

St. Johns County's Schedule of Fees and Services

Exhibit "A"

Amended 04/07/2026

Note: Fees are applicable to all individuals and organizations and can only be waived by official action of the Board of County Commissioners. Taxes will be assessed when applicable.

Contractor Certification Fees F.S. 553-80 Continued	FY 26 Current
Journeyman - Biennial	\$50.00
Late Fee for certification renewal (within 90 days)	\$50.00
Late fee for certification renewal (within 12 months)	\$106.00
Retention of Certificate when on Inactive Status	\$35.00
Reciprocity Letter	\$30.00
Reinstatement Fee	\$106.00
Duplicate Card	\$15.00
Contractor Status Letter	\$56.00
Mechanical Permit Fees F.S. 553.80	FY 26 Current
Permit Issuance	\$11.00 with a minimum permit fee of \$35.00
Inspection of heating, ventilation, ductwork, air-conditioning and refrigeration systems, including repairs, alterations and additions to an existing system	
Valuation:	
- \$0 - 5,000	\$24.00
- \$5,001 and above	\$19.00 plus \$2.00 for each add'l \$1,000
Inspection of repairs, alterations, and additions to an existing system	see above
Inspecting Boilers (based on Btu input):	
- 33,000 Btu (1 BHp) to 165,000 (5 BHp)	\$24.00
- 165,001 Btu (5 BHp) to 330,000 (10 BHp)	\$24.00
- 330,001 Btu (10 BHp) to 1,165,000 (52 BHp)	\$26.00
- 1,165,001 Btu (52 BHp) to 3,300,000 (98 BHp)	\$30.00
- Over 3,300,000 Btu	\$34.00
Temporary operation inspection	\$37.00
Re-inspection Fee	\$37.00
Starting work without a permit	Double the applicable fee + \$100.00
Refund fee	\$22.00
Transfer fee	\$22.00
In all buildings, except one and two family dwellings, where self-contained air conditioning units of less than two tons are to be installed, the fee charged shall be the total cost of all units combined.	
Solar Permit Fees F.S. 553.80	FY 26 Current
Permit Issuance	\$11.00 with a minimum permit fee of \$35.00
Thermal Permit	\$24.00
Photovoltaic Permit	\$24.00
Plan Review Fee	\$37.00 per hour
Refund Fee	\$22.00
Transfer Fee	\$22.00
Inspection Fee	\$53.00
Starting work without a permit	Double the applicable fee + \$100.00

Growth Management Services Department

General Fees	FY 26 Current
Land Development Code	actual cost
Ponte Vedra Zoning District Ordinance	actual cost
Comprehensive Plan:	
Adoption Document	actual cost
Background elements	actual cost
Comprehensive Plan Maps	actual cost
Development Review Manual	actual cost
Standards and Detail Manual	actual cost
Copies exceeding 11" x 14"	\$5.00
Certified copies	\$1.00 per page

