VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: June 25, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: Building Permit and Inspection Fees

SUMMARY OF ITEM: On June 11, 2026 the Village of Indiantown (Village) Council requested an agenda item to discuss the Village's building permit and inspection fees.

The established permit and inspection fees for the Village were adopted on March 12, 2020 and last amendment was in April 2021. Per the Village website, fees are required for "any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure needs to apply for a building permit. Permits are also needed with installations, removal, or repair to gas, electrical, mechanical or plumbing systems." On the Village website there is a listing of "ordinary repairs that do not require a building permit, provided the repairs do not include: the cutting away of any wall, partition or portion thereof, required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include attention to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes."

The fees are intended to offset the cost of Village personnel who are involved with the issuance and inspection of the improvements or repairs being made. Without the offset of any fees, expenditures relating to permits and inspections would be paid for with revenue from property taxes and shared State revenues. The Village utilizes Martin County Board of County Commissioners (County) Building Official staff to conduct the necessary inspections, and the County bills the Village for those services based upon an hourly rate established by the County. The County requires a building permit and inspections for plumbing work which includes water softeners.

The Village was made aware of individuals installing water softeners (softeners) through social media. Upon inspection and verification, it was discovered that permits and inspections had not been obtained. Staff began contacting the homeowners and informing them that a permit and inspections were necessary. To date, three softeners have failed their first inspection. Staff has issued roughly twenty-six notice of violation for softeners that have been installed without a permit and inspection. Most of those that were notified, have paid the permit and inspection fee, which included an after-the-fact additional fee. Staff has been working with the Homeowner's Association and builders to make certain home buyers are informed of the requirement for a permit and inspection for softeners that are installed after closing on the residence. Softeners that are part of the initial building of the home and were included in the building permit plans, would be inspected and paid for through the regular building permit fee process. The Village permit and inspection fees are based upon the expenditures of staff time and equipment, including state required fees from Florida Department of Business and Professional Regulation (FL DBPR) and Department of Community Affairs (FL DCA) which are remitted to them on a quarterly basis. The total fee for the Village is $140.26 unless it is after the fact, then the fee is doubled to $280.52.

There have been comments made that charging an individual a permit and inspection fee for a softener is wrong since the resident is needing the softener due to the quality of the water provided by Village utilities. Utilities staff monitor and test the water regularly to ensure the water is safe for consumption. Florida Department of Environmental Protection (FDEP) establishes where and how often water is to be tested and results are provided to them for compliance. Prior to the acquisition of the water plant from Indiantown Company, the Village had an engineer perform a briefing document concerning the potential acquisition of the water and wastewater utility systems. In that document, there is a section (7.1) titled Reasons for the Acquisition, it states "The water quality from an aesthetic standpoint is poor. Many customers complained about the bad taste and color. While the water meets the primary drinking water standards, it does not meet the consumer's expectation." The quality of the water was inherited by the Village, and staff has made many successful efforts to improve the

water quality. The water aesthetics cannot be completely addressed due to an aged system for producing and transmitting water throughout the Village.

A possible reduction or some level of 'forgiveness' was mentioned at the meeting. Staff has some concerns relating to making any changes to the current policy. Having a water softener is a personal choice, there are other water treatment options that could be pursued that are less expensive if water quality is a concern. Offering a reduction would create a negative dynamic for those that have previously paid.

During the 2026 Legislative Session changes were implemented to restrict some permits and the method for which the fees are calculated. The changes **do not** impact electrical, mechanical, and plumbing activities. Once the legislation is finalized, staff will be evaluating the impact to the Village and changes to the existing fee structure may need to be modified.

FISCAL IMAPCT STATEMENT:

RECOMMENDATION: Council receive information and provide further direction.

PREPARED BY: Taryn Kryzda DATE: 06/18/26

ATTACHMENTS:
Description