When is a building permit NOT required?

Permit Exemptions

This list **DOES NOT** apply to the following:

- Any Buildings or Parcels that are located in special Flood Hazard Areas (Flood Zones).
- Any Commercial Buildings or Parcels.

Although a building permit is required for most construction-related work, various improvements of real property may not require a building permit. The work exempted must still be constructed in accordance with all minimum code standards and comply with the County's Land Development Code requirements (setbacks). For questions regarding the County's Land Development Code please contact Planning and Development at 727-847-8140 or via email planning@mypasco.net.

Items that **DO NOT** require a permit for buildings or parcels other than listed above:

- Sheds 150 sq. ft. or less that are approved by and on file with the State of Florida's Manufactured Building Program (DBPR). Must have tie-downs installed & meet required property setbacks.
- Roof Repairs (1.5 Squares or Less)
- Liquid roof coatings
- Fascia and Trim
- Non-Structural concrete flatwork, under 500 square feet (per parcel), NOT to be built on. Slabs intended for a future structure, require a permit and plans stamped and sealed by a Design Professional.
- Air conditioning repair of existing equipment
- Carpet, wood flooring, and tile
- Private Residential Playground equipment (swings, monkey bars, slides, basketball hoops, and above ground trampolines)
- Drywall patching/repair for non-fire rated assembly 256 sq. ft. (8 boards) or less
- Garage door openers (existing electrical)
- Gutters (does NOT include structural Super Gutters)
- Interior doors and trim (existing openings, no modifications to the wall)
- Painting (exterior or interior)
- Residential pool resurfacing
- Pull down attic stairs
- Replacement of existing light fixtures or switches.
- Replacement of existing faucets, sinks, or toilet
- Kitchen countertops (no electrical modifications)

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- Glass replacement of existing window and door (glass only no frame)
- Residential Fences (Unless the fence is supported by brick, block or concrete columns - then a permit is required. Must check with Development Code Review on setback requirements. View the Fence Regulations in Pasco's Land Development Code
- Re-screening
- Vertical Aluminum Screen Inserts attached to existing lanai, under a framed roof system of a permitted FBC approved structure (provable).
- Installation of Removable Wind-Breaks into existing openings of a screen room. (Does NOT include any addition of structural members)
- Shower glass door repair or replacement.
- Non-Structural Residential Landscape elements.
- French Drains (Cannot be tied in to Public Sewer)

This document was developed to provide educational information to the general public. It will assist with some of the common questions asked on a daily basis. The above information is for educational purposes only and does not include all scopes of work that require/does not require a permit.

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