General Fees Continued	FY 26 Current
Response letters to verify status of project, development orders, comprehensive plan consistency, concurrency, zoning confirmation, development analysis, use determination, and/or data research	\$58.00 per hour – with a two hour minimum
Confirmation letters for Jurisdictional agencies (FDEP, SJRWMD, etc.)	\$22.00
Certificate for Home Office, Rural Industry or Business Office (includes Change of Use)	\$22.00
Open Code Enforcement Violations/Lien Request Fee	\$58.00
Registered Architectural Review Association Application/Renewal	\$300.00
Administrative Waivers	\$107.00
Administrative Interpretations	\$109.00 per hour with a two hour minimum
Continuance of Public Hearing requested by Applicant	\$200.00
Applicants are responsible to pay the full cost of re-advertising continued items when the applicant has requested or caused the continuance. Applicants will be billed this cost.	
Non-zoning variances (includes GIS & Fire Fee)	\$612.00 plus the actual cost of advertising
Appeals (includes GIS Fee)	\$373.00 plus the actual cost of advertising
Text Amendment to Land Development Code	\$1,000.00 plus the actual cost of advertising
Flood damage prevention variance appeals	\$283.00 plus the actual cost of advertising
Resubmittal Fees for expired applications 180 days or more (excluding Building Permit applications). *substantial changes to a project requires submission of a new application	50% of original application fee
Refunds for applications (excluding Building Permit applications):	
Prior to any review activity	100% refunded less \$20.00 processing fee
After processing, but prior to completion of 1st Review	50% refunded
After completion of 1 st Review	0% refunded
Note: Those projects that have been designated as Affordable Housing by the St. Johns County Housing & Community Services Division may receive a 25% reduction for all land development application review fees except Clearance Sheet and Building Services fees.	
Zoning - General Application Fees	FY 26 Current
Special Use Permits:	
Minor Review (Per Development Review Manual Section 18.01) excluding the cost of public advertising (includes GIS fee). This fee may also apply to Minor Modifications that qualify as a Minor Special Use Permit.	\$364.00 plus the cost of advertising
Major Review (all Special Uses found in Section 2.03; includes GIS & Fire Fee)	\$600.00 plus the cost of advertising
Transfer Permit to New Owner (Alcoholic Beverage Establishments)	\$58.00 / hour with one hour minimum
Telecommunications Tower Review (Applications requiring Public Hearing; includes GIS fee)	\$746.00 plus the cost of advertising, required consulting fees and 15% Administrative Processing Fee
Zoning Variance:	
Applications requiring Public Hearing (includes GIS & Fire Fee)	\$596.00 plus the cost of advertising
After the fact applications requiring Public Hearing (includes GIS & Fire Fee)	Double the application fee
Temporary Use Permits:	
Administrative (Section 2.02.05) (includes Fire Fee)	\$150.00
Requiring Public Hearing (Exceed limits of 2.02.05)	\$260.00 plus the cost of advertising
Special Event Signage Registration (Section 7.05.01)	\$22.00
Penalty for starting without permit	Double the application fee
Planning - Land Development Application Fees	FY 26 Current
Planned Development Rezoning Pre-Applications:	
Pre-application Review for PUD, and PRD (includes Fire Fee)	\$462.00
Pre-application Review for PUD, and PRD within St. Johns County Utility Service Area	\$583.00
*Acreage fee is assessed for each acre or fractional part thereof with a 50% reduction per acre for those acres which make the acreage fee exceed \$2,000.00 and an additional 25% reduction per acre for those acres which make the acreage fee exceed \$4,000.00.	
Rezoning Applications:	
General Zone District	\$2,218.00, + 10.00/acre* plus the cost of advertising

