Supervisory Factor		
34	Percent of Labor Cost	27.00%	27.00%
35	Allocated Amount	$358.75	$414.27
36	**Total Identified Cost**	$1,727.30	$1,994.62
37	**Proposed Fee (Rounded)**	**$1,730.00**	**$1,995.00**

Exhibit 3-3

City of Tampa
2026 Architectural Review & Historic Preservation Fee Analysis

Development of Architectural Review & Historic Preservation Fees

Line No.	Description	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
			Variance (Public Hearing)		
	Direct Department Staff Activities				
	Pre-application				
1	Staff 1	60	Planning Technician	$ 43.57	$ 43.57
2	Staff 2	30	Historic Preservation Technician	$ 70.07	$ 35.04
3	Staff 3	60	Historic Preservation Specialist	$ 73.08	$ 73.08
	Application Review				
4	Staff 1	60	Planning Technician	$ 43.57	$ 43.57
5	Staff 2	30	Historic Preservation Technician	$ 70.07	$ 35.04
6	Staff 3	30	Historic Preservation Specialist	$ 73.08	$ 36.54
	Distribute application details to HPDRC & meeting / Review by other depts				
7	Staff 1	30	Planning Technician	$ 43.57	$ 21.79
8	Staff 2	15	Historic Preservation Technician	$ 70.07	$ 17.52
9	Staff 3	30	Historic Preservation Specialist	$ 73.08	$ 36.54
10	Staff 4	120	Other Dept. Staff	$ 95.00	$ 190.00
11	Staff 5	30	Legal Staff	$ 139.00	$ 69.50
	Exhibit submission review				
12	Staff 1	30	Planning Technician	$ 43.57	$ 21.79
13	Staff 2	15	Historic Preservation Technician	$ 70.07	$ 17.52
14	Staff 3	30	Historic Preservation Specialist	$ 73.08	$ 36.54
	Staff Report				
15	Staff 1	20	Planning Technician	$ 43.57	$ 14.52
16	Staff 2	10	Historic Preservation Technician	$ 70.07	$ 11.68
17	Staff 3	20	Historic Preservation Specialist	$ 73.08	$ 24.36
18	Staff 4	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35
	Agenda Review				
19	Staff 1	20	Historic Preservation Specialist	$ 73.08	$ 24.36
20	Staff 2	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35
21	Staff 3	20	Legal Staff	$ 139.00	$ 46.33
	Public Hearing				
22	Staff 1	30	Planning Technician	$ 43.57	$ 21.79
23	Staff 2	30	Historic Preservation Specialist	$ 73.08	$ 36.54
24	Staff 3	30	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 53.02
25	Staff 4	30	Legal Staff	$ 139.00	$ 69.50
	Meeting Minutes & Upload Documents from Meeting				
26	Staff 1	45	Planning Technician	$ 43.57	$ 32.68
27	Staff 2	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35
	Decision Letter				
28	Staff 1	30	Planning Technician	$ 43.57	$ 21.79
29	Staff 2	20	Historic Preservation Specialist	$ 73.08	$ 24.36
30	Staff 3	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35
	Finalization & Close Record in Accela				
31	Staff 1	15	Planning Technician	$ 43.57	$ 10.89
32	Staff 2	8	Historic Preservation Technician	$ 70.07	$ 8.76
	Staff 3	-	Placeholder	$ -	$ -
33	Totals for Direct Department Activity	978			$ 1,220.02

[1] Estimated typical time spent on specific service-related activity.

	Direct Labor Overhead Factor	
34	Percent of Labor Cost	3.00%
35	Allocated Amount	$36.60
	Supervisory Factor	
36	Percent of Labor Cost	27.00%
37	Allocated Amount	$329.41
38	**Total Identified Cost**	$1,586.03
39	**Proposed Fee (Rounded)**	**$1,590.00**

Exhibit 3-4

City of Tampa
2026 Architectural Review & Historic Preservation Fee Analysis

Development of Architectural Review & Historic Preservation Fees

Line No.	Description	Certificate of Appropriateness (Commission Review) Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Certificate of Appropriateness (Administrative Review) Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities								
	Pre-application								
1	Staff 1	60	Planning Technician	$ 43.57	$ 43.57	15	Planning Technician	$ 43.57	$ 10.89
2	Staff 2	30	Historic Preservation Technician	$ 70.07	$ 35.04	8	Historic Preservation Technician	$ 70.07	$ 8.76
3	Staff 3	60	Historic Preservation Specialist	$ 73.08	$ 73.08	30	Historic Preservation Specialist	$ 73.08	$ 36.54
	Application Review								
4	Staff 1	60	Planning Technician	$ 43.57	$ 43.57	15	Planning Technician	$ 43.57	$ 10.89
5	Staff 2	30	Historic Preservation Technician	$ 70.07	$ 35.04	8	Historic Preservation Technician	$ 70.07	$ 8.76
6	Staff 3	30	Historic Preservation Specialist	$ 73.08	$ 36.54	30	Historic Preservation Specialist	$ 73.08	$ 36.54
	Distribute application details to HPDRC & meeting / Review by other depts								
7	Staff 1	30	Planning Technician	$ 43.57	$ 21.79	15	Planning Technician	$ 43.57	$ 10.89
8	Staff 2	15	Historic Preservation Technician	$ 70.07	$ 17.52	8	Historic Preservation Technician	$ 70.07	$ 8.76
9	Staff 3	60	Historic Preservation Specialist	$ 73.08	$ 73.08	30	Historic Preservation Specialist	$ 73.08	$ 36.54
10	Staff 4	450	Other Dept. Staff	$ 95.00	$ 712.50	40	Other Dept. Staff	$ 95.00	$ 63.33
11	Staff 5	30	Legal Staff	$ 139.00	$ 69.50	-	Placeholder	$ -	$ -
	Exhibit submission review								
12	Staff 1	30	Planning Technician	$ 43.57	$ 21.79	15	Planning Technician	$ 43.57	$ 10.89
13	Staff 2	15	Historic Preservation Technician	$ 70.07	$ 17.52	8	Historic Preservation Technician	$ 70.07	$ 8.76
14	Staff 3	30	Historic Preservation Specialist	$ 73.08	$ 36.54	15	Historic Preservation Specialist	$ 73.08	$ 18.27
	Staff Report								
15	Staff 1	20	Planning Technician	$ 43.57	$ 14.52	-	Placeholder	$ -	$ -
16	Staff 2	10	Historic Preservation Technician	$ 70.07	$ 11.68	-	Placeholder	$ -	$ -
17	Staff 3	60	Historic Preservation Specialist	$ 73.08	$ 73.08	-	Placeholder	$ -	$ -
18	Staff 4	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35	-	Placeholder	$ -	$ -
	Agenda Review								
19	Staff 1	20	Historic Preservation Specialist	$ 73.08	$ 24.36	-	Placeholder	$ -	$ -
20	Staff 2	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35	-	Placeholder	$ -	$ -
21	Staff 3	20	Legal Staff	$ 139.00	$ 46.33	-	Placeholder	$ -	$ -
	Public Hearing								
22	Staff 1	60	Planning Technician	$ 43.57	$ 43.57	-	Placeholder	$ -	$ -
23	Staff 2	60	Historic Preservation Specialist	$ 73.08	$ 73.08	-	Placeholder	$ -	$ -
24	Staff 3	60	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 106.04	-	Placeholder	$ -	$ -
25	Staff 4	60	Legal Staff	$ 139.00	$ 139.00	-	Placeholder	$ -	$ -
	Meeting Minutes & Upload Documents from Meeting								
26	Staff 1	45	Planning Technician	$ 43.57	$ 32.68	-	Placeholder	$ -	$ -
27	Staff 2	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35	-	Placeholder	$ -	$ -
	Decision Letter								
28	Staff 1	30	Planning Technician	$ 43.57	$ 21.79	-	Placeholder	$ -	$ -
29	Staff 2	20	Historic Preservation Specialist	$ 73.08	$ 24.36	-	Placeholder	$ -	$ -
30	Staff 3	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35	-	Placeholder	$ -	$ -
	Issuance of Certificate of Appropriateness								
31	Staff 1	30	Planning Technician	$ 43.57	$ 21.79	15	Planning Technician	$ 43.57	$ 10.89
32	Staff 2	15	Historic Preservation Technician	$ 70.07	$ 17.52	8	Historic Preservation Technician	$ 70.07	$ 8.76
33	Staff 3	60	Historic Preservation Specialist	$ 73.08	$ 73.08	20	Historic Preservation Specialist	$ 73.08	$ 24.36
	Finalization & Close Record in Accela								
34	Staff 1	15	Planning Technician	$ 43.57	$ 10.89	15	Planning Technician	$ 43.57	$ 10.89
35	Staff 2	8	Historic Preservation Technician	$ 70.07	$ 8.76	8	Historic Preservation Technician	$ 70.07	$ 8.76
36	Totals for Direct Department Activity	1,603			$ 2,121.01	300			$ 333.48
	[1] Estimated typical time spent on specific service-related activity.								
	Direct Labor Overhead Factor								
37	Percent of Labor Cost				3.00%				3.00%
38	Allocated Amount				$63.63				$10.00
	Supervisory Factor								
39	Percent of Labor Cost				27.00%				27.00%
40	Allocated Amount				$572.67				$90.04
41	**Total Identified Cost**				$2,757.31				$433.52
42	**Proposed Fee (Rounded)**				**$2,760.00**				**$435.00**

