



DEPARTMENT OF PUBLIC WORKS

Building Inspection Division

July 11, 2001

MEMORANDUM

BULLETIN G-08-01 REVISED

To: All Property Owners

From: Thomas H. Goldsbury, P.E., C.B.O.
Chief, Building Inspection Division

Subject: **Leased or Rental Property**

Be advised that as per Chapter 489 of the Florida Statutes, an owner of a property **cannot** apply for a building permit to do work on a property that he/she does not solely own and occupy for their own use. This means that all work requiring a permit, regardless of how small the project, must be permitted by a licensed contractor, licensed in the appropriate category. In no way is a **tenant** of a property eligible to apply for a permit to do any work requiring a permit or inspections.

An owner of a commercial property may only do improvements or build up to a total construction cost not exceeding \$75,000. There is no limit on improvements to residential property.

An owner of a property acquiring his own permit must also be aware that by permitting the work himself/herself, they have the same responsibilities as a licensed contractor to adhere to all codes, inspections and permit requirements. You must also be aware that if an owner does work under an owner permit, the property **may not be offered for sale or lease** for at least one year after completion of all inspections and requirements of permit.

Chapter 489 does contain an exemption for an owner of a property to enable him/her to do work of a casual, minor or inconsequential nature on any property they own. However, this exemption does not apply if the cost of repairs exceeds \$1,000. There is a specific criteria for qualifying under this exception. Ref. F.S. 489.103(9) and 489.103(9)(a).

THG/gs

