

2026 Florida Permit Requirements Guide

Permit fees, review timelines, and requirements for 7 of Florida's building jurisdictions — from official sources.

How to read this guide

Permit coverage

Cities in this guide publish their permit types under their own vocabularies rather than a common one, so few permit types are shared across most of the cities in this guide. Each row shows how many of these cities publish that permit; a low number means the others describe the work differently, not that it is unregulated there.

Confidence badges

Every figure carries a confidence label. “Verified” means PermitBase confirmed the figure directly against the jurisdiction's current published source. “Reviewed” covers everything else — the same figure, a lighter verification pass. We never upgrade a label past what was actually checked.

Tiered fees

Where a jurisdiction charges by project valuation, this guide prints the base/starting tier from the published fee table and points at the source for the full schedule — never a computed total.

“Not published”

When a jurisdiction does not publish a plan-review timeline, this guide says so plainly — “Not published — contact the department” — rather than estimating one.

Florida adopts construction codes statewide under Chapter 553, Part IV, Florida Statutes (the Florida Building Codes Act), administered by the Florida Building Commission. Adoption is automatic rather than local: under s. 553.73(6), F.S., “The initial adoption of, and any subsequent update or amendment to, the Florida Building Code by the commission is deemed adopted for use statewide without adoptions by local government.” The edition in force is the Florida Building Code, 8th Edition (2023); the Commission states that its effective date is December 31, 2023. The Code is derived from the International Building Code as a base code, with Florida-specific amendments and supplements, and the Commission is required to update it every three years on a triennial cycle — 2026 Update materials are already being published, so the edition should be confirmed as current. Local variation runs one way only: s. 553.73, F.S. provides that “Local amendments must be more stringent than the minimum standards described in this section and must be transmitted to the commission within 30 days after enactment.” Note that DBPR’s own guidance describes the filing requirement differently, as submitted via the Building Code Information System “at least 30 days prior to being enforced” — the two sources state different deadlines and neither is restated here as the other. Note also a statewide carve-out on residential fire sprinklers: IRC section R313 sprinkler mandates may not be incorporated into the Code or adopted as a local amendment, except for a local government whose sprinkler ordinance has been in effect since January 1, 2010. Always confirm the edition in force and any local amendment with the jurisdiction issuing the permit.

PermitBase is an independent reference and is not affiliated with any government agency. Requirements change and vary by project — confirm current details with the building department before you submit.

Florida snapshot

7 Florida jurisdictions covered — this guide features 7 of them.

City	County	Annual units	Annual value
Cape Coral	Lee County	—	—
Fort Lauderdale	Broward County	—	—
Gainesville	Alachua County	—	—
Jacksonville	Duval County	—	—
Orlando	Orange County	—	—
St. Petersburg	Pinellas County	—	—
Tampa	Hillsborough County	—	—

Cape Coral

Lee County · Permitting Services Division
239-574-0546 · https://www.capecoral.gov/departments/development_services/permitting_services_division/index.php

Permit	Fee		Review timeline	Tip
Residential Building (New Construction) (7 of 7)	No fee published for this permit type	Not published — contact the department	— THE COUNTER OPENS LATER ON FRIDAYS — 'Monday – Thursday: 7:30 a.m. – 4:00 p.m. Friday 9:30 a.m. – 4:00 p.m.' A Friday visit planned for 8 a.m. will find it shut.	

Good to know

- The phone recorded here is the one the division labels 'Permitting Help Desk'. It is the division's published route rather than a number appearing near it.

Fort Lauderdale

Broward County · Building Services division
954-828-6520 · <https://www.fortlauderdale.gov/Government/Departments/Development-Services/Permitting-Services>

Permit	Fee		Review timeline	Tip
Residential Building (New Construction) (7 of 7)	No fee published for this permit type	Not published — contact the department	— The city's rule reaches 'any owner, authorized agent, or contractor' and expressly includes causing the work 'to be done', so commissioning unpermitted work is inside the requirement rather than outside it.	

Good to know

- The phone recorded here is the one the page labels as the DSD Customer Service call centre. A second number, 954-828-3160, is labelled 'Permit Solutions Team' and is recorded in the permit tips rather than as the department number.

Gainesville

Alachua County · Sustainable Development

352-334-5000 · <https://www.gainesvillefl.gov/Home/Do-It-Online/Building-Development/Building-Development>

Permit	Fee		Review timeline	Tip
Residential Building (New Construction) (7 of 7)	No fee published for this permit type	Not published — contact the department	— THE NUMBER RECORDED HERE IS THE CITY'S MAIN LINE, NOT A DEPARTMENT DIRECT LINE. The pages read publish no separate number for Sustainable Development, so expect to be routed.	

