



Town of Fort Myers Beach

REPAIR/IMPROVEMENT COST FORM

NOTICE TO PROPERTY OWNERS

Rebuilding your Home after the storm?
Adding on, renovating, or remodeling your home?
Here's information you need to know about the "50% Rule".

What is the FEMA 50% rule? The Town of Fort Myers Beach participates in the National Flood Insurance Program (NFIP) making affordable flood insurance available for structures within its jurisdiction through FEMA. The FEMA 50% Rule is a requirement for participation in this program. It limits the cost of improvements (additions, alterations, and/or repairs) to non-conforming structures to less than 50% of the "Market Value" of the structure prior to the start of work. If your home or business is below the FEMA required flood elevation, the Town of Fort Myers Beach has flood damage prevention regulations that will affect remodeling, renovations or additions to buildings.

What is a 'non-conforming structure'? FEMA identifies areas that are at higher risk for periodic flooding and determines the minimum lowest floor elevation for structures in these areas. Existing structures built prior to 1984 that have the lowest finished floor below the required elevation are non-conforming.

How is 'market value' determined? The Town of Fort Myers Beach will use the assessed value of your structure recorded by the Lee County Property Appraiser's Office. Only the value of the structure is pertinent, the value of the site improvements such as pools, accessory structures, fences, landscaping, docks, etc. are not included. If you disagree with the Property Appraiser's valuation of the structure, you may engage a State of Florida licensed property appraiser to submit a comparable property appraisal for the current market value of the structure. The appraised value of the structure less the value of all forms of depreciation is the 'market value'.

When do I need to submit a Repair/Improvement Cost Form? When a structure is non-conforming per FEMA guidelines, the following Repair/Improvement Cost Form including owner's affidavit, contractor's affidavit, worksheet and supporting documents would be submitted with the permit application.

What if the cost of improvement or repair exceeds 50% of the market value? If a building is 'substantially damaged' or 'substantially improved', it must be brought into compliance with the Town of Fort Myer's Beach floodplain regulations, which may include elevating the building to or above the 100 year flood elevation. Likewise, all electrical and mechanical equipment, bathrooms, and laundry rooms would need to be elevated. Only parking, building access and storage is allowed below the flood level.

Substantial Damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to it's before damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. *(Note: The cost of the repairs must include all costs necessary to fully repair the structure to its "before damage" condition.)*

Substantial Improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the 'start of construction' of the improvement.

Who can I contact for more information? For answers to any questions regarding the Town's Floodplain Regulations or elevation certificates, contact the Community Development Department at (239) 765-0202 or permits@fortmyersbeachfl.gov .



Town of Fort Myers Beach

REPAIR/IMPROVEMENT COST FORM

Job Address: _____

Property Owner: _____ STRAP #: _____

Owner's Phone: _____ Email: _____

Contractor: _____ License #: _____

Contact Person: _____ Email: _____

Contractor Phone: _____ Construction Value: _____

OWNER'S AFFIDAVIT

I hereby attest that the description included in the permit application for the work on the existing building that is located at the property identified above is all of the work that will be done, including all improvements, rehabilitation, remodeling, repairs, additions, and any other form of improvement. I further attest that I requested the above-identified contractor to prepare a cost estimate for all of the work, including the contractor's overhead and profit. I acknowledge that if, during the course of construction, I decide to add more work or to modify the work described, that the Town of Fort Myers Beach will re-evaluate its comparison of the cost of work to the market value of the building to determine if the work is substantial improvement. Such re-evaluation may require revision of the permit and may subject the property to additional requirements.

I also understand that I am subject to enforcement action and/or fines if inspection of the property reveals that I have made repairs or improvements that were not included in the description of work and the cost estimate for that work that were the basis for issuance of a permit.

Owner's Signature

Print Name

Date

State of _____

County of _____

Before me this _____ day of _____, 20____, personally appeared _____ who being duly sworn deposes and says that he/she has read, understands and agrees to comply with all the aforementioned conditions.

(stamp)

Signature, Notary Public

Print Name, Notary Public



Town of Fort Myers Beach

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<u>Official Use Only:</u>	
Permit # _____	
B.C.V. _____	
5 Yr Impr _____	
50% Total _____	

Job Address: _____

Property Owner: _____ STRAP #: _____

This cost estimate of reconstruction/improvement must be prepared by and signed by the contractor or by the owner if the owner acts as the contractor. Owners who act as their own contractors must estimate their labor cost as the current market value for any work they intend to perform, including construction supervision costs.

