



Development Services
Floodplain Management
1112 Manatee Ave W
Bradenton, FL 34205
Phone: (941) 748-4501 (x5871)
mymanatee.org

Determination of Improvement

Purpose

This form is used to document the cost of any improvement or repair proposed to a building or structure, and the market value of the building or structure prior to the improvement.

Substantial Improvement

An improvement or repair is considered substantial when any combination of repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure equals or exceeds 50 percent of the market value of the building or structure before improvement or repair is started. When the cost of improvement or repair equals or exceeds 50 percent of the market value, the building or structure is required to be brought into compliance with the floodplain management requirements in the Florida Building Code and the Manatee County Floodplain Management Ordinance for new buildings.

Procedure

A determination of substantial improvement is made by comparing the cost of the improvement, or the cost to repair to pre-damage condition, to the market value of the building or structure. Market value is the Manatee County Property Appraiser's FEMA Value, unless a qualified independent appraisal report is provided.

You are receiving this form to complete because an initial screening of your permit application indicated a ratio of cost-to-value equaling or exceeding 30 percent. Please complete the form and submit as part of your response to initial review comments. Note that the form must be signed by the owner and notarized.

Project Information

Permit Number:

Parcel ID Number:

Project Address:

Owner's Name:

Owner Phone Number:

Scope of Work:

FIRM Panel/Suffix:

Flood Zone/BFE:

CAROL ANN
FELTS

District 1

AMANDA
BALLARD

District 2

TAL
SIDDIQUE

District 3

MIKE
RAHN

District 4

DR. BOB
MCCANN

District 5

JASON
BEARDEN

At Large

GEORGE W.
KRUSE

At Large

Determination

Present market value of the existing structure/building: \$

(Depreciated value of the structure/building from property appraiser assessed value or actual cash value appraisal, before the start of the improvement, or if damages, before the damage occurred, excluding land value)

Cost of improvement or repair: \$

(Including labor and materials/supplies)

Ratio of cost of improvement or cost to repair to market value: %

If the ratio is 50 percent or greater, the entire building must be reviewed to ensure compliance with current floodplain management requirements.

Certification

I attest and certify that the above information is a complete and accurate representation of the cost of the full scope of the intended work and the total cost of all labor and materials necessary to complete that scope. I acknowledge that, during the course of construction, if the scope of work is modified from the work reviewed, that Manatee County will re-evaluate its comparison of the cost of work to the market value of the structure/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 or authorized improvements/repairs 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.

Signature of Owner

Print Owner's Name

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or online notarization, this _____ day of _____, 20____, by _____, who is personally known to me ☐ or has provided the following identification _____.

Notary Public

Printed Name _____

My Commission Expires: _____