Exhibit 3-5

City of Tampa
2026 Architectural Review & Historic Preservation Fee Analysis

Development of Architectural Review & Historic Preservation Fees

Line No.	Description	Tax Exempt Application Pre-Construction Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Tax Exempt Application Post-Construction Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities								
	Pre-application								
1	Staff 1	30	Planning Technician	$ 43.57	$ 21.79	30	Planning Technician	$ 43.57	$ 21.79
2	Staff 2	15	Historic Preservation Technician	$ 70.07	$ 17.52	15	Historic Preservation Technician	$ 70.07	$ 17.52
3	Staff 3	30	Historic Preservation Specialist	$ 73.08	$ 36.54	30	Historic Preservation Specialist	$ 73.08	$ 36.54
	Application Review								
4	Staff 1	15	Planning Technician	$ 43.57	$ 10.89	15	Planning Technician	$ 43.57	$ 10.89
5	Staff 2	8	Historic Preservation Technician	$ 70.07	$ 8.76	8	Historic Preservation Technician	$ 70.07	$ 8.76
6	Staff 3	30	Historic Preservation Specialist	$ 73.08	$ 36.54	30	Historic Preservation Specialist	$ 73.08	$ 36.54
	Legal review								
7	Staff 1	30	Legal Staff	$ 139.00	$ 69.50	30	Legal Staff	$ 139.00	$ 69.50
	Exhibit submission review								
8	Staff 1	30	Planning Technician	$ 43.57	$ 21.79	30	Planning Technician	$ 43.57	$ 21.79
9	Staff 2	15	Historic Preservation Technician	$ 70.07	$ 17.52	15	Historic Preservation Technician	$ 70.07	$ 17.52
10	Staff 3	75	Historic Preservation Specialist	$ 73.08	$ 91.35	75	Historic Preservation Specialist	$ 73.08	$ 91.35
	Staff Report								
11	Staff 1	20	Planning Technician	$ 43.57	$ 14.52	20	Planning Technician	$ 43.57	$ 14.52
12	Staff 2	10	Historic Preservation Technician	$ 70.07	$ 11.68	10	Historic Preservation Technician	$ 70.07	$ 11.68
13	Staff 3	75	Historic Preservation Specialist	$ 73.08	$ 91.35	75	Historic Preservation Specialist	$ 73.08	$ 91.35
14	Staff 4	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35
	Agenda Review								
15	Staff 1	20	Historic Preservation Specialist	$ 73.08	$ 24.36	20	Historic Preservation Specialist	$ 73.08	$ 24.36
16	Staff 2	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35
17	Staff 3	20	Legal Staff	$ 139.00	$ 46.33	20	Legal Staff	$ 139.00	$ 46.33
	Public Hearing								
18	Staff 1	45	Planning Technician	$ 43.57	$ 32.68	45	Planning Technician	$ 43.57	$ 32.68
19	Staff 2	45	Historic Preservation Specialist	$ 73.08	$ 54.81	45	Historic Preservation Specialist	$ 73.08	$ 54.81
20	Staff 3	45	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 79.53	45	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 79.53
21	Staff 4	45	Legal Staff	$ 139.00	$ 104.25	45	Legal Staff	$ 139.00	$ 104.25
	Meeting Minutes & Upload Documents from Meeting								
22	Staff 1	45	Planning Technician	$ 43.57	$ 32.68	45	Planning Technician	$ 43.57	$ 32.68
23	Staff 2	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35
24	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
	Decision Letter								
25	Staff 1	30	Planning Technician	$ 43.57	$ 21.79	30	Planning Technician	$ 43.57	$ 21.79
26	Staff 2	20	Historic Preservation Specialist	$ 73.08	$ 24.36	20	Historic Preservation Specialist	$ 73.08	$ 24.36
27	Staff 3	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35
	Finalization								
28	Staff 1	30	Planning Technician	$ 43.57	$ 21.79	30	Planning Technician	$ 43.57	$ 21.79
29	Staff 2	15	Historic Preservation Technician	$ 70.07	$ 17.52	15	Historic Preservation Technician	$ 70.07	$ 17.52
30	Staff 3	30	Historic Preservation Specialist	$ 73.08	$ 36.54	30	Historic Preservation Specialist	$ 73.08	$ 36.54
31	Staff 4	-	Legal Staff	$ 139.00	$ -	90	Legal Staff	$ 139.00	$ 208.50
	Preparation for City Council & First/Second Reading								
32	Staff 1	-	Placeholder	$ -	$ -	30	Planning Technician	$ 43.57	$ 21.79
	Staff 2	-	Placeholder	$ -	$ -	15	Historic Preservation Technician	$ 70.07	$ 17.52
33	Staff 3	-	Placeholder	$ -	$ -	150	Historic Preservation Specialist	$ 73.08	$ 182.70
34	Staff 4	-	Placeholder	$ -	$ -	30	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 53.02
35	Staff 5	-	Placeholder	$ -	$ -	60	Legal Staff	$ 139.00	$ 139.00
	Restrictive Covenant Documentation and Approval								
36	Staff 1	-	Placeholder	$ -	$ -	30	Historic Preservation Specialist	$ 73.08	$ 36.54
37	Staff 2	-	Placeholder	$ -	$ -	90	Legal Staff	$ 139.00	$ 208.50
38	Staff 3	-	Placeholder	$ -	$ -	-	Placeholder	$ -	$ -
39	Totals for Direct Department Activity	853			$1,087.79	1,348			$1,955.36
	[1] Estimated typical time spent on specific service-related activity.								
	Direct Labor Overhead Factor								
40	Percent of Labor Cost				3.00%				3.00%
41	Allocated Amount				$32.63				$58.66
	Supervisory Factor								
42	Percent of Labor Cost				27.00%				27.00%
43	Allocated Amount				$293.70				$527.95
44	**Total Identified Cost**				$1,414.12				$2,541.97
45	**Proposed Fee (Rounded)**				**$1,415.00**				**$2,545.00**

Exhibit 3-6

City of Tampa
2026 Architectural Review & Historic Preservation Fee Analysis

Development of Architectural Review & Historic Preservation Fees

Line No.	Description	Recommendation to City Council: Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities				
	Application Review				
1	Staff 1	15	Planning Technician	$ 43.57	$ 10.89
2	Staff 2	15	Historic Preservation Technician	$ 70.07	$ 17.52
3	Staff 3	30	Historic Preservation Specialist	$ 73.08	$ 36.54
	Distribute application details to HPDRC & meeting / Review by other depts				
4	Staff 1	30	Planning Technician	$ 43.57	$ 21.79
5	Staff 2	30	Historic Preservation Technician	$ 70.07	$ 35.04
6	Staff 3	60	Historic Preservation Specialist	$ 73.08	$ 73.08
7	Staff 4	60	Urban Planner II	$ 62.02	$ 62.02
8	Staff 5	30	Legal Staff	$ 139.00	$ 69.50
	Exhibit submission review				
9	Staff 1	20	Planning Technician	$ 43.57	$ 14.52
10	Staff 2	20	Historic Preservation Technician	$ 70.07	$ 23.36
11	Staff 3	45	Historic Preservation Specialist	$ 73.08	$ 54.81
	Staff Report				
12	Staff 1	20	Planning Technician	$ 43.57	$ 14.52
13	Staff 2	20	Historic Preservation Technician	$ 70.07	$ 23.36
14	Staff 3	60	Historic Preservation Specialist	$ 73.08	$ 73.08
15	Staff 4	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35
	Agenda Review				
16	Staff 1	20	Historic Preservation Specialist	$ 73.08	$ 24.36
17	Staff 2	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35
18	Staff 3	20	Legal Staff	$ 139.00	$ 46.33
	Public Hearing				
19	Staff 1	45	Planning Technician	$ 43.57	$ 32.68
20	Staff 2	45	Historic Preservation Specialist	$ 73.08	$ 54.81
21	Staff 3	45	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 79.53
22	Staff 4	45	Legal Staff	$ 139.00	$ 104.25
	Meeting Minutes & Upload Documents from Meeting				
23	Staff 1	30	Planning Technician	$ 43.57	$ 21.79
24	Staff 2	15	Historic Preservation Technician	$ 70.07	$ 17.52
25	Staff 3	20	Historic Preservation Specialist	$ 73.08	$ 24.36
26	Staff 4	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35
	Decision Memorandum				
27	Staff 1	30	Planning Technician	$ 43.57	$ 21.79
28	Staff 2	20	Historic Preservation Specialist	$ 73.08	$ 24.36
29	Staff 3	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35
	Finalization				
30	Staff 1	15	Planning Technician	$ 43.57	$ 10.89
31	Staff 2	15	Historic Preservation Technician	$ 70.07	$ 17.52
32	Staff 3	15	Historic Preservation Specialist	$ 73.08	$ 18.27
	Preparation for City Council & First/Second Reading				
33	Staff 1	30	Planning Technician	$ 43.57	$ 21.79
34	Staff 2	60	Historic Preservation Specialist	$ 73.08	$ 73.08
35	Totals for Direct Department Activity	1,005			$ 1,264.76
	[1] Estimated typical time spent on specific service-related activity.				
	Direct Labor Overhead Factor				
36	Percent of Labor Cost				3.00%
37	Allocated Amount				$37.94
	Supervisory Factor				
38	Percent of Labor Cost				27.00%
39	Allocated Amount				$341.49
40	**Total Identified Cost**				$1,644.19
41	**Proposed Fee (Rounded)**				**$1,645.00**

