

Florida House Bill 803 (HB 803), effective July 1, 2026, makes changes to the building permit process., in some areas. Here are the major updates:

 **New \$7,500 Permit Exemption. Please read the changes closely, they are focused and not “blanket” exemptions!**

Single-family homeowners can now perform **“non-structural” work valued under \$7,500 without a permit**. This applies to painting, cabinetry, flooring, siding, non-structural, non-trade performed home improvements.

However, this **does not apply to:**

- Electrical, plumbing, structural, mechanical, or gas work.
- ANY Properties in flood hazard areas will still require permitting as in the past. This is because any property in a Flood Hazard Area is subject to a second level of “approval” by the County Flood Plain Administration.
- Phased projects: You cannot split a larger project to stay under the limit.

- Strict Deadlines: Permits now have hard review deadlines (e.g., 5 business days for projects under \$15,000). Missing these means the permit is automatically approved.
- No "Project Value" Fees: Localities can no longer calculate inspection fees based on total project value. (This rarely applies in the City of Apalachicola as we strive for fast permit turn times and rarely, if ever would we trigger this action)

 Expanded Role for Private Providers

The law expands the use of private providers (engineers/architects) for plan reviews and inspections:

- Reduced Local Oversight: Building officials can no longer re-review plans a private provider has approved.
- Deemed Approved: If a local official doesn't respond to a private-provider application within 10 business days, it is automatically approved.

 Homeowners' Associations (HOAs)

HOAs cannot require a homeowner to obtain a local building permit as a prerequisite for their own architectural review process.

WHEN IN DOUBT, ASK OUR BUILDING DEPARTMENT! Better safe than sorry and begging for forgiveness will never be overcome by having asked for the proper permissions from the start!

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