



ITEMS UNDER \$7500 MAY STILL REQUIRE PLANNING & ZONING AND HISTORIC PRESERVATION APPROVAL

Changes to Residential Building Permit Requirements

Effective July 1, 2026 —DOES NOT APPLY TO COMMERCIAL

MAY QUALIFY FOR EXEMPTION

Your project must meet **all four** of these:

- It is on a **single-family home**
- The **total cost of the work is under \$7,500**
- The work is **not covered by the Florida Building Code** (no electrical, plumbing, structural, mechanical, or gas work)
- The property is **not in a flood hazard area**

Examples that *may* qualify:

- Interior painting
- Flooring replacement (tile, carpet, vinyl)
- Cabinet replacement (no plumbing moved)
- Drywall patching and finishing
- Non-structural cosmetic repairs
- Patios/Walkways
- Fences
- Driveways
- Gazebos/Pergolas
- Sheds

STILL REQUIRES A PERMIT — ALWAYS

Any work regulated by the **Florida Building Code (FBC) or Florida Building Code — Residential (FBC-R)** requires a permit regardless of project cost, including:

- Any electrical work
- Any plumbing work
- Any structural work
- Any mechanical work (HVAC, etc.)
- Any gas work
- Any work in a flood hazard area
- All commercial property work
- Projects split up to stay under \$7,500
- Sheds over \$7,500
- Pergolas/Gazebos over \$7,500
- Patio; cover attached to existing structure
- Wooden/Raised Decks
- Pool Barriers
- Awnings
- Hurricane Shutters
- Ext. Doors
- Windows
- CMU block walls

THE EXEMPTION IS NOT AUTOMATIC — YOU MUST APPLY BEFORE WORK BEGINS

Even if your work qualifies, Florida law requires you to **submit a written exemption request** to the Building Division before starting work (s.553.79(g)(3)). Work performed without a submitted and approved exemption request on file is considered unpermitted and may result in a code enforcement citation.

How to Submit an Exemption Request

1. Confirm your work qualifies using the criteria above.
2. Gather a copy of your documents or written estimate showing the nature and total value of the work.
3. Submit your written exemption request and documentation to the Building Division online or at **1900 Second Avenue North, Lake Worth Beach, FL 33460**.
4. Wait for written confirmation before starting work.

Note: An administrative processing fee applies. The City of Lake Worth Beach assumes no liability for exempted work performed under this provision (s.553.79(g)(4)).

Questions? Contact the Building Division at 561-586-1647 · 1900 Second Avenue North, Lake Worth Beach, FL 33460

Effective July 1, 2026 per Florida HB 803 (2026 Legislature)