Exhibit 3-7

City of Tampa
2026 Architectural Review & Historic Preservation Fee Analysis

Development of Architectural Review & Historic Preservation Fees

Line No.	Description	Determination of Historic Significance - Residential: Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Determination of Historic Significance - Commercial: Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities								
	Pre-application								
1	Staff 1	30	Planning Technician	$ 43.57	$ 21.79	30	Planning Technician	$ 43.57	$ 21.79
2	Staff 2	30	Historic Preservation Technician	$ 70.07	$ 35.04	30	Historic Preservation Technician	$ 70.07	$ 35.04
3	Staff 3	60	Historic Preservation Specialist	$ 73.08	$ 73.08	60	Historic Preservation Specialist	$ 73.08	$ 73.08
	Application Review								
4	Staff 1	30	Planning Technician	$ 43.57	$ 21.79	45	Planning Technician	$ 43.57	$ 32.68
5	Staff 2	30	Historic Preservation Technician	$ 70.07	$ 35.04	45	Historic Preservation Technician	$ 70.07	$ 52.55
6	Staff 3	60	Historic Preservation Specialist	$ 73.08	$ 73.08	120	Historic Preservation Specialist	$ 73.08	$ 146.16
	Review by Legal								
7	Staff 1	90	Historic Preservation Specialist	$ 73.08	$ 109.62	120	Historic Preservation Specialist	$ 73.08	$ 146.16
8	Staff 2	120	Legal Staff	$ 139.00	$ 278.00	120	Legal Staff	$ 139.00	$ 278.00
9	Staff 3	60	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 106.04	60	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 106.04
	Exhibit submission review								
10	Staff 1	15	Planning Technician	$ 43.57	$ 10.89	30	Planning Technician	$ 43.57	$ 21.79
11	Staff 2	15	Historic Preservation Technician	$ 70.07	$ 17.52	30	Historic Preservation Technician	$ 70.07	$ 35.04
12	Staff 3	45	Historic Preservation Specialist	$ 73.08	$ 54.81	90	Historic Preservation Specialist	$ 73.08	$ 109.62
	Staff Report								
13	Staff 1	20	Planning Technician	$ 43.57	$ 14.52	20	Planning Technician	$ 43.57	$ 14.52
14	Staff 2	150	Historic Preservation Specialist	$ 73.08	$ 182.70	180	Historic Preservation Specialist	$ 73.08	$ 219.24
15	Staff 3	60	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 106.04	90	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 159.06
	Agenda Review								
16	Staff 1	20	Historic Preservation Specialist	$ 73.08	$ 24.36	20	Historic Preservation Specialist	$ 73.08	$ 24.36
17	Staff 2	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35	20	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 35.35
18	Staff 3	20	Legal Staff	$ 139.00	$ 46.33	20	Legal Staff	$ 139.00	$ 46.33
	Public Hearing								
19	Staff 1	60	Planning Technician	$ 43.57	$ 43.57	60	Planning Technician	$ 43.57	$ 43.57
20	Staff 2	30	Historic Preservation Technician	$ 70.07	$ 35.04	30	Historic Preservation Technician	$ 70.07	$ 35.04
21	Staff 3	90	Historic Preservation Specialist	$ 73.08	$ 109.62	105	Historic Preservation Specialist	$ 73.08	$ 127.89
22	Staff 4	60	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 106.04	75	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 132.55
23	Staff 5	60	Legal Staff	$ 139.00	$ 139.00	75	Legal Staff	$ 139.00	$ 173.75
	Meeting Minutes & Upload Documents from Meeting								
24	Staff 1	60	Planning Technician	$ 43.57	$ 43.57	60	Planning Technician	$ 43.57	$ 43.57
25	Staff 2	30	Historic Preservation Technician	$ 70.07	$ 35.04	30	Historic Preservation Technician	$ 70.07	$ 35.04
26	Staff 3	30	Historic Preservation Specialist	$ 73.08	$ 36.54	30	Historic Preservation Specialist	$ 73.08	$ 36.54
27	Staff 4	30	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 53.02	30	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 53.02
	Decision Letter								
28	Staff 1	30	Planning Technician	$ 43.57	$ 21.79	30	Planning Technician	$ 43.57	$ 21.79
29	Staff 2	15	Historic Preservation Specialist	$ 73.08	$ 18.27	15	Historic Preservation Specialist	$ 73.08	$ 18.27
30	Staff 3	15	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 26.51	15	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 26.51
	Finalization & Close Record in Accela								
31	Staff 1	15	Planning Technician	$ 43.57	$ 10.89	30	Planning Technician	$ 43.57	$ 21.79
32	Staff 2	30	Historic Preservation Specialist	$ 73.08	$ 36.54	45	Historic Preservation Specialist	$ 73.08	$ 54.81
33	Staff 3	30	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 53.02	45	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 79.53
34	Totals for Direct Department Activity	1,460			$ 2,014.46	1,805			$ 2,460.48
	[1] Estimated typical time spent on specific service-related activity.								
	Direct Labor Overhead Factor								
35	Percent of Labor Cost				3.00%				3.00%
36	Allocated Amount				$60.43				$73.81
	Supervisory Factor								
37	Percent of Labor Cost				27.00%				27.00%
38	Allocated Amount				$543.90				$664.33
39	**Total Identified Cost**				$2,618.79				$3,198.62
40	**Proposed Fee (Rounded)**				**$2,620.00**				**$3,200.00**

Exhibit 3-8

City of Tampa
2026 Architectural Review & Historic Preservation Fee Analysis

Development of Architectural Review & Historic Preservation Fees

Line No.	Description	Certification Letter Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct Department Staff Activities				
	Review of request				
1	Staff 1	30	Historic Preservation Technician	$ 70.07	$ 35.04
2	Staff 2	45	Historic Preservation Specialist	$ 73.08	$ 54.81
	Letter preparation				
3	Staff 1	60	Arch. Review & Historic Pres. Mgr	$ 106.04	$ 106.04
4	Totals for Direct Department Activity	135			$ 195.89

[1] Estimated typical time spent on specific service-related activity.

	Direct Overhead Factor	
5	Percent of Labor Cost	3.00%
6	Allocated Amount	$5.88
	Supervisory Factor	
7	Percent of Labor Cost	27.00%
8	Allocated Amount	$52.89
9	**Total Identified Cost**	$254.66
10	**Proposed Fee (Rounded)**	**$255.00**

Exhibit 4-1

City of Tampa
2026 Right-of-Way Fee Analysis

Development of Right-of-Way Fees

Line No.		Maintenance in City Right of Way				Sidewalk Closure for Maintenance/Replacement/Safety Issues				Residential Driveway			
		Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct ROW Staff Activities												
1	Application Review (all permit types)	10	Intake Team	$61.36	$10.23	10	Intake Team	$61.36	$10.23	10	Intake Team	$61.36	$10.23
2	Missing documentation to process the record at Application Review	5	Intake Team	61.36	5.11	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23
3	Plans Distribution (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
4	Distribute to reviewing departments. (all permits)	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23
5	HART Review (unique) (ad-hoc review, requires email notification and transferring HART's comments to Accela)	0	Intake Team	61.36	0.00	5	Intake Team	61.36	5.11	0	Intake Team	61.36	0.00
6	MOT-Enhanced Review (all permits – either MOT-Enhanced or MOT-Standard are required)	20	Engineering Team	82.21	27.40	30	Engineering Team	82.21	41.11	30	Engineering Team	82.21	41.11
7	Natural Resources Review (unique)	0	Forester	62.86	0.00	10	Forester	62.86	10.48	10	Forester	62.86	10.48
8	Risk Management Review (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
9	MOT-Standard Review (all permits – either MOT-Enhanced or MOT-Standard are required)	0	Intake Team	61.36	0.00	5	Intake Team	61.36	5.11	10	Intake Team	61.36	10.23
10	Plans Coordination (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
11	If there are review disapproval comments – workflow goes back to Plans Distribution	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
12	Revisions uploaded – distribute back out to the disapproved reviewing department to review and	5	Engineering Team	82.21	6.85	5	Engineering Team	82.21	6.85	5	Engineering Team	82.21	6.85
13	48 Hour Work Start Notice (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
14	Issuance (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
15	Extension Request	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
16	Invoice fees	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23
17	Updated Certificate of Insurance uploaded, record summary updated and Notice of Completion workflow status updated	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
18	Parking Fees to be paid	5	Intake Team	61.36	5.11	0	Intake Team	61.36	0.00	0	Intake Team	61.36	0.00
19	Notice of Completion (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
20	Inspection (all permits)	30	Inspection Team	63.36	31.68	30	Inspection Team	63.36	31.68	30	Inspection Team	63.36	31.68
21	Totals for Direct Right-of-Way Activity	140			$152.83	170			$187.25	170			$187.26
	[1] Estimated typical time spent on specific permit services activity.												
	Direct Right-of-Way Labor Overhead Factor												
22	Percent of Labor Cost				45.00%				45.00%				45.00%
23	Allocated Amount				$68.77				$84.26				$84.27
	Supervisory Factor												
24	Percent of Labor Cost				14.00%				14.00%				14.00%
25	Allocated Amount				$21.40				$26.22				$26.22
	Vehicle Usage Allowance												
26	Cost per Hour				$16.68				$16.68				$16.68
27	Allocated Amount				$8.34				$8.34				$8.34
28	**Total Identified Cost**				$251.34				$306.07				$306.09
29	**Proposed Fee (Rounded)**				**$255.00**				**$310.00**				**$310.00**

Exhibit 4-2

City of Tampa
2026 Right-of-Way Fee Analysis

Development of Right-of-Way Fees

Line No.		Commercial Driveway				Permanent Structures in ROW - 1-3 Installations				Permanent Structures in ROW - 4+ Installations			
		Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct ROW Staff Activities												
1	Application Review (all permit types)	10	Intake Team	$61.36	$10.23	10	Intake Team	$61.36	$10.23	10	Intake Team	$61.36	$10.23
2	Missing documentation to process the record at Application Review	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23
3	Plans Distribution (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
4	Distribute to reviewing departments. (all permits)	10	Intake Team	61.36	10.23	15	Intake Team	61.36	15.34	15	Intake Team	61.36	15.34
5	HART Review (unique) (ad-hoc review, requires email notification and transferring HART's comments to Accela)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
6	MOT-Enhanced Review (all permits – either MOT-Enhanced or MOT-Standard are required)	30	Engineering Team	82.21	41.11	30	Engineering Team	82.21	41.11	35	Engineering Team	82.21	47.96
7	Natural Resources Review (unique)	10	Forester	62.86	10.48	15	Forester	62.86	15.72	15	Forester	62.86	15.72
8	Risk Management Review (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
9	MOT-Standard Review (all permits – either MOT-Enhanced or MOT-Standard are required)	0	Intake Team	61.36	0.00	5	Intake Team	61.36	5.11	15	Intake Team	61.36	15.34
10	Plans Coordination (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
11	If there are review disapproval comments – workflow goes back to Plans Distribution	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
12	Revisions uploaded – distribute back out to the disapproved reviewing department to review and	10	Engineering Team	82.21	13.70	10	Engineering Team	82.21	13.70	15	Engineering Team	82.21	20.55
13	48 Hour Work Start Notice (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
14	Issuance (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
15	Invoice fees	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
16	Reissue permit	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
17	Updated Certificate of Insurance uploaded, record summary updated and Notice of Completion workflow status updated	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
18	Notice of Completion (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
19	Inspection (all permits)	30	Inspection Team	63.36	31.68	30	Inspection Team	63.36	31.68	60	Inspection Team	63.36	63.36
20	Totals for Direct Right-of-Way Activity	165			$183.87	180			$199.33	230			$254.94

[1] Estimated typical time spent on specific permit services activity.

