



## **CERTAIN QUALIFYING WORK UNDER \$7500.00 EXEMPT FROM BUILDING PERMITS**

Beginning July 1<sup>st</sup>, 2026, certain qualifying work valued under \$7500.00 will be exempt from building permits. To qualify for the exemption, a written request must be submitted to the Collier County Building Division along with a copy of the contract or other documentation demonstrating the nature and the value of the work to be performed. The request will be reviewed by County staff and if approved a letter of exemption will be issued.

- This exemption applies only to single family detached structures
- The work may not include any structural, mechanical, electrical, plumbing or gas
- A construction project may not be divided into more than one project for the purpose of evading the requirements of this exemption
- The property where the work is located may not be in a flood hazard area.
- The work must be done by the owner or a licensed contractor.
- All work shall comply with all applicable laws, ordinances, building codes and zoning regulations

To ensure safety and proper construction and/or installation, those homeowners wishing to perform the work themselves and who are not familiar with the provisions and requirements of the Florida Building Code are encouraged to review code requirements prior to doing any work or repairs or they can contact the County Building Division if they have any questions.

Homeowners lacking the technical background and familiarity with the code requirements are encouraged to have the work done by a licensed professional/contractor. As an alternative, homeowners may apply for a permit where they will receive a technical review of the proposed work and will receive all required onsite technical inspections performed by a state licensed building inspector.

To request a letter of exemption from a building permit:

- Go to the GMCD Public Portal and under Building, Remodel & Accessory Permits, click Apply for a Permit. Select the Administrative Review (PRAD) permit type.
- Follow the prompts and upload all supporting documentation.
- If additional documentation is required, an insufficient letter will be issued.
- If the criteria for exemption are not met, a denial letter will be issued and a building permit must be applied for.
- If the exemption is approved, a letter of exemption will be issued.

Qualifying Fences under \$7500 may not be used for pool protection or contain structural elements, such as tie beams, fill cells, or reinforced footers. Fences will still be reviewed to Land Development Code regulations and easement encroachments.

To request a letter of exemption for a fence:

- Go to the GMCD Public Portal and under Building, Remodel & Accessory Permits, click Apply for a Permit. Select the Fence (PRFW) permit type.
- Follow the prompts and upload all supporting documentation, including a site plan showing the fence height and location. Fence requirements can be found at: <https://www.collier.gov/Business-Resources/Building-Permits-Construction/Application-Requirements/PRFW>
- If additional documentation is required, an insufficient or rejection letter will be issued.
- If the criteria for exemption is not met, a denial letter for the exemption will be issued and the permit will continue to be processed. Applicable inspections and fees will be added.
- If the exemption is approved, a letter of exemption, including approval of the Land Development Code regulations, will be issued.

Items already exempt from building permits by Collier County ordinance Sec 22-26 do not require a request for exemption and are listed below.

### **Collier County Sec. 22-26**

#### **105.2 Work exempt from permit.**

The following permit exemptions have been established for Collier County based on Section 105.2.2 of the Florida Building Code and Section 553.73(4)(a), Florida Statutes.

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code. Permits shall not be required for the following:

#### **Mechanical:**

9. Dustless ventilation isolated systems, that do not affect any fire penetrations or rated assemblies.

#### **Plumbing:**

3. Plumbing fixture repair or replacement, that does not affect any fire penetrations or rated assemblies.

#### **Electrical:**

1. Ceiling fixture replacement using existing outlet box and wiring, that does not affect any fire penetrations or rated assemblies.

#### **Building:**

1. Flooring installation.

2. Painting/wallpaper.

3. Finish trim work.

4. Interior door replacement not affecting existing framed opening.

5. Drywall repair/replacement that are not fire-related and are small areas that do not exceed two sheets of drywall (64 sq. ft.).

6. Gutters and leaders.

#### **105.2.4. Exemptions for detached single-family residences.**

The following permit exemptions have been established for Collier County based on Sections 102.2.5 and 105.2.2 of the Florida Building Code, and Sections 553.73(4)(a) and 553.80(3)(b)(1), Florida Statutes.