Planning - Land Development Application Fees Continued	FY 26 Current
General Zone District within the St. Johns County Utility (SJCUC) Service Area	\$2,382.00, + 10.00/acre* the cost of advertising
Planned Unit Development (PUD) (includes Fire Fee)	\$4,008.00 + 21.00/acre* plus the cost of advertising
Planned Unit Development (PUD) within St. Johns County Utility Service Area	\$4,666.00 + 21.00/acre* plus the cost of advertising
Planned Rural Development (PRD)	\$2,672 + 21.00/acre* plus the cost of advertising
PRD within St. Johns County Utility Service Area	\$3,359 + 21.00/acre* plus the cost of advertising
Planned Development Modification Pre-Applications:	
Pre-application Review for Major Modifications to PUD or PRD (includes Fire Fee)	\$353.00
Pre-application Review for Major Modifications to PUD or PRD within St. Johns County Utility Service Area	\$447.00
Planned Development Modifications:	
Master Development Plan (Incremental) (includes Fire Fee)	\$470.00
Master Development Plan (Incremental) within St. Johns County Utility Service Area	\$722.00
Small Adjustments to PUD, PRD, PSD, or FDP (includes Fire Fee)	\$416.00
Minor Modification to PUD, PRD, PSD, or FDP (includes Fire Fee)	\$1,148.00 plus the cost of advertising
Minor Modification to PUD, PRD, PSD, or FDP within St. Johns County Utility Service Area	\$1,367.00 plus the cost of advertising
Major Modification to PUD & PRD (includes Fire Fee)	\$3,288.00 plus the cost of advertising
Major Modification to PUD & PRD within St. Johns County Utility Service Area	\$3,661.00 plus the cost of advertising
Major Modification to PUD & PRD that includes the addition of new land (includes Fire Fee)	\$5,428.00 plus the cost of advertising
Major Modification to PUD & PRD that includes the addition of new land within St. Johns County Utility Service Area	\$5,801.00 plus the cost of advertising
Unified Sign Plan (if separate from PUD) - Major Modification see fee above	\$571.00
Development of Regional Impact (DRI):	
DRI Modification/ Development Order Amendment	\$3,274.00 plus the cost of advertising
DRI Land Use Conversion (DRILU)	\$58.00/hr - 2 hr minimum
DRI Reports	\$545.00
Development Agreements:	
Development Agreements	\$8,840.00
Development Agreements within St. Johns County Utility Service Area	\$11,288.00
Development Agreement Modifications	\$2,675.00
Impact Fee Agreement (If filed in conjunction with a Developers Agreement Application this fee does not apply)	\$1,070.00
Impact Fee Agreement Modification Fee (If filed in conjunction with a Developers Agreement Application this fee does not apply)	\$575.00
Vesting Determinations:	
Confirmation of Projects Deemed Vested	\$58.00 per hour with two hour minimum
Individual Lots	\$58.00 per hour with two hour minimum
PUD's/PSD's/PRD's/DRI's/Subdivisions	\$109.00 per hour with two hour minimum
Extension of Vested Rights	\$58.00 per hour with two hour minimum
Community Development District Applications:	
Community Development District Applications	\$16,370.00
Amendment to Expand, Contract or Terminate an approved Community Development District	\$1,558.00
Special Districts:	
Overlay District Architectural Review Fee New buildings or additions more than 250 sf	\$519.00

Planning - Land Development Application Fees Continued	FY 26 Current
Overlay District Architectural Review Fee Major Reviews (Projects, new sign installations requiring a sign or building permit)	\$270.00
Overlay District Architectural Minor Review Fee (Projects, sign refacings and new signs not requiring sign or building permits)	\$88.00
VBTC Required Pre-Application meeting for new buildings or additions over 250 sf	Free
VBTCDR Master Review (New Buildings or additions over 250 sf)	\$1,200.00
VBTC Temporary Use Permit/Minor Review (Combined Review)	\$156.00
Cultural Resources Review Board Landmark Designation (fee is waived if initiated by the CRRB)	\$208 plus advertising cost
County Landmark Designation Development Incentives (fee is waived if initiated by the CRRB)	\$208 plus advertising cost
Combined County Landmark Designation and Development Incentives (fee is waived if initiated by the CRRB)	\$312 plus advertising cost
Cultural Resources Management Plan Review	\$436.00
Environmental Clearance Sheet & Inspection	\$82.00
Under Neighborhood Site Plan	\$27.00
Re-submittal after initial approval	\$57.00
Penalty for starting without permit (Includes all above fees)	Double the application fee
Land Use Changes - Development:	
Regular Cycle Amendments:	
Large Scale (> 50 acres) (includes Fire Fee)	\$4,094.00 + 21/acre* plus the cost of advertising
Large Scale (> 50 acres) within the St. Johns County Utility Service Area (includes Fire Fee)	\$4,529.00 + 21/acre* plus the cost of advertising
Small Scale Amendment (< 50 acres) (includes Fire Fee)	\$1,206.00 + 21.00/acre* plus the cost of advertising
Other Uses / Changes not itemized	Fee based upon use closest to application
Revision of Goals, Objectives, Policies per Element	\$1,733.00 plus the cost of advertising
Amendment to Application	25% of original application fee
Re-submission Review Fees:	
Third submission and thereafter	15% of original application fee for each submittal after first
Concurrency Review Application Fees	FY 26 Current
Concurrency Determinations:	
A. Informational Concurrency Determination	
Non-binding	
Peak Hour Trips:	
(1 - 3.9)	\$0.00
(4.0 - 29.9)	\$107.00
Major (30 +)	\$214.00
B. Final Concurrency Determination	
Binding	
Peak Hour Trips:	
(4.0 - 29.9)	\$535.00
Major (30 +)	\$1,797.00
Major (30 +) within the St. Johns County Utility Service Area	\$2,428.00
Concurrency Exemption Determinations:	
A. Concurrency Evaluating Department Review	\$976.00
B. Verification of Concurrency Exemption	\$72.00
Appeals to Board of County Commissioners:	
A. Concurrency Exemption	\$428.00 plus the cost of advertising
B. Concurrency Determination	\$642.00 plus the cost of advertising
Modification to Final Certificate of Concurrency	\$519.00
Concurrency Agreement	\$8,186.00