	Direct Right-of-Way Labor Overhead Factor				
21	Percent of Labor Cost		45.00%	45.00%	45.00%
22	Allocated Amount		$82.74	$89.70	$114.72
	Supervisory Factor				
23	Percent of Labor Cost		14.00%	14.00%	14.00%
24	Allocated Amount		$25.74	$27.91	$35.69
	Vehicle Usage Allowance				
25	Cost per Hour		$16.68	$16.68	$16.68
26	Allocated Amount		$8.34	$8.34	$16.68
27	**Total Identified Cost**		$300.69	$325.28	$422.03
28	**Proposed Fee (Rounded)**		**$305.00**	**$330.00**	**$425.00**

Exhibit 4-3

City of Tampa
2026 Right-of-Way Fee Analysis

Development of Right-of-Way Fees

Line No.		No Roadway Crossings - Less than 10'				No Roadway Crossings - Greater than 10'				Open Trench Roadway Encroachment or Crossing			
		Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct ROW Staff Activities												
1	Application Review (all permit types)	10	Intake Team	$61.36	$10.23	10	Intake Team	$61.36	$10.23	10	Intake Team	$61.36	$10.23
2	Missing documentation to process the record at Application Review	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23
3	Plans Distribution (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
4	Distribute to reviewing departments. (all permits)	15	Intake Team	61.36	15.34	15	Intake Team	61.36	15.34	15	Intake Team	61.36	15.34
5	MOT-Enhanced Review (all permits – either MOT-Enhanced or MOT-Standard are required)	15	Engineering Team	82.21	20.55	20	Engineering Team	82.21	27.40	30	Engineering Team	82.21	41.11
6	Natural Resources Review (unique)	15	Forester	62.86	15.72	15	Forester	62.86	15.72	15	Forester	62.86	15.72
7	Risk Management Review (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
8	Plans Coordination (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
9	If there are review disapproval comments – workflow goes back to Plans Distribution	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
10	Revisions uploaded – distribute back out to the disapproved reviewing department to review and	10	Engineering Team	82.21	13.70	15	Engineering Team	82.21	20.55	15	Engineering Team	82.21	20.55
11	**Traffic Advisory** (unique)	0	Engineering Team	82.21	0.00	0	Engineering Team	82.21	0.00	20	Engineering Team	82.21	27.40
12	48 Hour Work Start Notice (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	10	Intake Team	61.36	10.23
13	Issuance (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
14	Invoice fees	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23
15	Reissue permit	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
16	Updated Certificate of Insurance uploaded, record summary updated and Notice of Completion workflow status updated	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
17	Notice of Completion (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
18	Inspection (all permits)	30	Inspection Team	63.36	31.68	60	Inspection Team	63.36	63.36	30	Inspection Team	63.36	31.68
19	Totals for Direct Right-of-Way Activity	160			$173.67	200			$219.05	205			$233.60
	[1] Estimated typical time spent on specific permit services activity.												
	Direct Right-of-Way Labor Overhead Factor												
20	Percent of Labor Cost				45.00%				45.00%				45.00%
21	Allocated Amount				$78.15				$98.57				$105.12
	Supervisory Factor												
22	Percent of Labor Cost				14.00%				14.00%				14.00%
23	Allocated Amount				$24.31				$30.67				$32.70
	Vehicle Usage Allowance												
24	Cost per Hour				$16.68				$16.68				$16.68
25	Allocated Amount				$8.34				$16.68				$8.34
26	**Total Identified Cost**				$284.47				$364.97				$379.76
27	**Proposed Fee (Rounded)**				**$285.00**				**$365.00**				**$380.00**

Exhibit 4-4

City of Tampa
2026 Right-of-Way Fee Analysis

Development of Right-of-Way Fees

Line No.		Trenchless Roadway Crossing, 2 inches in diameter and less				Trenchless Roadway Crossings				Supplemental Large Facility Project			
		Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct ROW Staff Activities												
1	Application Review (all permit types)	10	Intake Team	$61.36	$10.23	10	Intake Team	$61.36	$10.23	10	Intake Team	$61.36	$10.23
2	Missing documentation to process the record at	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23	30	Intake Team	61.36	30.68
3	Plans Distribution (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
4	Distribute to reviewing departments. (all permits)	15	Intake Team	61.36	15.34	15	Intake Team	61.36	15.34	20	Intake Team	61.36	20.45
5	MOT-Enhanced Review (all permits – either MOT-Enhanced or MOT-Standard are required)	30	Engineering Team	82.21	41.11	30	Engineering Team	82.21	41.11	45	Engineering Team	82.21	61.66
6	Natural Resources Review (unique)	15	Forester	62.86	15.72	15	Forester	62.86	15.72	20	Forester	62.86	20.95
7	Risk Management Review (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
8	Plans Coordination (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
9	If there are review disapproval comments – workflow goes back to Plans Distribution	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
10	Revisions uploaded – distribute back out to the disapproved reviewing department to review and	15	Engineering Team	82.21	20.55	15	Engineering Team	82.21	20.55	25	Engineering Team	82.21	34.25
11	**Traffic Advisory** (unique)	20	Engineering Team	82.21	27.40	20	Engineering Team	82.21	27.40	25	Engineering Team	82.21	34.25
12	48 Hour Work Start Notice (all permits)	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23
13	Issuance (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
14	Revised 48 Hour Work Start Notice	0	Intake Team	61.36	0.00	0	Intake Team	61.36	0.00	5	Intake Team	61.36	5.11
15	Revised Maintenance of Traffic needing another MOT	0	Engineering Team	82.21	0.00	0	Engineering Team	82.21	0.00	15	Engineering Team	82.21	
16	Reissue permit	0	Intake Team	61.36	0.00	0	Intake Team	61.36	0.00	5	Intake Team	61.36	5.11
17	Invoice fees	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23	15	Intake Team	61.36	15.34
18	Updated Certificate of Insurance uploaded, record summary updated and Notice of Completion workflow status updated	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	10	Intake Team	61.36	10.23
19	Parking Fees to be paid	0	Intake Team	61.36	0.00	0	Intake Team	61.36	0.00	5	Intake Team	61.36	
20	As-builts required	0	Intake Team	61.36	0.00	0	Intake Team	61.36	0.00	5	Intake Team	61.36	5.11
21	Notice of Completion (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
22	Inspection (all permits)	30	Inspection Team	63.36	31.68	30	Inspection Team	63.36	31.68	60	Inspection Team	63.36	63.36
23	Totals for Direct Right-of-Way Activity	200			$228.49	200			$228.49	335			$357.62
	Direct Right-of-Way Labor Overhead Factor												
24	Percent of Labor Cost				45.00%				45.00%				45.00%
25	Allocated Amount				$102.82				$102.82				$160.93
	Supervisory Factor												
26	Percent of Labor Cost				14.00%				14.00%				14.00%
27	Allocated Amount				$31.99				$31.99				$50.07
	Vehicle Usage Allowance												
28	Cost per Hour				$16.68				$16.68				$16.68
29	Allocated Amount				$8.34				$8.34				$16.68
30	**Total Identified Cost**				$371.64				$371.64				$585.30
31	**Proposed Fee (Rounded)**				**$375.00**				**$375.00**				**$590.00**

[1] Estimated typical time spent on specific permit services activity.

Exhibit 4-5

City of Tampa
2026 Right-of-Way Fee Analysis

Development of Right-of-Way Fees

Line No.		Lane Closure Fee (Roadway not an arterial or collector)				Lane Closure Fee (For collectors and arterials)				Sidewalk Café			
		Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct ROW Staff Activities												
1	Application Review (all permit types)	10	Intake Team	$61.36	$10.23	10	Intake Team	$61.36	$10.23	20	Intake Team	$61.36	$20.45
2	Missing documentation to process the record at	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23	15	Intake Team	61.36	15.34
3	Plans Distribution (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	10	Intake Team	61.36	10.23
4	Distribute to reviewing departments. (all permits)	10	Intake Team	61.36	10.23	15	Intake Team	61.36	15.34	15	Intake Team	61.36	15.34
5	HART Review (unique) (ad-hoc review, requires email notification and transferring HART's comments to Accela)	0	Intake Team	61.36	0.00	10	Intake Team	61.36	10.23	0	Intake Team	61.36	0.00
6	MOT-Enhanced Review (all permits – either MOT-Enhanced or MOT-Standard are required)	30	Engineering Team	82.21	41.11	45	Engineering Team	82.21	61.66	0	Engineering Team	82.21	0.00
7	Natural Resources Review (unique)	15	Forester	62.86	15.72	15	Forester	62.86	15.72	0	Forester	62.86	0.00
8	Risk Management Review (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
9	MOT-Standard Review (all permits – either MOT-Enhanced or MOT-Standard are required)	15	Intake Team	61.36	15.34	0	Intake Team	61.36	0.00	0	Intake Team	61.36	0.00
10	Plans Coordination (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
11	If there are review disapproval comments – workflow goes back to Plans Distribution	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
12	Revisions uploaded – distribute back out to the disapproved reviewing department to review and	0	Engineering Team	82.21	0.00	15	Engineering Team	82.21	20.55	10	Intake Team	61.36	10.23
13	**Traffic Advisory** (unique)	0	Engineering Team	82.21	0.00	25	Engineering Team	82.21	34.25	0	Engineering Team	82.21	0.00
14	48 Hour Work Start Notice (all permits)	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23	0	Intake Team	61.36	0.00
15	Issuance (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	10	Intake Team	61.36	10.23
16	Revised 48 Hour Work Start Notice	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	0	Intake Team	61.36	0.00
17	Revised Maintenance of Traffic needing another MOT	15	Engineering Team	82.21	20.55	25	Engineering Team	82.21		0	Engineering Team	82.21	
18	Reissue permit	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	0	Engineering Team	82.21	0.00
19	Invoice fees	10	Intake Team	61.36	10.23	15	Intake Team	61.36	15.34	10	Intake Team	61.36	10.23
20	Updated Certificate of Insurance uploaded, record summary updated and Notice of Completion workflow status updated	5	Intake Team	61.36	5.11	10	Intake Team	61.36	10.23	0	Intake Team	61.36	0.00
21	Parking Fees to be paid	0	Intake Team	61.36	0.00	5	Intake Team	61.36		0	Intake Team	61.36	
22	As-builts required	0	Intake Team	61.36	0.00	5	Intake Team	61.36	5.11	0	Intake Team	61.36	0.00
23	Notice of Completion (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	0	Intake Team	61.36	0.00
24	Inspection (all permits)	30	Inspection Team	63.36	31.68	60	Inspection Team	63.36	63.36	30	Inspection Team	63.36	31.68
25	Totals for Direct Right-of-Way Activity	200			$221.54	315			$323.36	135			$139.06
	[1] Estimated typical time spent on specific permit services activity.												
	Direct Right-of-Way Labor Overhead Factor												
26	Percent of Labor Cost				45.00%				45.00%				45.00%
27	Allocated Amount				$99.69				$145.51				$62.58
	Supervisory Factor												
28	Percent of Labor Cost				14.00%				14.00%				14.00%
29	Allocated Amount				$31.02				$45.27				$19.47
	Vehicle Usage Allowance												
30	Cost per Hour				$16.68				$16.68				$16.68
31	Allocated Amount				$8.34				$16.68				$8.34
32	**Total Identified Cost**				$360.59				$530.82				$229.45
33	**Proposed Fee (Rounded)**				**$365.00**				**$535.00**				**$230.00**