Good to know

- Both the phone number and the office hours on the city’s building pages belong to the CITY OF GAINESVILLE’s general Contact Us block rather than to Sustainable Development. The hours are therefore not recorded as the department’s, and the number is recorded with that qualification.

Jacksonville

Duval County · Building Inspection Division

904-255-8500 · <https://www.jacksonville.gov/departments/planning-and-development/building-inspection-division>

Permit	Fee		Review timeline	Tip
Residential Building (New Construction) (7 of 7)	No fee published for this permit type	Not published — contact the department	THE PERMIT HOLDER CARRIES THE SCHEDULING DUTY, NOT THE DIVISION: "It is the permit holder's responsibility to request all required inspections."	

Good to know

- THERE IS NO PAPER ROUTE: the division states that "Online (electronic) permit submission is now required for all permit types", and that "You must have a JaxEPICS account to submit for a permit" — so the account is a prerequisite to applying, not a convenience.
- ZONING IS A DIFFERENT DESK AND A DIFFERENT NUMBER. The division's line is 904-255-8500; the page states separately that "Zoning can be reached at 904-255-8300". A zoning question put to the building number is a transfer.

Orlando

Orange County · Permitting Services Division
407.246.2271 · <https://www.orlando.gov/Building-Development/Permits-Inspections>

Permit	Fee	Review timeline	Tip
Residential Building (New Construction) (7 of 7)	No fee published for this permit type	Not published — contact the department	The cut-off time for same day inspections is 6 a.m.

Good to know

- Inspections can be scheduled by texting 'INSPECTION' to 866.205.3881 or through the automated line on 407.246.4444 — the division's own number, 407.246.2271, is not the inspection line.
- The Notice of Commencement is filed with the Orange County Comptroller's Office, a different body from the city's Permitting Services Division.

St. Petersburg

Pinellas County · Construction Services and Permitting Division
727-893-7111 · https://www.stpete.org/business/building_permitting/building_permits.php

Permit	Fee		Review timeline	Tip
Residential Building (New Construction) (7 of 7)	No fee published for this permit type	Not published — contact the department	— The forms page publishes a Permit Application, a Notice of Commencement and a Contractor Affidavit, but DOES NOT STATE WHICH ARE MANDATORY for a given job — ask the division which of them your project needs rather than assuming all or none.	

Good to know

- A subsection of the city's building permits page is written for storm-damage repair and lists items such as a floor layout and photographs of damage under 'Before You Visit'. Those are counter-visit guidance rather than a designated document list for any permit type, and are not recorded here as permit requirements.

Tampa

Hillsborough County · Construction Services Division
(813) 274-3100, option 1 · <https://www.tampa.gov/construction-services>

Permit	Fee	Review timeline	Tip
Residential Building (New Construction) (7 of 7)	\$4.00 base tier — full schedule at source	Not published — contact the department	Inspections are scheduled on 813-274-3100, Option 1 — the same route the division's own page gives for calls.

Good to know

• The division's page carries TWO phone numbers: '(813) 274-3100, option 1' beside its call-to-action, and '(813) 274-8211' inside the Contact block with the same street address. The 274-3100 route is the one the division's inspection-services page also gives for scheduling.

Sources & verification

Every figure in this guide traces to one of the official sources below, grouped by city.

Cape Coral

https://www.capecoral.gov/departments/development_services/permitting_services_division/index.php

Fort Lauderdale

<https://www.fortlauderdale.gov/Government/Departments/Development-Services/Permitting-Services>

Gainesville

<https://www.gainesvillefl.gov/Home/Do-It-Online/Building-Development/Building-Development>

Jacksonville

<https://www.jacksonville.gov/departments/planning-and-development/building-inspection-division>

<https://www.jacksonville.gov/departments/public-works/building-inspection-division/inspections>

Orlando

<https://www.orlando.gov/Building-Development/Permits-Inspections>

<https://www.orlando.gov/Building-Development/Permits-Inspections/Get-a-Permit>

St. Petersburg

https://www.stpete.org/business/building_permitting/building_permits.php

Tampa

<https://www.tampa.gov/construction-services>

Every figure in this guide links to a living page.

Fees, timelines, and requirements change. For the current version of every figure in this guide — plus fee-comparison and search tools for all of Florida — visit:

permitbase.app/florida

This edition was generated on 2026-09-25 from PermitBase's live dataset and is re-issued periodically as sources change. The dated PDF you're holding is a snapshot — the URL above always reflects the current data.