Concurrency Review Application Fees Continued		FY 26 Current
Proportionate Fair Share Agreements		
Option A		\$4,093.00
Fee will be assessed at the Option B or C fee prior to application and/or during application review if determined by the County substantial review is necessary to accommodate waiver and/or special request.		
Option B or C		\$8,186.00
School Concurrency Proportionate Share Mitigation Agreement		\$291.00
Applicants are responsible to pay the full cost of re-advertising continued items when the applicant has requested or caused the continuance. Applicants will be billed this cost.		
Development Review - Fee Schedule		FY 26 Current
Plat Review:		
Final Plat/Replat Review (includes Fire Fee)		\$461.00 + \$21.00 per lot
Final Plat/Replat Review within the St. Johns County Utility Service Area		\$735.00 + \$21.00 per lot
Third submission and thereafter		\$104.00
Vacation (Plat, Road, Easement) (includes Fire Fee)		\$461 plus the cost of advertising
Vacation (Plat, Road, Easement) within the St. Johns County Utility Service Area		\$636.00
Construction Plan Reviews:		
A. Minor Construction Plan Review (includes Fire Fee)		\$628.00
B. Commercial and Multifamily Construction Plan Review (includes Fire Fee)		
Base review fee per project outside the St. Johns County Utility Service Area		\$628.00
Base review fee per project within the St. Johns County Utility Service Area		\$1,397.00
plus, review fee per project acre of portion thereof		
for site development outside the St. Johns County Utility Service Area		\$130.00
or site development within the St. Johns County Utilities Service Area for Water & Sewer		\$459.00
or site development within the St. Johns County Utilities Service Area for Water or Sewer		\$382.00
or site development within the St. Johns County Utilities Service Area for Water & Sewer & Reuse		\$568.00
plus if within the St. Johns County Utilities Service Area per Sewer Lift Station		\$219.00
plus, clearing review fee		
5 acres or less		\$286.00
Over 5 acres		\$156.00 + \$36.00/acre
C. Roadway and Subdivision Construction Plan Review		
Base review fee per project outside the St. Johns County Utility Service Area		\$628.00
Base review fee per project within the St. Johns County Utility Service Area		\$1,397.00
plus, review fee per 1/4 mile increment, or portion thereof for roadway construction, including any proposed improvements in new or existing right-of-way		
for site development outside the St. Johns County Utility Service Area		\$260.00
or, site development within the St. Johns County Utility Service Area for Water & Sewer & Reuse		\$682.00
or, site development within the St. Johns County Utility Service Area for Water & Sewer		\$545.00
or, site development within the St. Johns County Utility Service Area for Water or Sewer		\$457.00
plus, if within the St. Johns County Utility Service Area per Sewer Lift Station		\$493.00
plus, clearing review fee		\$320.00 + \$36.00 per acre or fraction
D. Sidewalk Fund: \$130 per linear foot, less driveway width for projects abutting right of way designated to require sidewalk funds		\$130.00
E. Re-submission Review Fees:		
Third submission		\$104.00
plus, Third submission if within the St. Johns County Utilities Service Area		\$264.00
Fourth submission		\$200.00 each
plus, Fourth submission if within the St. Johns County Utilities Service Area		\$264.00
plus, Fourth submission if open review with Fire Services		\$100.00
Modifications to Construction Plans (includes Fire Fee)		\$260.00
Modifications to Construction Plans if within the St. Johns County Utilities Service Area		\$370.00
Penalty for starting without permit (Includes all above fees)		Double the applicable fee
Construction Inspection:		
A. Base fee:		\$364.00
Base fee if within the St. Johns County Utilities Service Area		\$923.00
plus,		