Exhibit 4-6

City of Tampa
2026 Right-of-Way Fee Analysis

Development of Right-of-Way Fees

Line No.		Queuing Lines				House Moves (City to City)				House Moves (City to County)			
		Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct ROW Staff Activities												
1	Application Review (all permit types)	15	Intake Team	$61.36	$15.34	10	Intake Team	$61.36	$10.23	10	Intake Team	$61.36	$10.23
2	Missing documentation to process the record at	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23
3	Plans Distribution (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
4	Distribute to reviewing departments. (all permits)	10	Intake Team	61.36	10.23	15	Intake Team	61.36	15.34	15	Intake Team	61.36	15.34
5	HART Review (unique) (ad-hoc review, requires email notification and transferring HART's comments to Accela)	0		0.00	0.00	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
6	MOT-Enhanced Review (all permits – either MOT-Enhanced or MOT-Standard are required)	0	Engineering Team	82.21	0.00	45	Engineering Team	82.21	61.66	45	Engineering Team	82.21	61.66
7	Natural Resources Review (unique)	0	Forester	62.86	0.00	10	Forester	62.86	10.48	10	Forester	62.86	10.48
8	Risk Management Review (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
9	MOT-Standard Review (all permits – either MOT-Enhanced or MOT-Standard are required)	20	Intake Team	61.36	20.45	0	Intake Team	61.36	0.00	0	Intake Team	61.36	0.00
10	Plans Coordination (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
11	If there are review disapproval comments – workflow goes back to Plans Distribution	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
12	Revisions uploaded – distribute back out to the disapproved reviewing department to review and	10	Intake Team	61.36	10.23	30	Engineering Team	82.21	41.11	30	Engineering Team	82.21	41.11
13	**Traffic Advisory** (unique)	0	Engineering Team	82.21	0.00	25	Engineering Team	82.21	34.25	25	Engineering Team	82.21	34.25
14	48 Hour Work Start Notice (all permits)	5	Intake Team	61.36	5.11	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23
15	Issuance (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
16	Revised 48 Hour Work Start Notice	0	Intake Team	61.36	0.00	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
17	Revised Maintenance of Traffic needing another MOT	0	Engineering Team	82.21	0.00	15	Engineering Team	82.21		15	Engineering Team	82.21	
18	Reissue permit	0	Intake Team	61.36	0.00	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
19	Invoice fees	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23
20	Reissue permit	5	Inspection Team	63.36	5.28	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
21	Updated Certificate of Insurance uploaded, record summary updated and Notice of Completion workflow status updated	0	Intake Team	61.36	0.00	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23
22	Parking Fees to be paid	0	Intake Team	61.36	0.00	5	Intake Team	61.36		5	Intake Team	61.36	
23	As-builts required	0	Intake Team	61.36	0.00	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
24	Notice of Completion (all permits)	0	Intake Team	61.36	0.00	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
25	Inspection (all permits)	60	Inspection Team	63.36	63.36	120	Inspection Team	63.36	126.72	120	Inspection Team	63.36	126.72
26	Totals for Direct Right-of-Way Activity	170			$176.01	370			$396.92	370			$396.92

[1] Estimated typical time spent on specific permit services activity.

	Direct Right-of-Way Labor Overhead Factor												
27	Percent of Labor Cost				45.00%				45.00%				45.00%
28	Allocated Amount				$79.20				$178.61				$178.61
	Supervisory Factor												
29	Percent of Labor Cost				14.00%				14.00%				14.00%
30	Allocated Amount				$24.64				$55.57				$55.57
	Vehicle Usage Allowance												
31	Cost per Hour				$16.68				$16.68				$16.68
32	Allocated Amount				$16.68				$33.36				$33.36
33	**Total Identified Cost**				$296.53				$664.46				$664.46
34	**Proposed Fee (Rounded)**				**$300.00**				**$665.00**				**$665.00**

Exhibit 4-7

City of Tampa
2026 Right-of-Way Fee Analysis

Development of Right-of-Way Fees

Line No.		Non Motorized Vehicles (First Permit)				Non Motorized Vehicles (Additional Permit)				Benches (New)			
		Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct ROW Staff Activities												
1	Application Review (all permit types)	20	Intake Team	$61.36	$20.45	10	Intake Team	$61.36	$10.23	10	Intake Team	$61.36	$10.23
2	Missing documentation to process the record at	15	Intake Team	61.36	15.34	0	Intake Team	61.36	0.00	10	Intake Team	61.36	10.23
3	Plans Distribution (all permits)	10	Intake Team	61.36	10.23	0	Intake Team	61.36	0.00	5	Intake Team	61.36	5.11
4	Distribute to reviewing departments. (all permits)	15	Intake Team	61.36	15.34	0	Intake Team	61.36	0.00	15	Intake Team	61.36	15.34
5	HART Review (unique) (ad-hoc review, requires email notification and transferring HART's comments to Accela)	10	Intake Team	61.36	10.23	0	Intake Team	61.36	0.00	10	Intake Team	61.36	10.23
6	MOT-Enhanced Review (all permits – either MOT-Enhanced or MOT-Standard are required)	60	Engineering Team	82.21	82.21	0	Engineering Team	82.21	0.00	30	Engineering Team	82.21	41.11
7	Risk Management Review (all permits)	0	Intake Team	61.36	0.00	0	Intake Team	61.36	0.00	5	Intake Team	61.36	5.11
8	Plans Coordination (all permits)	0	Intake Team	61.36	0.00	0	Intake Team	61.36	0.00	5	Intake Team	61.36	5.11
9	If there are review disapproval comments – workflow goes back to Plans Distribution	10	Intake Team	61.36	10.23	0	Intake Team	61.36	0.00	5	Intake Team	61.36	5.11
10	Revisions uploaded – distribute back out to the disapproved reviewing department to review and	0	Engineering Team	82.21	0.00	0	Engineering Team	82.21	0.00	10	Engineering Team	82.21	13.70
11	48 Hour Work Start Notice (all permits)	10	Intake Team	61.36	10.23	0	Intake Team	61.36	0.00	5	Intake Team	61.36	5.11
12	Issuance (all permits)	10	Intake Team	61.36	10.23	0	Intake Team	61.36	0.00	5	Intake Team	61.36	5.11
13	Invoice fees	0	Intake Team	61.36	0.00	0	Intake Team	61.36	0.00	10	Intake Team	61.36	10.23
14	Updated Certificate of Insurance uploaded, record summary updated and Notice of Completion workflow status updated	0	Intake Team	61.36	0.00	0	Intake Team	61.36	0.00	5	Intake Team	61.36	5.11
15	Notice of Completion (all permits)	0	Intake Team	61.36	0.00	0	Intake Team	61.36	0.00	5	Intake Team	61.36	5.11
16	Inspection (all permits)	120	Inspection Team	63.36	126.72	30	Inspection Team	63.36	31.68	30	Inspection Team	63.36	31.68
17	Totals for Direct Right-of-Way Activity	280			$311.21	40			$41.91	165			$183.63
	[1] Estimated typical time spent on specific permit services activity.												
	Direct Right-of-Way Labor Overhead Factor												
18	Percent of Labor Cost				45.00%				45.00%				45.00%
19	Allocated Amount				$140.04				$18.86				$82.63
	Supervisory Factor												
20	Percent of Labor Cost				14.00%				14.00%				14.00%
21	Allocated Amount				$43.57				$5.87				$25.71
	Vehicle Usage Allowance												
22	Cost per Hour				$16.68				$16.68				$16.68
23	Allocated Amount				$33.36				$8.34				$8.34
24	**Total Identified Cost**				$528.18				$74.98				$300.31
25	**Proposed Fee (Rounded)**				**$530.00**				**$75.00**				**$305.00**

Exhibit 4-8

City of Tampa
2026 Right-of-Way Fee Analysis

Development of Right-of-Way Fees

Line No.		Benches (Annual Renewal)				Banners				Temporary Structure in ROW (Dumpster, Trailer, PODS, etc)			
		Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost	Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct ROW Staff Activities												
1	Application Review (all permit types)	10	Intake Team	$61.36	$10.23	10	Intake Team	$61.36	$10.23	10	Intake Team	$61.36	$10.23
2	Missing documentation to process the record at Application Review	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23
3	Plans Distribution (all permits)	0	Intake Team	61.36	0.00	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
4	Distribute to reviewing departments. (all permits)	15	Intake Team	61.36	15.34	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23
5	HART Review (unique) (ad-hoc review, requires email notification and transferring HART's comments to Accela)	5	Intake Team	61.36	5.11	0	Intake Team	61.36	0.00	0	Intake Team	61.36	0.00
6	MOT-Enhanced Review (all permits – either MOT-Enhanced or MOT-Standard are required)	0	Engineering Team	82.21	0.00	25	Engineering Team	82.21	34.25	20	Engineering Team	82.21	27.40
7	Risk Management Review (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
8	MOT-Standard Review (all permits – either MOT-Enhanced or MOT-Standard are required)	0	Intake Team	61.36	0.00	0	Intake Team	61.36	0.00	5	Intake Team	61.36	5.11
9	Plans Coordination (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
10	If there are review disapproval comments – workflow goes back to Plans Distribution	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
11	Revisions uploaded – distribute back out to the disapproved reviewing department to review and	10	Engineering Team	82.21	13.70	10	Engineering Team	82.21	13.70	10	Engineering Team	82.21	13.70
12	48 Hour Work Start Notice (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
13	Issuance (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
14	Invoice fees	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23	10	Intake Team	61.36	10.23
15	Reissue permit	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
16	Updated Certificate of Insurance uploaded, record summary updated and Notice of Completion workflow status updated	0	Intake Team	61.36	0.00	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
17	Notice of Completion (all permits)	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11	5	Intake Team	61.36	5.11
18	Inspection (all permits)	0	Inspection Team	63.36	0.00	30	Inspection Team	63.36	31.68	30	Inspection Team	63.36	31.68
19	Totals for Direct Right-of-Way Activity	95			$100.61	150			$166.54	150			$164.80

[1] Estimated typical time spent on specific permit services activity.

	Direct Right-of-Way Labor Overhead Factor												
20	Percent of Labor Cost				45.00%				45.00%				45.00%
21	Allocated Amount				$45.27				$74.94				$74.16
	Supervisory Factor												
22	Percent of Labor Cost				14.00%				14.00%				14.00%
23	Allocated Amount				$14.09				$23.32				$23.07
	Vehicle Usage Allowance												
24	Cost per Hour				$16.68				$16.68				$16.68
25	Allocated Amount				$0.00				$8.34				$8.34
26	**Total Identified Cost**				$159.97				$273.14				$270.37
27	**Proposed Fee (Rounded)**				**$160.00**				**$275.00**				**$275.00**

Exhibit 4-9

City of Tampa
2026 Right-of-Way Fee Analysis

Development of Right-of-Way Fees

Line No.		Permit Extension Est. Time (Minutes) [1]	Personnel Assigned	Hourly Rate	Cost
	Direct ROW Staff Activities				
1	MOT-Enhanced Review (all permits – either MOT-Enhanced or MOT-Standard are required)	15	Engineering Team	82.21	20.55
2	MOT-Standard Review (all permits – either MOT-Enhanced or MOT-Standard are required)	5	Intake Team	61.36	5.11
3	Plans Coordination (all permits)	5	Intake Team	61.36	5.11
4	**Traffic Advisory** (unique)	10	Engineering Team	82.21	13.70
5	Issuance (all permits)	5	Intake Team	61.36	5.11
6	Extension Request	10	Intake Team	61.36	10.23
7	Invoice fees	10	Intake Team	61.36	10.23
8	Reissue permit	5	Engineering Team	82.21	6.85
9	Updated Certificate of Insurance uploaded, record summary updated and Notice of Completion workflow status updated	5	Intake Team	61.36	5.11
10	Notice of Completion (all permits)	5	Intake Team	61.36	5.11
11	Inspection (all permits)	30	Inspection Team	63.36	31.68
12	Totals for Direct Right-of-Way Activity	105			$118.79

[1] Estimated typical time spent on specific permit services activity.

