

CVS Decks & Docks: New County Dock Fee Changes

Project Planning

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Orange County's updated environmental permit fees took effect October 1, 2026, bringing a new filing cost for boat dock construction applications. The change matters to owners planning waterfront work on property subject to Orange County review because its environmental dock permit precedes a separate building permit. The county's updated filing requirements also give applicants a reason to settle the site plan and permitting budget before choosing a construction date.

The county's dock page lists a \$965.50 application fee, and its October 1 form states the same amount. Orange County says approved updates to environmental permitting fees are being phased in over two years. The affected categories include boat dock and boat ramp construction, lakeshore protection, and shoreline alteration or dredge-and-fill. A dock applicant should not assume that all of those categories apply to one project.

For a new dock, the Environmental Protection Division reviews more than the structure's appearance. Its published process considers environmental impacts, side setbacks, roof height and terminal platform size, among other criteria. After an environmental permit is issued, the county says a building permit is still required. Paying the application fee or submitting drawings does not authorize construction, and the requirements for an individual property need to be checked with the authority reviewing that site.

A useful first step is identifying the property and the waterbody accurately. The county form asks for evidence of ownership and riparian rights, a survey showing existing conditions and a site plan locating the proposed dock. The plan must show distances to the shoreline and property lines, floor and roof elevations, water depth and any nearby wetlands or conservation easements. Those details help reviewers evaluate the actual proposal rather than a generic dock design.

The form also distinguishes the landowner, an authorized permit agent and a contractor. An owner may

authorize someone else to handle an application, but the authorization is documented separately. That distinction matters when comparing a construction proposal with permitting responsibilities: a company's ability to design or build a dock does not by itself say who will file, pay a government fee or answer a request for additional information on a particular job.

A variance or waiver is another separate question. The county application asks whether either is requested and identifies additional fees for those processes. Not every dock needs one, and a request is not a guarantee of approval. Applicants should check the ordinary standards and the parcel's circumstances before building an estimate or schedule around an exception.

The county says its environmental staff review the submission, inspect the site and request more information when needed. Once issued, the environmental dock construction permit is valid for one year under the published process. That period is not a promise that a complete dock can be designed, permitted and built within a set number of weeks. The later building permit and any other applicable approvals still have to be addressed.

The fee change concerns government review costs, not a new dock construction technique. Orange County says it is aligning fees with staff time for plan review, inspections, coordination, hearings and compliance monitoring. The county's revised form also cautions that other state, water-management-district or local permits may apply. An applicant should confirm the current fee and each necessary approval for the property's jurisdiction rather than rely on a neighboring dock's paperwork.

CVS Decks & Docks describes custom dock installation in Orlando on its public service page. Owners considering a dock can consult Orange County's updated page and form, then determine the site's design, jurisdiction, government fees and filing responsibilities. A contractor's service description does not replace the county's decision on an application, and the approved fee update does not alter who has authority to issue a permit.

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CVS Decks & Docks

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