Development Review - Fee Schedule Continued	FY 26 Current
per project acre, or portion thereof, for site development exclusive of subdivision infrastructure improvements,	\$312.00
or if within the St. Johns County Utilities Service Area per acre Water & Sewer	\$679.00
per acre Water or Sewer	\$569.00
per acre Water, Sewer & Reuse	\$788.00
plus if within the St. Johns County Utilities Service Area per Sewer Lift Station	\$274.00
and/or	
per 1/4 mile increment, or portion thereof for roadway construction, including any proposed improvements in new or existing right-of-way.	\$1,558.00
or if within the St. Johns County Utilities Service Area	
Water, Sewer & Reuse	\$3,478.00
Water & Sewer	\$3,170.00
Water or Sewer	\$2,644.00
plus per Sewer Lift Station	\$823.00
B. Re-inspection Review Fee	\$104.00
As-Built Review:	
A. Base fee (includes Fire Fee)	\$414.00
B. Re-inspection Review Fee	
As-Built Re-inspection (each)	\$104.00
Fire Service Site Inspection (each, after 1st inspection)	\$52.00
Temporary Certificate of Occupancy Review Fee	\$104.00
Bond or Letter of Credit Time Extension	\$52.00
Escrow Agreement Review	\$156.00
Escrow Draw Request	\$26.00
Hold Harmless Agreement Review	\$156.00
File Transfer to New Engineer and/or Surveyor	\$58.00 per hour with one hour min.
Verification of Construction Plans (when additional approved copies are requested)	\$58.00 per hour with one hour min.
Bond Renewal / Cost Estimate Review	\$208.00
FEMA Flood Zone Verification Letter	\$10.00
Clearance Sheet Processing Fee	\$62.00
Third Submission	\$16.00
Neighborhood Site Plan Review	\$52.00 per lot
Revision to Neighborhood Site Plan	\$26.00 per lot
Non-DRC Site Plan Review (includes Fire Fee)	\$100.00
Residential Lot Grading (includes 1 st inspection.)	\$104.00
Revision/Modification after initial approval.	\$52.00
Residential Lot Grading/After-the-Fact	\$208.00
Lot Grading Re-inspection	\$52.00
Single Family Residential Driveway Permit:	
Review and Inspection per driveway	\$36.00
Clearing & Tree Preservation:	
Tree Inch Deficiency	100.00/inch
Early Land Clearing Fee	\$250.00
Under Neighborhood Site Plan	\$26.00
Single Family Lots (new construction)	\$104.00
Re-inspection (if C/O inspection fails)	\$52.00
Revision/Modification After Initial Approval	\$52.00
After the Fact Clearing Permit	\$208.00
Penalty for starting without permit (Includes all above fees)	Double the applicable fee
Subdivisions	\$308.00 + \$35.00 per acre
Tree Removal Penalties (Pursuant to Ord. 2020-23)	
Assessment for Unauthorized Protected Tree Removal:	
Each Tree 8 inches to less than 12 inches	\$200.00
Each Tree 12 inches to less than 20 inches	\$400.00
Each Tree 20 inches to less than 30 inches	\$800.00
Each Tree 30 inches or greater	\$1,000.00
Assessment for Unauthorized Removal of Protected Sand Live Oak or Southern Red Cedar:	
Each Tree 2 inches to less than 4 inches	\$200.00
Each Tree 4 inches to less than 8 inches	\$400.00