	Direct Right-of-Way Labor Overhead Factor	
13	Percent of Labor Cost	45.00%
14	Allocated Amount	$53.46
	Supervisory Factor	
15	Percent of Labor Cost	14.00%
16	Allocated Amount	$16.63
	Vehicle Usage Allowance	
17	Cost per Hour	$16.68
18	Allocated Amount	$8.34
19	**Total Identified Cost**	$197.22
20	**Proposed Fee (Rounded)**	**$200.00**

Exhibit 5-1

City of Tampa
2026 Building Fee Analysis
Trade Permit Existing and Proposed Fees Phase-In Schedule

Description	Existing Fees FY 2026	Proposed Fees Year 1	Year 2	Year 3	Year 4	Year 5
Building						
Building (general)						
Residential	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Commercial	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Awning/Shutter without electric						
Residential	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Commercial	N/A	N/A	N/A	N/A	N/A	N/A
Exterior Door/Window/Garage Door Replacement - Same Size						
Residential	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Commercial	$120.00	$189.00	$198.00	$207.00	$217.00	$227.00
Multi-family Building, base + $60 ea unit						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Roofing						
Residential	$177.00	$230.00	$241.00	$253.00	$265.00	$278.00
Commercial	$220.00	$299.00	$313.00	$328.00	$344.00	$361.00
Annual Facility Permit - Private Buildings						
Major Buildings, greater than 200,000 sq ft	$1,577.00	$1,813.00	$1,903.00	$1,998.00	$2,097.00	$2,201.00
Major Buildings, 50,000 sq ft to 200,000 sq ft	$752.00	$864.00	$907.00	$952.00	$999.00	$1,048.00
Petroleum Terminal Facility, less than 200,000 sq ft	$1,347.00	$1,549.00	$1,626.00	$1,707.00	$1,792.00	$1,881.00
Small Buildings, less than 50,000 sq ft	$513.00	$589.00	$618.00	$648.00	$680.00	$714.00
Electrical						
Electrical (general)						
Residential	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Commercial	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Multi-family Building, base + $60 ea unit	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Photovoltaic cells	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Service Upgrade	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Fire						
Fire Sprinkler(s) 20 or less/Fire Alarm(s), 10 devices or less	$261.00	$569.00	$597.00	$626.00	$657.00	$689.00
Mechanical						
Mechanical (general)						
Residential	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Commercial	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
HVAC Equal Change-outs						
Residential	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Commercial	$162.00	$155.00	$162.00	$170.00	$178.00	$186.00
Multi-family Building, base + $60 ea unit	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Solar Heat/Heat Recovery System						
Residential	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Commercial	$162.00	$155.00	$162.00	$170.00	$178.00	$186.00
Plumbing						
Plumbing (general)						
Residential	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Commercial	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Irrigation System (Standard/Reclaimed)						
Residential	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Commercial	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
LP Gas Tank Set & Piping	$162.00	$155.00	$162.00	$170.00	$178.00	$186.00
Multi-family Building, base + $60 ea unit	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Natural & LP Gas Piping						
Residential	$162.00	$155.00	$162.00	$170.00	$178.00	$186.00
Commercial	$162.00	$155.00	$162.00	$170.00	$178.00	$186.00
Solar Water Heater						
Residential	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Commercial	$162.00	$155.00	$162.00	$170.00	$178.00	$186.00
Water/Wastewater On-Site Plumbing	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00

Exhibit 5-2

City of Tampa
2026 Building Fee Analysis
Miscellaneous Projects Existing and Proposed Permit Fees Phase-In Schedule

	Existing Fees	Proposed Fees				
	FY 2026	Year 1	Year 2	Year 3	Year 4	Year 5
General						
General Projects						
Residential	$177.00	$230.00	$241.00	$253.00	$265.00	$278.00
Commercial	$285.00	$373.00	$391.00	$410.00	$430.00	$451.00
Building						
Accessory Structure (Pre-manufactured, structures <120 sqft.)						
Residential	$177.00	$414.00	$434.00	$455.00	$477.00	$500.00
Commercial	$287.00	$552.00	$579.00	$607.00	$637.00	$668.00
Aluminum Screen Room/Pool Cage/Porch						
Residential	$316.00	$414.00	$434.00	$455.00	$477.00	$500.00
Commercial	N/A	N/A	N/A	N/A	N/A	N/A
Aluminum Sun Room/Carport						
Residential	$510.00	$661.00	$694.00	$728.00	$764.00	$802.00
Commercial	$778.00	$1,012.00	$1,062.00	$1,115.00	$1,170.00	$1,228.00
Awning/Shutter without electric						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	$287.00	$373.00	$391.00	$410.00	$430.00	$451.00
Canopy (free standing or attached) / Exterior Stairs						
Residential	$177.00	$345.00	$362.00	$380.00	$399.00	$418.00
Commercial	$778.00	$1,012.00	$1,062.00	$1,115.00	$1,170.00	$1,228.00
Construction Trailer Setup (>= 750 sq ft on site/any size off-site)						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	$600.00	$805.00	$845.00	$887.00	$931.00	$977.00
Demolition						
Residential	$197.00	$258.00	$270.00	$283.00	$297.00	$311.00
Commercial	$324.00	$419.00	$439.00	$460.00	$483.00	$507.00
Foundation Stabilization/Repair						
Residential	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Commercial	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
House/Building Relocation						
Residential	$940.00	$1,219.00	$1,279.00	$1,342.00	$1,409.00	$1,479.00
Commercial	$975.00	$1,265.00	$1,328.00	$1,394.00	$1,463.00	$1,536.00
Manufactured Home Setup in Park or Private Property						
Residential	$913.00	$1,184.00	$1,243.00	$1,305.00	$1,370.00	$1,438.00
Commercial	$913.00	$1,184.00	$1,243.00	$1,305.00	$1,370.00	$1,438.00
Modular Building Installation						
Residential	$998.00	$1,293.00	$1,357.00	$1,424.00	$1,495.00	$1,569.00
Commercial	$1,033.00	$1,339.00	$1,405.00	$1,475.00	$1,548.00	$1,625.00
Skylight						
Residential	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Commercial	$120.00	$293.00	$307.00	$322.00	$338.00	$354.00
Stucco / Exterior Plaster /Siding						
Residential	$177.00	$230.00	$241.00	$253.00	$265.00	$278.00
Commercial	$177.00	$230.00	$241.00	$253.00	$265.00	$278.00
Signs						
Building Signs (<= 3 signs)						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	$454.00	$592.00	$621.00	$652.00	$684.00	$718.00
Free Standing Signs (each)						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	$644.00	$833.00	$874.00	$917.00	$962.00	$1,010.00
Temporary/Banner Signs (<= 3 signs)						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	$286.00	$373.00	$391.00	$410.00	$430.00	$451.00
Electrical						
Awning/Shutter with electric						
Residential	$177.00	$270.00	$283.00	$297.00	$311.00	$326.00
Commercial	$305.00	$414.00	$434.00	$455.00	$477.00	$500.00
Photovoltaic Panel						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	$378.00	$494.00	$518.00	$543.00	$570.00	$598.00
Fire						
Fire Alarm/Smoke Detector System, per building (2 stories)						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	$802.00	$707.00	$742.00	$779.00	$817.00	$857.00
Fire Alarm/Smoke Detector System, per addt'l floor >2 stories						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	N/A	$586.00	$615.00	$645.00	$677.00	$710.00
Fire Pumps, per site						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	$516.00	$810.00	$850.00	$892.00	$936.00	$982.00
Fire Sprinkler or Suppression Systems, per building (2 stories)						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	$402.00	$1,138.00	$1,194.00	$1,253.00	$1,315.00	$1,380.00
Fire Sprinkler or Suppression Systems, per addt'l floor >2 stories						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	N/A	$1,017.00	$1,067.00	$1,120.00	$1,176.00	$1,234.00
Flammable & Combustible Storage Tanks & Piping - Above Ground, per tank						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	$879.00	$690.00	$724.00	$760.00	$798.00	$837.00
Flammable & Combustible Storage Tanks & Piping - Above Ground, per addt'l tank						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	N/A	$172.00	$180.00	$189.00	$198.00	$207.00
Flammable & Combustible Storage Tanks & Piping - Below Ground, per tank						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	$1,036.00	$690.00	$724.00	$760.00	$798.00	$837.00
Flammable & Combustible Storage Tanks & Piping - Below Ground, per addt'l tank						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	N/A	$172.00	$180.00	$189.00	$198.00	$207.00

Exhibit 5-2

City of Tampa
2026 Building Fee Analysis
Miscellaneous Projects Existing and Proposed Permit Fees Phase-In Schedule

