

What Requires a Permit in Lee County

There are laws and ordinances instituted by the state of Florida and Lee County. This is meant to inform homeowners of their responsibilities associated with those laws. The COA does not intend to enforce or govern those laws. The government entities already have those processes in place.

All buildings located in Myerlee Circle Condo Association are subject to the following:

No outside repairs, replacements or modifications can be made by the homeowner without written approval from the board. If you have questions, contact the Association Board.

The following require permits from the Lee County zoning Dept.

Electrical, Gas, Mechanical, or Plumbing Systems:

- *Permits are required* for installing, altering, repairing, removing, converting, or replacing any of these systems. Any **HVAC ductwork** needs a permit.

Impact-Resistant Coverings:

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

Windows and Doors:

Permits are required for new installation or replacement of any windows and all doors (including just the slab or screen doors). A garage door doesn't require a permit.

• **Other Installations:**

Permits are also required for replacing entire **air conditioning systems**.

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.

Handymen are not required to be licensed in the state for minor repairs or maintenance, but they are strictly prohibited from performing electrical, plumbing or HVAC work without business licenses. They can paint, do drywall patching and general maintenance.

It is highly recommended to verify that any contractor hired in Lee County is properly licensed and insured.

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