



Building Permit Fees

Building Permit fees for aluminum structures, roof coverings, siding, soffit, fascia and non-structural fencing will be waived through January 1, 2023, for the residential and commercial properties as a result of damage caused by Hurricane Ian. Staff will continue to evaluate the fee structure as repairs and rehabilitation of properties continues. Additional information may be found below and will be continuously updated.

In emergency situations, equipment replacement and repairs can be executed without a permit; however, the permit application **MUST** be submitted on the next working day to the building official:

- It is the County's intent to expedite all hurricane-related repair permits.
- Properties located within a Special Flood Hazard Area (A or V) Flood Zones will require additional review and permitting.
- Submit permit application and provide a detailed description of repair work
- For major damage repairs, photographs of the interior and exterior of the damaged building must also be submitted with the permit applications.

Work Exempt From Building Permit

A building permit is not required for temporary, emergency repairs to mitigate wind and/or water damage and to prevent further deterioration of the residential building or structure.

Examples of exempted work include but may not necessarily be limited to:

- Installation of minor temporary shoring to stabilize buildings
- Installation of temporary sheathing panels, similar materials and related closure systems (e.g. water resistive barriers, roofing underlayment) intended to reduce or prevent intrusion of wind and water
- Removal of interior building materials such as drywall and insulation to facilitate water removal and to commence drying of the building
- Minor siding, soffit and roofing repairs not exceeding 100 square feet of aggregate area for each type (siding, soffit, roofing)
- Repair or replacement of gutters and downspouts
- Electric Water Heater - Equal Change Out
- Window in Mobile homes (Permit is required for any additions to the original Mobile Home)
- Mobile Homes Roof Overs (not free standing), re roofs on mobile homes as delivered from factory do not need a permit but does require a license. Any addition to the Mobile home does require permit and license.

Please be advised, building permits are required for any and all work not described above. Contact the Manatee County Development Services Department (Building Division) with questions regarding exempted work at: 941-748-4501, ext. 6893.

Work Not Exempt From Building Permits

Building Repairs and Reconstruction (structural, non-structural, interior and exterior)

- Repairs and reconstruction of structural and non-structural components whether interior or exterior including carports require a building permit prior to starting work.
- Plans prepared by a Florida licensed engineer or architect are required for structural repairs or reconstruction of residential buildings

Exceptions:

- Temporary work and work on certain other items described above.

Roofing and Re-Roofing

- Roofing and re-roofing require a building permit prior to starting work.
- Replacement of up to a maximum of 100 square feet of aggregate does not require a building permit.

Window and door replacement

- A building permit is not required prior to work for the replacement of exterior windows and doors including garage doors and also including replacement glass in an existing door and window frames provided a permit is obtained within five (5) working days from the date the work is started.
- All exterior windows and doors must have a valid Florida Product Approval Number.

Soffit / fascia / siding repairs

- A building permit is not required prior to starting work for repairs and reconstruction of soffits, fascia, and sub fascia boards and exterior siding provided a permit is obtained within five (5) working days from the date the work is started.
- A building permit is not required if the aggregate areas of the repair or reconstruction area do not exceed 100 square feet for each type (soffit, fascia, siding).
- All soffit and siding materials used in repairs or reconstruction must have a valid Florida Product Approval Number.

A/C equipment change-outs

- A building permit is not required prior to work, provided a permit is applied for and obtained within five (5) working days from the date the work is started.

Gas (Propane & Natural) Water heater equal change-outs

- A building permit is not required prior to work, provided a permit is applied for and obtained within five (5) working days from the date the work is started.

Electrical repairs and replacement (service equipment, circuit panels, wiring, and equipment)

- A building permit is required prior to starting work for all electrical repairs, reconstruction, or replacement work.
- No electrical work requiring inspection shall be concealed.

Screen enclosures

- Screen enclosure repairs and reconstruction require a building permit prior to starting work.
- Plans prepared by a Florida licensed engineer or architect are required for repairs and reconstruction.
- Repairs and replacement of screening materials does not require a permit.

Docks, Boat Houses, Seawalls

- Docks, boat houses and sea walls require a building permit prior to starting work.
- Plans prepared by a Florida licensed engineer or architect are required for repairs and reconstruction.

Fences

- Residential non-structural fences (Wood & Vinyl) do not require a permit, unless located in a flood zone.
- Residential fences must conform to location, height, and allowable styles and types.
- Masonry fences, walls, and columns require a permit and plans prepared by a Florida licensed engineer or architect are required for repairs and reconstruction

Sheds

- Residential sheds 120 sq. ft. or less do not require a permit.
- Residential sheds greater than 120 sq. ft. require a permit prior to installation.
- Residential shed replacement requires a permit prior to installation.
- Residential shed repairs do not require a permit; however, sheds must remain in their originally approved location.

All contractors must be licensed, insured, and registered with the Manatee County Development Division. State licenses may be verified via myfloridalicense.com/dbpr/

For permitting questions, please contact the Manatee County Development Services Department (Permitting Section) at 941-748-4501, ext. 6893. For licensing questions, please contact our licensing section at 941-748-4501, ext. 3574.