	Existing Fees	Proposed Fees				
	FY 2026	Year 1	Year 2	Year 3	Year 4	Year 5
New Dispensers, Piping Alteration, per site						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	$505.00	$764.00	$802.00	$842.00	$884.00	$928.00
Underground Fire Mains, per 100 ft.						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	$402.00	$1,822.00	$1,913.00	$2,008.00	$2,108.00	$2,213.00
Underground Fire Mains, per addt'l 100 ft.						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	N/A	$437.00	$458.00	$480.00	$504.00	$529.00
Pool/Spa						
Above-Ground Pool/Spa						
Residential	$292.00	$379.00	$397.00	$416.00	$436.00	$457.00
Commercial	N/A	N/A	N/A	N/A	N/A	N/A
In-Ground Pool/Spa						
Residential	$716.00	$931.00	$977.00	$1,025.00	$1,076.00	$1,129.00
Commercial	$876.00	$1,138.00	$1,194.00	$1,253.00	$1,315.00	$1,380.00
Walls						
Dumpster Enclosure						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	$546.00	$707.00	$742.00	$779.00	$817.00	$857.00
Privacy/Retaining Wall						
Residential	$475.00	$615.00	$645.00	$677.00	$710.00	$745.00
Commercial	$589.00	$764.00	$802.00	$842.00	$884.00	$928.00
Mechanical/Electrical/Plumbing						
Boiler Equipment						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	$891.00	$1,155.00	$1,212.00	$1,272.00	$1,335.00	$1,401.00
Generator						
Residential	$291.00	$379.00	$397.00	$416.00	$436.00	$457.00
Commercial	$767.00	$994.00	$1,043.00	$1,095.00	$1,149.00	$1,206.00
Grease Interceptor						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	$501.00	$649.00	$681.00	$715.00	$750.00	$787.00
Kitchen Hood						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	$913.00	$1,184.00	$1,243.00	$1,305.00	$1,370.00	$1,438.00
LP Gas Tank Set & Piping						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	$454.00	$592.00	$621.00	$652.00	$684.00	$718.00
Medical Gas Piping						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	$293.00	$379.00	$397.00	$416.00	$436.00	$457.00
Refrigeration/Cooler Equipment						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	$788.00	$1,023.00	$1,074.00	$1,127.00	$1,183.00	$1,242.00
Water, Wastewater and Storm Drain Lines						
Residential	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	$650.00	$845.00	$887.00	$931.00	$977.00	$1,025.00
Site						
Site Clearing						
Residential	$298.00	$391.00	$410.00	$430.00	$451.00	$473.00
Commercial	$343.00	$448.00	$470.00	$493.00	$517.00	$542.00
Seawall						
Residential	$494.00	$644.00	$676.00	$709.00	$744.00	$781.00
Commercial	$700.00	$908.00	$953.00	$1,000.00	$1,050.00	$1,102.00
Driveway, Patio Slab, Deck						
Residential	$214.00	$414.00	$434.00	$455.00	$477.00	$500.00
Commercial	$527.00	$483.00	$507.00	$532.00	$558.00	$585.00
New Parking Lot						
Residential	N/A	$270.00	$283.00	$297.00	$311.00	$326.00
Commercial	$601.00	$782.00	$821.00	$862.00	$905.00	$950.00

Exhibit 5-3

City of Tampa
2026 Building Fee Analysis
General and Administrative Existing and Proposed Permit Fees Phase-In Schedule

Description	Existing Fees FY 2026	Proposed Fees Year 1	Year 2	Year 3	Year 4	Year 5
Permits						
Permit Application	$50.00	$115.00	$120.00	$126.00	$132.00	$138.00
Permit Application Extension						
Residential	$41.00	$57.00	$59.00	$61.00	$64.00	$67.00
Commercial	$61.00	$80.00	$84.00	$88.00	$92.00	$96.00
Permit Extension						
Residential	$41.00	$57.00	$59.00	$61.00	$64.00	$67.00
Commercial	$61.00	$80.00	$84.00	$88.00	$92.00	$96.00
Permit Refund						
Residential	See Refund Policy					
Commercial	See Refund Policy					
Permit Reissue (Reinstatement of expired permit)*						
Residential	$41.00	$115.00	$120.00	$126.00	$132.00	$138.00
Commercial	$61.00	$161.00	$169.00	$177.00	$185.00	$194.00
Permit Transfer (Change of contractor)*						
Residential	$41.00	$80.00	$84.00	$88.00	$92.00	$96.00
Commercial	$61.00	$80.00	$84.00	$88.00	$92.00	$96.00
Plan Review						
3rd or Additional Plan Review Cycle*						
Residential	20% of permit fee			20% of permit fee		
Residential Minimum	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Commercial	20% of permit fee			20% of permit fee		
Commercial Minimum	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Expedited Plan Review (Subject to supervisory approval)*						
Residential	Double the cost of plan review fee			Double the cost of plan review fee		
Commercial	Double the cost of plan review fee			Double the cost of plan review fee		
Plan Revision*						
Residential	10% of permit fee			10% of permit fee		
Residential Minimum	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Commercial	10% of permit fee			10% of permit fee		
Commercial Minimum	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Preliminary Plan Review*						
Residential	$275.00	$506.00	$531.00	$557.00	$584.00	$613.00
Commercial	$871.00	$1,127.00	$1,183.00	$1,242.00	$1,304.00	$1,369.00
Inspections						
After-Hours Inspection (Minimum 2.5 hours per reviewer)						
Residential	$413.00	$534.00	$560.00	$588.00	$617.00	$647.00
Commercial	$413.00	$534.00	$560.00	$588.00	$617.00	$647.00
Citation/Stop Work Order Release						
Residential	$339.00	$460.00	$483.00	$507.00	$532.00	$558.00
Commercial	$339.00	$460.00	$483.00	$507.00	$532.00	$558.00
Field Revision (Minor)						
Residential	$198.96	$281.00	$295.00	$309.00	$324.00	$340.00
Commercial	$198.96	$281.00	$295.00	$309.00	$324.00	$340.00
Grand Tree Evaluation - per property*						
Residential	$120.00	$442.00	$464.00	$487.00	$511.00	$536.00
Commercial	$120.00	$442.00	$464.00	$487.00	$511.00	$536.00
Trip Fee						
Residential	N/A	$69.00	$72.00	$75.00	$78.00	$81.00
Commercial	N/A	$69.00	$72.00	$75.00	$78.00	$81.00
Re-Inspection per Discipline*						
Residential	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Commercial	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
General						
Alternative Method or Material Request (AMMR) Determination*						
Residential	$871.00	$1,127.00	$1,183.00	$1,242.00	$1,304.00	$1,369.00
Commercial	$871.00	$1,127.00	$1,183.00	$1,242.00	$1,304.00	$1,369.00
Appeal to Building Official*						
Residential	$253.00	$776.00	$814.00	$854.00	$896.00	$940.00
Commercial	$253.00	$776.00	$814.00	$854.00	$896.00	$940.00
Appeal to Hillsborough County Board of Adjustments, Appeals, and Examiners*						
Residential	$458.00	$526.00	$552.00	$579.00	$607.00	$637.00
Commercial	$458.00	$526.00	$552.00	$579.00	$607.00	$637.00
Code Interpretation Request to Building Official*						
Residential	$458.00	$598.00	$627.00	$658.00	$690.00	$724.00
Commercial	$458.00	$598.00	$627.00	$658.00	$690.00	$724.00
Deferred Submittal Request*						
Residential	$458.00	$598.00	$627.00	$658.00	$690.00	$724.00
Commercial	$458.00	$598.00	$627.00	$658.00	$690.00	$724.00
Flood Determination Letter*						
Residential	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Commercial	$120.00	$155.00	$162.00	$170.00	$178.00	$186.00
Partial Certificate of Occupancy	$510.00	$661.00	$694.00	$728.00	$764.00	$802.00
Records Research (per hour)						
Residential	$20.00	$80.00	$84.00	$88.00	$92.00	$96.00
Commercial	$20.00	$80.00	$84.00	$88.00	$92.00	$96.00
Temporary Certificate of Occupancy*						
Residential	$155.00	$586.00	$615.00	$645.00	$677.00	$710.00
Commercial	$510.00	$805.00	$845.00	$887.00	$931.00	$977.00
Temporary Use - Stock and Set-up*	$253.00	$327.00	$343.00	$360.00	$378.00	$396.00

Exhibit 5-4

City of Tampa
2026 Development Coordination Fee Analysis
Development Coordination Existing and Proposed Fees Phase-In Schedule

Fee Name	Existing Fees FY 2026	Proposed Fees Year 1	Year 2	Year 3
Application- Zoning				
Site Plan District Base Fee - PD	$2,642.00	$3,610.00	$4,575.00	$5,540.00
Site Plan District Base Fee - PD with Bonus	2,642.00	3,860.00	5,080.00	6,295.00
Site Plan - Per Acre	111.00	155.00	200.00	240.00
Euclidean District Base Fee	1,073.00	1,145.00	1,215.00	1,285.00
Euclidean District Per Acre Fee	111.00	155.00	200.00	240.00
PD-A Plan Review Base Fee	N/A	7,490.00	7,490.00	7,490.00
PD-A Plan Review Per Acre Fee	N/A	240.00	240.00	240.00
PD-A Incremental Plan Review Base Fee	1,669.00	2,770.00	3,870.00	4,975.00
PD-A Incremental Plan Review Per Acre Fee	83.00	135.00	185.00	240.00
Re-Submittal (All submittal after 2nd submittal)	25% of original fee	50% of original fee	50% of original fee	50% of original fee
Substantial Change Review (Administrative)	555.50	685.00	815.00	945.00
Application- Variance (per request)				
Public Hearing	$416.50	$555.00	$695.00	$835.00
Variance for completed work w/o permits	834.50	N/A	N/A	N/A
ZA Variance Extension	55.50	60.00	65.00	65.00
Re-hearing	N/A	175.00	175.00	175.00
Re-submittal for variance	N/A	50% of original fee	50% of original fee	50% of original fee
Application- Special Use				
S1 - ADU, Ext Family Res	$194.00	$445.00	$695.00	$945.00
S1 - AB Permit	929.00	1,115.00	1,300.00	1,480.00
S1 - Residential <19 units	611.00	620.00	630.00	645.00
S1 - Residential >19 units, All other non-residential uses	929.00	930.00	930.00	930.00
S1 - Temporary Alcohol Sales - 7 or more days prior to the event	27.50	40.00	55.00	70.00
S1 - Temporary Alcohol Sales - Less than 7 days prior to the event	83.00	125.00	165.00	210.00
Temporary Special Event (No Alcohol)	N/A	210.00	210.00	210.00
S2 - Non-AB Permit	1,696.50	2,980.00	4,260.00	5,540.00
S2 - AB Permit	2,163.50	2,490.00	2,820.00	3,150.00
Adult Use permit	834.50	905.00	975.00	1,050.00
Re-Submittal (all phases after 2nd submittal)	25% of original fee	50% of original fee	50% of original fee	50% of original fee
Application- Formal Decision (Per Request)				
General Requests	$166.50	$520.00	$870.00	$1,220.00
Nonconforming Use	238.50	650.00	1,060.00	1,470.00
Nonconforming Lot	N/A	590.00	590.00	590.00
Nonconforming Structure/Other	N/A	495.00	495.00	495.00
Vested Rights	238.50	555.00	870.00	1,190.00
Pain Management Clinics (Renewals)	348.50	170.00	170.00	170.00
Pain Management Clinics (New)	N/A	370.00	370.00	370.00
Lot Split / Orientation (w/Property Line Adjustment)	166.50	270.00	375.00	480.00
Lot Splits without Property Line Adjustment	N/A	115.00	115.00	115.00
Lot Reconfiguration / Orientation	N/A	385.00	385.00	385.00
Application- Design Exceptions (Per Request)				
Design Exception-2	$138.50	$185.00	$230.00	$280.00
Alternative Buffer / Wetlands	55.50	165.00	275.00	380.00
Fencing	55.50	75.00	95.00	115.00
Setback Modifications	166.50	205.00	245.00	280.00
Yard Determination	N/A	425.00	425.00	425.00
Overlay Review-Alternative Compliance	166.50	205.00	245.00	280.00
Alternative Parking	150.00	305.00	460.00	620.00
Alternative Signs	N/A	380.00	380.00	380.00
Master Sign Plan	N/A	625.00	625.00	625.00
Vendors				
Vendor - Special Event/Sports/Entertainment (per site/per vendor)	$27.50	$35.00	$45.00	$55.00
Temporary Sales (per site/per vendor)	27.50	55.00	85.00	110.00
Annual Vendor - Private Property (per site/per vendor)	166.50	220.00	270.00	320.00
Petitions for Review ("Appeals")				
Review of Zoning Administrator Decision by City Council	271.00	1,365.00	2,460.00	3,560.00
Review of VRB by City Council	271.00	1,365.00	2,460.00	3,560.00
Review of Formal Decision or other Review by Hearing Officer	Check with Clerk / Legal	Check with Clerk / Legal	Check with Clerk / Legal	Check with Clerk / Legal
Misc Zoning Activities				
Advisory Opinions Letters	$150.00	$150.00	$150.00	$150.00
Certification Letters	55.50	75.00	95.00	115.00
Zoning only Sign-off for Site Plan Districts in Permitting	55.50	140.00	225.00	315.00
Commercial Tent Review	55.50	60.00	65.00	65.00
Commercial Tent Renewal	27.50	40.00	55.00	65.00
Dog-Friendly Restaurant Permit per month	10.00	N/A	N/A	N/A
Dog-Friendly Restaurant Permit per year (pro-rated)	132.50	170.00	205.00	240.00
Business Operating Permits	N/A	165.00	165.00	165.00
Application Filing Review Fee - Bath Technician	88.00	90.00	90.00	90.00
Application Filing Review Fee - Bathhouse	176.00	175.00	175.00	180.00
Permit Cards/Placards (per card/placard issued) - Bath Technician	3.00	5.00	5.00	5.00
Permit Cards/Placards (per card/placard issued) - Bathhouse	5.00	5.00	5.00	5.00
Text Amendments	666.50	N/A	N/A	N/A
Amendment to an Active Application	333.00	N/A	N/A	N/A
Lot Splits (Going back to original plat (Overlay or meeting zoning requirements))	N/A	115.00	115.00	115.00
Zoning Covenant	N/A	90.00	90.00	90.00
Live Local and H.B. 1339	N/A	2,642.00	2,642.00	2,642.00
Live Local and H.B. 1339 - Per Acre or portion of	N/A	111.00	111.00	111.00