	Sub-Contractor Bids Bid Amounts	or	Contractor Or Owner Estimates	
			Material Costs	Labor Costs
1. Masonry / Concrete				
2. Carpentry Material (rough)				
3. Carpentry Labor (rough)				
4. Roofing				
5. Insulation and Weather-strip				
6. Exterior Finish (Stucco)				
7. Doors, Windows & Shutters				
8. Lumber Finish / Trim Carpentry				
9. Hardware				
10. Drywall				
11. Cabinets & Countertops (Built-in)				
12. Floor Covering				
13. Plumbing				
14. Shower / Tub / Toilet				
15. Electrical & Light Fixtures				
16. Concrete				
17. Built-in Appliances				
18. HVAC				
19. Paint				
20. Demolition & Removal				
21. Overhead and Profit				
22. Other:				
Subtotals				
Total Estimate Cost (all three subtotals added together)				

- A. A copy of the signed construction contract must be attached to this form.
- B. Subcontractor bids may be used for any item of material and/or labor cost breakdown.
- C. Cost backup must be provided for every line item entry.
- D. If any amounts appear in the "Sub-Contractor" column, a copy of **each signed and dated bid must accompany this form.** For all other costs, you must list the quantity of materials to be installed and their unit cost on a separate sheet that references the line number.



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REPAIR/IMPROVEMENT COST FORM

ITEMS TO BE INCLUDED

Items that must be included in the cost of improvement or cost to repair are those that are directly associated with the building. The following list of costs that must be included is not intended to be exhaustive, but characterizes the types of costs that must be included:

Structural Elements	Interior Finishes	Utility and Service Equipment
<ul style="list-style-type: none"> ▪ Foundations (e.g., spread or continuous foundation footings, perimeter walls, pilings, columns, posts, etc.) ▪ Monolithic or other types of concrete slabs ▪ Bearing walls, tie beams and trusses ▪ Joists, beams, subflooring, framing, and ceilings ▪ Wood or reinforced concrete decking or roofing ▪ Floors and ceilings ▪ Attached decks and porches ▪ Interior partition walls ▪ Exterior wall finishes (e.g., brick, stucco or siding) including painting, decorative moldings and trim ▪ Windows and exterior doors ▪ Re-shingling or re-tiling a roof ▪ Roofing, gutters and downspouts ▪ Hardware 	<ul style="list-style-type: none"> ▪ Floor finishes (e.g., hardwood, ceramic, vinyl, linoleum, stone and wall-to-wall carpet over subflooring) ▪ Bathroom tiling and fixtures ▪ Wall finishes (e.g., drywall, painting, stucco, plaster, paneling, marble or other decorative finishes) ▪ Kitchen, utility and bathroom cabinets ▪ Built-in cabinets and bookcases (e.g., kitchen, utility, entertainment, storage and bathroom) ▪ Interior doors ▪ Interior finish carpentry ▪ Hardware ▪ Insulation 	<ul style="list-style-type: none"> ▪ HVAC equipment ▪ Plumbing fixtures and piping ▪ Electrical wiring, outlets and switches ▪ Light fixtures and ceiling fans ▪ Security systems ▪ Built-in appliances ▪ Central vacuum systems ▪ Water filtration, conditioning and recirculation systems
		Other/Miscellaneous
		<ul style="list-style-type: none"> ▪ Labor and other costs associated with demolishing, removing or altering building components ▪ Overhead and profit ▪ Include estimates of donated or discounted materials and owner/volunteered labor ▪ Construction management and supervision

ITEMS TO BE EXCLUDED

Items that can be excluded are those that are not directly associated with the building. The following list characterizes the types of costs that may be excluded:

Permit and Site Preparation	Outside Improvements
<ul style="list-style-type: none"> ▪ Costs to obtain/prepare plans and specifications ▪ Land survey costs ▪ Permit fees and inspection fees ▪ Debris removal (e.g., removal of debris from building or lot, dumpster rental, transport fees to landfill and landfill tipping fees) ▪ Cleanup (e.g., dirt/mud removal, building dry-out, etc.) ▪ Items not considered real property such as: throw rugs (carpeting over finished floors), furniture, refrigerators, appliances which are not built in, etc. ▪ Costs to temporarily stabilize a building so that it is safe to enter to evaluate required repairs. ▪ Costs required for the minimum necessary work to correct existing violations of health, safety and sanitary codes 	<ul style="list-style-type: none"> ▪ Landscaping & Irrigation Systems ▪ Sidewalks and patios ▪ Fences ▪ Yard Lights ▪ Swimming Pool/Spa ▪ Screened Pool Enclosures ▪ Detached Accessory Structures, including: <ul style="list-style-type: none"> ○ Detached Garages ○ Detached decks ○ Sheds ○ Gazebos ▪ Docks, Davits and Seawalls ▪ Driveways