



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

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

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

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



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



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



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ADDITIONAL PLANNING DEPARTMENT BUILDING PERMIT INSPECTION	FEE \$ 44.68
PLANNING DEPARTMENT INSPECTIONS	FEE \$ 368.53
EMERGENCY ORDER EXTENSION ADMINISTRATIVE	FEE \$ 109.15

ALL FEES WILL BE DOUBLE FOR ALL AFTER THE FACT PROJECTS

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