Exhibit 5-4

City of Tampa
2026 Development Coordination Fee Analysis
Development Coordination Existing and Proposed Fees Phase-In Schedule

	Existing Fees	Proposed Fees		
Fee Name	FY 2026	Year 1	Year 2	Year 3
Subdivision Activities				
Preliminary Plat	$739.50	$1,570.00	$2,400.00	$3,230.00
Preliminary Plat Additional Acre Fee	111.00	185.00	260.00	335.00
Final Plat	639.00	1,505.00	2,370.00	3,230.00
Final Plat Additional Acre Fee	111.00	185.00	260.00	335.00
Vacating of Plat	238.50	N/A	N/A	N/A
Infrastructure Construction Plan <19 units	3,421.00	3,700.00	3,980.00	4,255.00
Infrastructure Construction Plan <19 units Additional Acre Fee	111.00	185.00	260.00	335.00
Infrastructure Construction Plan >19 units	6,760.50	7,555.00	8,350.00	9,150.00
Infrastructure Construction Plan >19 units Additional Acre Fee	222.00	370.00	520.00	670.00
Filing & Reproduction	611.00	660.00	710.00	755.00
Re-Submittal or Revisions, all phases	25% of original fee	50% of original fee	50% of original fee	50% of original fee
Extensions, all phases	N/A	50% of original fee	50% of original fee	50% of original fee
Right-of-Way Activities				
Vacating unimproved alleys/ROW	$573.00	$845.00	$1,115.00	$1,385.00
Vacating improved alleys/ROW	1,239.50	1,480.00	1,720.00	1,955.00
Vacating fee per alley/ROW after 1st	444.50	490.00	535.00	580.00
Existing Encroachment	460.50	750.00	1,040.00	1,335.00
New Encroachment	1,128.50	1,405.00	1,685.00	1,965.00
Encroachment Fee after 1st	55.50	55.50	55.50	55.50
Release of Easement - one (1) utility only	316.50	355.00	390.00	425.00
Release of Easement - all general utilities	539.00	690.00	840.00	995.00
Change of Address - 1st address	55.50	55.50	55.50	55.50
Change of Address fee for each additional address after 1st	27.50	30.00	30.00	30.00
Address Assignment (per address over 19th)	16.00	20.00	25.00	35.00
Annexations				
Annexations	N/A	$1,545.00	$1,545.00	$1,545.00
Development of Regional Impact Activities				
Application for Development Approval	$16,916.50	$16,916.50	$16,916.50	$16,916.50
Application for Development Approval Additional Acre Fee	111.00	111.00	111.00	111.00
Notice of Proposed Change	8,652.50	8,652.50	8,652.50	8,652.50
Notice of Proposed Change Additional Acre Fee	111.00	111.00	111.00	111.00
Essentially Built-Out Agreement	8,652.50	8,652.50	8,652.50	8,652.50
Essentially Built-Out Agreement Additional Acre Fee	111.00	111.00	111.00	111.00
Continuance Request	361.00	361.00	361.00	361.00
Annual Report	361.00	361.00	361.00	361.00
Clearance Letter Review	277.50	277.50	277.50	277.50
Binding Letter Review	555.50	555.50	555.50	555.50
Miscellaneous Agreements				
Community Development District	$16,693.00	$16,693.00	$16,693.00	$16,693.00

Exhibit 5-5

City of Tampa
2026 Petition for Review Fee Analysis
Petition for Review Existing and Proposed Fees Phase-In Schedule

Fee Name	Existing Fees FY 2026	Proposed Fees Year 1
Petition for Review Fees		
Decision of Architectural Review Commission	$271.00	$4,000.00
Decision of Barrio Latino Commission	50.00	4,000.00
Decision of Historic Preservation Manager	271.00	N/A
Decision of Variance Review Board	271.00	1,000.00
Decision of the Zoning Administrator	271.00	3,000.00
Formal Decision of Zoning Administrator [1]	2,000.00	4,000.00

[1] Additional hourly charges may be added should a hearing officer be required.

Exhibit 5-6

City of Tampa
2026 Architectural Review Commission and Historic Preservation Fee Analysis
Architectural Review Commission and Historic Preservation Existing and Proposed Fees Phase-In Schedule

	Existing Fees	Proposed Fees		
Fee Name	FY 2026	Year 1	Year 2	Year 3
Architectural Review Commission & Barrio Latino Commission Fees				
New Construction or Addition				
Residential	$250.00	$1,085.00	$1,920.00	$2,760.00
Additional Per Square Foot	$0.01	$0.05	$0.05	$0.05
Commercial	250.00	1,115.00	1,980.00	2,840.00
Additional Per Square Foot	$0.02	$0.10	$0.10	$0.10
Demolition/Relocation of Contributing Structure				
Residential	250.00	$745.00	$1,240.00	$1,730.00
Additional Per Square Foot	$0.01	$0.05	$0.05	$0.05
Commercial	750.00	1,165.00	1,580.00	1,995.00
Additional Per Square Foot	$0.02	$0.10	$0.10	$0.10
Variance	200.00	665.00	1,130.00	1,590.00
Certificate of Appropriateness (Commission Review)	100.00	985.00	1,870.00	2,760.00
Certificate of Appropriateness (Administrative Review)	N/A	435.00	435.00	435.00
Administrative Appeal	250.00	N/A	N/A	N/A
Tax Exempt Application Pre-Construction	250.00	640.00	1,030.00	1,415.00
Tax Exempt Application Post-Construction	N/A	2,545.00	2,545.00	2,545.00
Balconies over Right-of-Way (BLC)	500.00	N/A	N/A	N/A
Encroachment Signs (BLC)	100.00	N/A	N/A	N/A
Exterior Painting (BLC)	50.00	N/A	N/A	N/A
Recommendation to City Council	N/A	1,645.00	1,645.00	1,645.00
Historic Preservation Commission Fees				
Determination of Historic Significance				
Residential	$250.00	$1,040.00	$1,830.00	$2,620.00
Additional Per Square Foot	$0.01	$0.05	$0.05	$0.05
Commercial	750.00	1,565.00	2,380.00	3,200.00
Additional Per Square Foot	$0.02	$0.10	$0.10	$0.10
Historic Designation - National and Local	0.00	N/A	N/A	N/A
Staff Activities				
Continuance Request	$25.00	$35.00	$45.00	$50.00
Extension of Time Requests	50.00	N/A	N/A	N/A
Revisions of Previous Approvals	25.00	65.00	105.00	150.00
Certification Letter	20.00	100.00	180.00	255.00
Staff Approval				
Residential	30.00	N/A	N/A	N/A
Commercial	75.00	N/A	N/A	N/A

Exhibit 5-7

City of Tampa
2026 Right-of-Way Fee Analysis
Right-of-Way Existing and Proposed Fees Phase-In Schedule

Description	Existing Fees FY 2026	Proposed Fees Year 1
Maintenance in City Right of Way, requiring no excavations or lane closures	$50.00	$255.00
Sidewalk closure for (maintenance, replacement or safety issues)	100.00	310.00
Residential Driveway	100.00	310.00
Commercial Driveway	175.00	305.00
Permanent Structures in ROW - 1-3 installations	95.00	330.00
Permanent Structures in ROW - 4+ installations	175.00	425.00
No roadway crossings - Less than 10'	125.00	285.00
No roadway crossings - Greater than 10'	200.00	365.00
Open trench roadway encroachment or crossing	300.00	380.00
Trench less roadway crossing 2 inches in diameter and less	150.00	375.00
Trench less roadway crossings	250.00	375.00
Supplemental Large Facility Project	1,050.00	590.00
Lane Closure Fee (roadway not an arterial or collector)	50.00	365.00
Lane Closure Fee (For collectors and arterials)	200.00	535.00
Sidewalk Café	300.00	230.00
Queuing Lines	150.00	300.00
House Moves (City to City)	300.00	665.00
House Moves (City to County)	325.00	665.00
Non Motorized Vehicles (First Permit)	300.00	530.00
Non Motorized Vehicles (Additional Permit)	100.00	75.00
Benches (new)	75.00	305.00
Benches (Annual Renewal)	60.00	160.00
Banners	55.00	275.00
Temporary Structure in ROW (Dumpster, Trailer, PODS, etc)	150.00	275.00
Permit Extension	50.00	200.00
Electric Utility Annual General Maintenance Permit	100,000.00	100,000.00