



DEVELOPMENT SERVICES DEPARTMENT – BUILDING SERVICES

FLORIDA HOUSE BILL 803 (HB 803) PERMITTING UPDATES

Rev: 1.0 | Revision Date: 6/30/2026 | I.D. Number: HB803

PERMIT PROCESSING UPDATES

The City of Fort Lauderdale Development Services Department has several permitting process updates in response to Florida House Bill 803 (HB 803), which takes effect July 1, 2026.

These updates include a new residential permit exemption process for certain small projects, changes to when initial permit fees are paid, and updates to private provider permit fees. The City provides this document to make these changes as clear as possible for residents, contractors, and permit applicants while continuing to protect public safety, floodplain requirements, and building code compliance.

Residential Permit Exemption for Certain Small Projects

HB 803 provides that certain work on single family residential properties may qualify for a building permit exemption if the job cost of the work is less than \$7,500.

This exemption is not automatic.

Property owners or contractors must submit the Residential Permit Exemption Request (HB 803) Form and supporting documentation to the City for review. The Building Official will review the scope of work, property location, and project value before determining whether the project qualifies. Applicants will receive a written determination approving or denying the exemption.

To be eligible, the project must meet all of the following criteria:

1. The property must be a single-family residential property.
2. The job cost of the work must be less than \$7,500.
3. The property must not be located partially or entirely within a Special Flood Hazard Area.
4. The work must not include electrical, plumbing, mechanical, gas, or structural work.
5. The project cannot be divided into multiple projects to avoid permitting requirements.



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Work That Still Requires a Permit

Some work will continue to require a permit regardless of the project job cost. This includes:

- Electrical work
- Plumbing work
- Mechanical work, including air conditioning systems
- Gas work
- Structural work
- Work on properties located partially or entirely within a Special Flood Hazard Area
- Work on commercial properties
- Work on multifamily properties, condominiums, or apartments
- Window replacements

Window replacements are not exempt because windows are part of the building envelope and help protect structures from water and moisture intrusion. Their connection to the structure is also critical, so they are considered structural work and require a permit.

Types of Projects That May Qualify

Some cosmetic, nonstructural improvements may qualify for the exemption, depending on the scope of work and project details. Examples may include interior painting, flooring replacement, cabinet replacement, drywall repair, or similar improvements. The Building Official will make the final determination as to whether the project qualifies.

How to Request an Exemption

Applicants who believe their project may qualify must submit the Residential Permit Exemption Request (HB 803) Form through LauderBuild along with supporting documentation showing the project scope and job cost.

Examples of supporting documentation may include:

- A contract
- A proposal
- An estimate
- An invoice
- Any other documents requested by the Building Permitting Division

The City may request additional information, if needed, to verify the project job cost or to determine whether the exemption applies.

Applicants must wait for a written determination from the City before beginning work.



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Other Requirements May Still Apply

An approved permit exemption simply means that a building permit is not required for the approved scope of work under this law. Other requirements may still apply, including zoning regulations, floodplain requirements, property setbacks, HOA requirements, and other applicable local regulations.

Single Family Dwelling Permit Expiration

HB 803 also includes an update related to the expiration of building permits issued for single family dwellings.

A building permit issued for a single family dwelling expires one year after the permit is issued or on the effective date of the next edition of the Florida Building Code, whichever is later.

Applicants should review their permit status and complete required inspections within the applicable timeframe. The City may provide notice before a permit is set to expire, but permit holders are responsible for monitoring their permits.

Additional Information

The Residential Permit Exemption Request (HB 803) Form and frequently asked questions can be found on the City website.

PERMIT APPLICATION PAYMENTS AND PRIVATE PROVIDER FEES UPDATES

Permit Application Payment Process

The City is also updating its permit application payment process. Initial permit fees will now be paid at the time of application submittal in order to ensure we efficiently review all permit applications within the specified time frame in State House Bill 803.

Additional fees may be assessed during the review process, based on the details of the application. Once the application is approved, applicants will be notified of any remaining balance. The permit will be issued after the full balance is paid.



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Private Provider Fee Updates

The City is also updating private provider permit fees and related processes in response to HB 803. These updates apply to qualifying private provider projects and are intended to align City fees with the services the City continues to provide, including application intake, processing, administrative review, record maintenance, and other required support functions.

Following are the new private provider application fees as of July 1, 2026:

Service	Standard Fee per Applicable Discipline	Commercial Project Fee
Private Provider Inspection Review	\$407	\$306 after a 25 percent reduction
Private Provider Inspection and Plan Review	\$632	\$316 after a 50 percent reduction

The applicable disciplines for private provider applications are structural, electrical, mechanical, and plumbing. Each applicable discipline will be charged separately. Please note that other disciplines, such as landscape, zoning, and engineering are not covered under the private provider policy and will be charged the full amount.