The following permit exemptions are for owners of single-family or their hired licensed non-owner (contractor) of detached residences performing work on detached single-family properties. All work performed shall comply with the standards of the Florida Building Code Residential and Florida Statutes.

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code. Permits shall not be required for the following:

**Electrical:**

1. Repair work performed by licensed electrical contractors that does not exceed \$1,500.00 in value of materials and labor.
2. Repair or replace existing light fixtures and ceiling fans.
3. Repair or replace electrical wall switches and wall outlet devices of 20 amps or less and 120 volts.
4. Repair/replace low voltage (under 77 volts) devices.

**Plumbing:**

1. Repair work performed by licensed plumbing contractors that does not exceed \$1,500.00 in value of materials and labor.
2. Repair water solar panels by licensed plumbing contractors.
3. Change out of an above ground LP tank 100 lbs. or less.
4. Repair irrigation system.
5. Repair domestic water service/lines.
6. Unclog sewer stoppage.
7. Repair sewer line excluding repair or replacement of interceptors, separators by licensed plumbing contractors.
8. Repair/replace faucets.
9. Repair/replace water closet/bidet fixtures only.
10. Repair/replace sink/lavatory fixtures only.
11. Repair/replace residential pool equipment other than pool heater.
12. Repair/replace shut-off valve on a domestic water line.
13. Repair/replace house pumps not exceeding 2 horsepower.
14. Repair/replace residential garbage disposal.
15. Repair/replace residential dishwasher.
16. Repair/replace like-for-like kind electric water heater up to 52-gallon capacity to include electrical connection.
17. Repair/replacement of water purification/water softener equipment.

**Mechanical:**

1. Repair work performed by licensed mechanical contractors that does not exceed \$1,500.00 in cost for parts and labor.
2. Repair of air conditioning duct.
3. Repair/replace coil, compressor or refrigerant piping.
4. Repair/replace non-combustion heating.
5. Repair/replace ventilation fans.

6. Replacement of window air conditioning unit utilizing existing electrical.
7. Installation of ductless ventilation and range hoods.

**Building:**

1. Repair work performed by licensed contractors per Chapter 489, Florida Statutes, that is not structural in nature and does not change the occupancy, does not affect life safety and the value of which does not exceed \$1,500.00 in labor and materials.
2. The repair of any roof covering not exceeding \$1,500.00 in value of materials and labor or work not exceeding two roofing squares (200 sq. ft.) in extent.
3. Installation or repair of satellite dishes installed in accordance with manufacturers' specifications and in compliance with local zoning requirements.
4. Installation or repair of canvas or cloth-covered awnings.
5. Installation or repair of rain gutters.
6. Enclosure of existing covered patios/balconies/porches with screening.
7. Cement plaster (stucco) applied directly onto structures constructed of concrete masonry units. Application of cement plaster must meet or exceed the manufacturers' recommendations. All other applications will require a permit including but not limited to wood, Exterior Insulation Foam System (EIFS), brick, siding, or other application over metal lath or wire lath fabric.
8. Door or window repair including swinging, sliding, pivoting, and rolling excluding the frame, which does not otherwise create a new opening, enlarge or reduce an existing opening, or require the removal of any exterior or interior finish material serving a building constructed on a residential zoned lot. This exemption shall not allow nor relieve the building owner, unit owner, installer or contractor from complying with wind load and opening protection requirements of the Florida Building Code.
9. Movable cases, counters, and partitions not over 10 feet in height.
10. Cabinetry, countertops, painting, papering, tiling, carpeting, and other similar finish work. This exemption is not allowed nor applicable when the work or alteration affects the structural integrity of a load bearing wall, or the fire-resistant material of a fire rated horizontal or vertical separation. Projects located within a designated flood hazard area are required to comply with the substantial improvement requirements and submit a cost breakdown for any work which may be exempted from permits.
11. Swings and similar playground equipment accessory. This exemption shall not allow nor permit the encroachment of setbacks or the erection of any unsafe, structurally unsound, or dilapidated structure. In the event the structure violates setbacks or is considered unsafe, structurally unsound, or dilapidated, the building official may require a permit.

**Note:** All work shall comply with all applicable laws, ordinances, building codes and zoning regulations.