

## When is a Permit Required?:

### **General Construction & Alterations:**

A permit is required for any new construction, including residential or commercial buildings.

- **Additions & Remodeling:**

*Permits are needed for additions or remodeling of existing structures, including both residential and commercial.*

- **Alterations & Repairs:**

*Permits are required for alterations or repairs to buildings or structures, especially if they involve structural changes or impact regulated systems.*

- **Demolition:**

A permit is required for demolishing a building or structure.

- **Change of Occupancy:**

A permit is required when changing the use or occupancy of a building or structure.

### **Specific Systems & Installations:**

- **Electrical, Gas, Mechanical, or Plumbing Systems:**

*Permits are required for installing, altering, repairing, removing, converting, or replacing any of these systems, if regulated by the Florida Building Code.*

- **Fences and Walls:**

A permit is required for installing or replacing a fence or wall, with some exceptions for bonafide agricultural uses in FEMA-designated Special Flood Hazard Areas.

- 

- **Impact-Resistant Coverings:**

*Permits are needed for installing, altering, repairing, converting, or replacing impact-resistant coverings.*

- **Pools and Spas:**

A permit is required for installing or removing a pool or spa.

- **Storm Shutters:**

*Permits are required for new installation or replacement of storm shutters.*

- **Windows and Doors:**

*Permits are required* for new installation or replacement of windows and doors.

- 

- **Other Installations:**

*Permits are also required* for installing air conditioning systems, ceiling fans, dryers, exhaust fans, lighting, sprinkler systems, and other similar installations.

- 

**Who Can Pull a Permit:**

- A permit can be pulled by a licensed contractor or an owner-builder.
- If you are a homeowner working on your own property, you may be able to obtain a permit as an owner-builder.
- If you are a landlord/owner *who does not reside at the home*, you are not authorized to pull a permit.

Revised 4/22/25

Information taken from Lee County permitting website