



City of Bradenton, Building Division
101 Old Main Street, Bradenton, FL 34205
941-932-9423 Fax: 941-932-9534

DETERMINATION OF IMPROVEMENT CONSTRUCTION

SUBSTANTIAL IMPROVEMENT means any combination of repairs, reconstruction, addition, alteration or improvements of a structure, in which the costs equals or exceeds fifty percent of the fair market value of the structure.

POLICY

This form is used for alterations or additions of existing legally nonconforming structures within the floodplain. The owner attests to improvement costs with back-up documentation that is compared to known current construction costs. A review for feasibility is made and compared against the value of the structure before any improvements are made.

PROCEDURE

1. Floodplain Management staff compares the proposed cost of the improvements against the appraised value of the structure to determine if the proposed work constitutes a substantial improvement under local law.
2. This notarized form will become part of the permanent record. The cost of improvements is tracked and accumulated toward any future improvement considerations. Based on policy, improvements are tracked from one year of the issuance of a Certificate of Completion.
3. Back-up material may be required and shall include contracts or estimates by duly licensed contractors and/or material lists with labor add ons for work being done by the owner.
4. Form must be signed by the owner of the land and notarized.



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DETERMINATION OF IMPROVEMENT FORM

Building Permit Application No. _____ Date: _____

Location of Property (Address) _____

Section _____ Township _____ Range _____ DP # _____

Subdivision _____ Block _____ Lot _____

Property Owner _____

Owner's Address _____

FLOOD ZONE INFORMATION

Attach copy of Survey indicating the flood zone boundaries and required elevations.

F.I.R.M. Panel Number **12081C** _____ Variance No. (if applicable) _____

Flood Zone _____ Exist. Elevation NAVD _____ B.F.E. NAVD _____

Date of Original Construction _____

Fair market value of existing structure (Excluding land and detached improvements) _____

Determined By:

Manatee Co. Property Appraiser _____ Private Appraiser _____ Manatee Co. Desk Appraisal _____

Cost of Proposed Improvements: \$ _____

Percentage of Improvements _____%

Do the proposed modifications represent a Substantial Improvement? _____ Yes _____ No , Although the improvements to non-conforming structures are not cumulative, phasing of improvements is not permitted.

Describe the scope of the proposed work in detail _____

(Attach copies of all contracts, estimates and material lists)

	Labor Cost	Material Cost
General Construction	_____	_____
Electric	_____	_____
Plumbing	_____	_____
Mechanical/Gas	_____	_____
Exclusions		
Permit fees, plans, etc.	\$ _____	_____
Net Value of Improvements	\$ _____	_____

I certify that the above information is a complete and accurate representation of the full scope of the intended work and the total cost of all labor and materials necessary to complete that scope.

 Owner Date

**STATE OF FLORIDA
 CITY OF BRADENTON**

The foregoing instrument was acknowledged before me this _____ day of _____
 20_____, by _____ who is personally known to me
 or who has produced as identification _____ ID.
 And who ___did/___did not take an oath.

 Notary Public Print Notary's Name

 My Commission Expires Commission Number