CITY OF LARGO

Work Exempt from Building Permits

The following activities generally do **not** require a building permit when performed in accordance with the Florida Building Code and applicable laws.

General Permit Exemptions

- Painting
- Wallpapering
- Installation or replacement of flooring
- Re-screening an existing open porch
- Cabinet replacement that does not require plumbing, electrical, or structural modifications
- Insulation
- Replacement of portable plug-in appliances
- Replacement of light bulbs and electrical cover plates
- Installation of private residential playground equipment
- Residential irrigation repairs where an approved backflow preventer already exists
- Replacement of gutters and downspouts
- Replacement of portable heating or cooling appliances
- Removal and reinstallation of an existing toilet in the same location without plumbing modifications
- Application of stucco over existing sound, undamaged stucco or masonry
- Installation of low-voltage or wireless systems (CAT5/CAT6, cable TV, telephone, CCTV, burglar alarms, etc.), provided the work does not penetrate fire-resistance-rated assemblies and is not part of a required fire alarm, fire notification, or access control system
- Like-for-like replacement of electrical receptacles, light fixtures, and ceiling fans in the same location (must be performed by a licensed electrical contractor).

HB 803 Residential Permit Exemption (Single-Family Residential Only)

HB 803 establishes an additional statutory permit exemption for qualifying work on single-family residential property.

A permit may not be required only if ALL of the following conditions are met:

- Total project value is $7,500 or less.
- Property is not located within a flood hazard area.
- Work does not include structural, electrical, plumbing, mechanical, or gas work.
- A written exemption request is submitted to and approved by the Building Official before work begins.

IMPORTANT

Meeting the $7,500 threshold alone does NOT automatically exempt a project from permitting. Every request is reviewed based on the specific scope of work.

Projects That Generally Require a Permit

- Roof replacement
- Window replacement
- Exterior door replacement
- Additions
- Structural repairs
- Decks
- Sheds and accessory structures
- Carports
- Screen rooms
- Electrical, plumbing, mechanical, or gas work

Questions?

City of Largo Building Division
permits@largo.com

Florida Building Code
www.floridabuilding.org