

Date: July 13, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor



Subject: Fiscal Impact and Social Equity Statement for Substitute Ordinance Creating Section 8-9 of the Code; Requiring the County Mayor to Develop and Implement a Same-Day Permitting Program for Certain Permit Applications for Certain Residential Projects

PC
Supplement to
Agenda Item No. 1(G)1 Substitute

The proposed ordinance requires the County Mayor or County Mayor's designee to develop a same-day permitting program for specified residential project permit types, and which would need to be implemented through an implementing order approved by the Board of County Commissioners. Since 2008, RER has administered an online, electronic concurrent plan review process. This digital framework substantially accelerates the permitting timeline compared to traditional, in-person linear plan reviews, serving as the operational foundation for the success of the same-day permitting program. RER has historically offered same-day permitting as an administrative practice for over 2 decades for the select permit types outlined in the proposed ordinance. The proposed ordinance therefore formalizes this long-standing service standard into the Code, although further approval of the proposed implementing order will be required by the Board of County Commissioners.

The same-day permitting service applies exclusively to the specific residential permit types identified within the proposed ordinance. Consistent with the safeguards provided, the following application types are strictly excluded from this expedited timeline:

- Applications requiring structural review
- Properties designated as historical
- Properties with active code enforcement cases
- Projects seeking to legalize existing code violations

The substitute item attaches an additional requirement that permit application fees be refunded where applications are not reviewed within the same day and if the delay was caused by the department.

Social Equity Statement

The proposed ordinance provides a social equity benefit by formalizing long-standing permitting timeframes for eligible residential projects. Furthermore, the ordinance mandates a bi-annual reporting mechanism to monitor program performance, ensure accountability, and verify that processing expectations are consistently met. However, any refund provisions beyond those that already outlined by state law may have an adverse impact to the department for delays that may be beyond its reasonable control as noted below. Furthermore, state law around building permits stipulates that regulatory fees must be consistently applied. A full refund provision may inadvertently lead to other fee payers effectively subsidizing "free" permits for missed review windows.

Fiscal Impact / Funding Source

The refund mandate included in the proposed substitute ordinance is expected to cause a fiscal impact to the department if refunds are required for delays that may be beyond its reasonable control. Although the Department has maintained consistently high review rates under its existing program (with over 90% of applications being reviewed within 8 hours or less based on 2026 data) we know that fluctuations in

application volume, unforeseen staffing shortages, and even system outages could lead to occasionally missing the expected timeframe, automatically triggering mandatory refunds.

State law provides for a 30-day turnaround time for these building permit reviews -a significantly longer period than the 24-hour review time that has been provided by the County for these permits for many years. With respect to refunds, F.S.553.792 establish fee reductions of 10% where certain review benchmarks go unmet. In order to avoid a fiscal impact to the County, it is recommended that maintenance of the existing refund framework be preserved, which strives to provide a balanced approach to customer service while considering the reasonable ability of the Department to control service levels.



Roy Coley
Deputy Mayor