Development Review - Fee Schedule Continued		FY 26 Current
Each Tree 8 inches to less than 12 inches		\$800.00
Each Tree 12 inches or greater		\$1,000.00
Unauthorized Removal of Specimen Tree		\$5,000.00 each
If a site is cleared without authorization and Trees are removed such that the County Administrator is unable to assess the number and size of Protected Trees removed, such violation shall be subject to a fine per acre or fraction thereof, of land cleared.		\$30,000.00 per acre
Commercial & Multi-Family:		
5 acres or less		\$275.00
Over 5 acres		\$150.00 + \$35.00/acre
Re-submittal for Subdivision, Commercial and Multi-Family:		
Final Inspection / Re-inspection Fee		\$260.00
Clearing Plan Review		\$52.00 plus \$10/acre
Final Inspection Re-inspect Fee		\$260.00
Borrow Pit Construction Plans Review		\$208.00 + \$26.00/acre
Telecommunications tower construction plan review		\$571.00
Private Road Transfer		\$1,247.00 plus the cost of advertising
Significant changes to a Subdivision, Commercial or Multi-Family Commercial Plan		50% of original fee
County Engineering Division		
		FY 26 Current
Right of Way Permitting Fees - Including but not limited to utilities		
Review & Inspection:		
Base Review Fee		\$104.00
plus fees listed below as per individual permit applications:		
per jack and bore location		\$52.00
per roadway cut location		\$260.00
per 1,000 linear feet of overhead utility installation along or adjacent to county right-of-way or fraction thereof		\$17.00
per 1,000 linear foot of underground utility installation along or adjacent to county right-of-way or fraction thereof		\$36.00
per new pole/structure installations involving no more than three structures subject to : any extension to an existing overhead alignment, installations within right-of-way which are outside of existing alignment, installations adjacent to right-of-way in utility easements where access for installation is by public right-of-way, not otherwise exempt from permit or other uses.		\$28.00
Conduit service lateral installations that do not cross a roadway and are placed perpendicular to right-of-way line		\$36.00
Commercial Driveway Permit: per driveway		\$156.00
Landscaping		\$112.00
House moving		\$112.00 permit fee
County Engineering Division Continued		
		FY 26 Current
Irrigation		\$135.00 base fee + \$21.00/linear feet
Right of Way permit time expansion		Permit fee up to \$56.00
Penalty for work without a permit		
1st Offense		Double the applicable fee + \$250.00
2nd Offense within 12 months		Double the applicable fee + \$1,000.00
Roadway / Drainage Construction (per 1/4 mile)		\$156.00
Sidewalk Construction (per 100 ft.)		\$78.00
Maintenance of Traffic/Lane Closure/Road Closure Base Review		\$104.00
If MOT is Necessary		\$104.00
Note: Right-of Way Permit Fees do not apply to telecommunications providers subject to F.S. 337.401		
Solid Waste Division		
		FY 26 Current
Waste Tires (if 10 or fewer delivered at the same time)		\$2.75 each
Waste Tires (if more than 10 delivered at the same time)		\$210.00 per ton
Fluorescent light bulbs (2-4 feet in length)		\$0.75 each
Fluorescent light bulbs (6-8 feet in length)		\$1.00 each
Containers containing latex paint		\$2.00 per gallon
Containers containing oil-based paint		\$4.00 per gallon