WHEN IS A BUILDING PERMIT NOT REQUIRED?

Permit Exemptions

Effective July 1, 2026, Pasco County is required by state law (**2026 HB 803**) to exempt owners of single-family dwellings — and their contractors — from the requirement to obtain a building permit for **work valued at less than $7,500**.

Important Exceptions — A Permit IS Still Required For the following types of work, regardless of cost:

- **Electrical** work
- **Plumbing** work
- **Mechanical** work
- **Gas** work
- **Structural** work (Railings, guards, pool barrier/fences, windows and doors, siding and soffits, roofing, elevated decks are all items with structural requirements and considered structural)
- **Any** work on a property located **partially or entirely within a flood hazard area** as defined by the Florida Building Code section R322.1.

No Project Splitting

A construction project **may not be divided into multiple smaller projects** for the purpose of staying under the $7,500 threshold to qualify for this exemption. The exemption applies only to complete, single projects valued under $7,500.

How to Request This Exemption

To qualify, the property owner or contractor must submit a **written exemption request** to Pasco County Building Construction Services that includes:

- A copy of the **written contract**, or
- Other documentation demonstrating the **nature and value** of the work to be performed

Use our **Permit Exemption Request Form** to submit your request.

Exemption requests may be submitted:

- **In person** at the one the Building Construction Services office locations
- **By email** to BCSExemptions@pascocountyfl.net

For questions, please contact the Building Department at **(727) 847-8126** during normal business hours.

In addition, the items below do not require a permit however all work must still conform to all relevant technical codes:

- 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. A slab intended for a future structure requires a permit and plans stamped and sealed by a Design Professional.

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- Exterior Siding REPAIR up to 1 Square (10 x 10).
  Note: Exterior Siding Replacement greater than that requires a permit.
- 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 valued at less than $7500.00
- Garage door openers (existing electrical).
- Rain 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.
- Residential Low Voltage, such as Cable TV, Internet or Security.
- Replacement of existing faucets, sinks, or toilet.
- Installation of Water Softeners or Filtration Systems.
- Kitchen countertops (no electrical modifications).
- 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 Ordinance.
- Re-screening.
- Vertical Aluminum Screen Inserts attached to existing block 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 into Public Sewer)

Legal Notice: Pasco County has no legal duty to the owner, contractor, or their successors or assigns for any work performed under this exemption

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