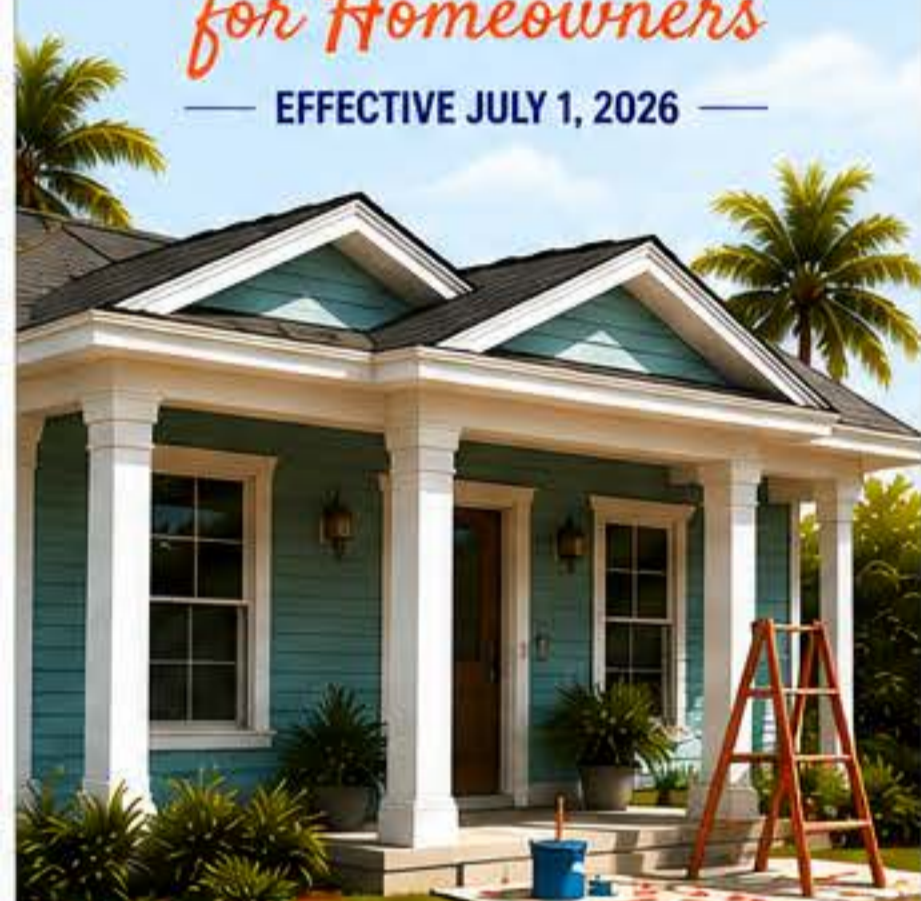


FLORIDA HOUSE BILL 803

Residential Permit Exemptions

for Homeowners

EFFECTIVE JULY 1, 2026



What Homeowners Need to Know Before Starting a Home Improvement Project

Florida House Bill 803 provides a permit exemption for certain residential projects that meet specific requirements.

The goal is to reduce permitting requirements for minor home improvements while maintaining public safety and protecting property values.



CITY of PARKER



DOES YOUR PROJECT QUALIFY?

A Residential Permit Exemption may apply when:

- ✓ Work is performed on a single-family residence
- ✓ Total project value is less than \$7,500
- ✓ Work is non-structural
- ✓ Electrical work is not involved
- ✓ Plumbing work is not involved
- ✓ Mechanical/HVAC work is not involved
- ✓ Gas piping or gas appliances are not involved
- ✓ Property is not located within a designated flood hazard area
- ✓ Building Department confirms eligibility



EXAMPLES OF WORK THAT MAY QUALIFY

- Interior painting
- Flooring replacement
- Cabinet installation
- Drywall repair and finishing
- Interior trim work
- Minor cosmetic renovations
- Similar non-structural improvements valued under \$7,500



WHAT MAY STILL REQUIRE A PERMIT?

Even if the project costs less than \$7,500, permits may still be required for:

- ✗ Electrical work
- ✗ Plumbing work
- ✗ HVAC or Mechanical work
- ✗ Gas systems
- ✗ Structural modifications
- ✗ Load-bearing wall alterations
- ✗ Roofing projects requiring permits
- ✗ Work within flood hazard areas
- ✗ Any work specifically requiring permits under Florida Statutes or the Florida Building Code

IMPORTANT

You cannot divide a larger project into multiple smaller projects simply to avoid permitting requirements.

Examples:

A \$15,000 renovation cannot be split into two \$7,500 projects.

A remodel involving plumbing, electrical, and drywall work cannot be separated into smaller projects solely to avoid permits.

Building Departments will evaluate the total scope of work.



HOW TO REQUEST AN EXEMPTION

1 COMPLETE AN EXEMPTION REQUEST

Provide:

- Property address
- Owner information
- Description of work
- Estimated project value
- Contractor information (if applicable)



2 ELIGIBILITY REVIEW

The Building Department may verify:

- ✓ Project value under \$7,500
- ✓ Single-family residence
- ✓ Non-structural work
- ✓ MEP (Mechanical, Electrical, Plumbing) work
- ✓ Flood hazard restrictions



3 SIGN AN AFFIDAVIT

Homeowners may be required to certify:

- ✓ Information is accurate
- ✓ Work qualifies for exemption
- ✓ Project value is under \$7,500
- ✓ Project has not been divided to avoid permitting



4 RECEIVE WRITTEN CONFIRMATION

You may receive:

- Permit Exemption Letter
- Approved Exemption Form
- Written Determination
- of Exemption



Keep these records permanently.



DOCUMENTS YOU SHOULD KEEP

Even when a permit is not required, homeowners should maintain:

- Contractor proposals
- Signed contracts
- Receipts and invoices
- Product warranties
- Product specifications
- Before-and-after photographs
- Exemption approval documentation



These records can help with:

- Insurance claims
- Future property sales
- Refinancing
- Property appraisals
- Contractor disputes



BEFORE YOU START

Ask Yourself:

- Is the project under \$7,500?
- Does it involve electrical work?
- Does it involve plumbing?
- Does it involve HVAC?
- Does it involve gas systems?
- Does it involve structural changes?
- Is the property in a flood hazard area?

WHEN IN DOUBT – ASK FIRST

A simple phone call can help prevent:

- Code violations
- Unexpected permitting requirements
- Costly corrections
- Insurance complications
- Delays during future property sales



PROTECT YOUR INVESTMENT

Take these steps to protect your home, your family, and your investment.

- ✓ Use licensed contractors when required
- ✓ Obtain written contracts
- ✓ Keep project records
- ✓ Verify HOA requirements
- ✓ Confirm insurance requirements



LOCAL BUILDING CODES EXIST TO PROTECT:

- Your Home
- Your Family
- Your Investment
- Our Community

CONTACT YOUR LOCAL BUILDING DEPARTMENT

850-818-0213

permits@codesouth.com

We're here to help you build safely and with confidence!