

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