

MEMORANDUM

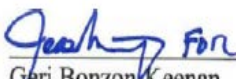
Agenda Item No. 7(E)

TO:	Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners	DATE:	July 21, 2026
FROM:	Geri Bonzon-Keenan County Attorney	SUBJECT:	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 and to provide reports every six months

At the July 13, 2026 meeting, the Policy Council amended the substitute item to: (1) clarify in subsection 8-9(b) that an applicant in the same-day permit program may choose not to have a meeting and may still receive same-day application review and, as appropriate, same-day approval of the application; and (2) replace subsection 8-9(e) to provide that, for those applications not approved on the same day, if the reported factors contributing to the delay were caused by the reviewing department rather than by the applicant, then the building permit fee shall be reduced by 10 percent per business day in accordance with section 553.792(1)(e), Florida Statutes, as may be amended, or by such greater amount as may otherwise be established by state law or County ordinance, resolution, or implementing or administrative order. In addition, the amended item makes a conforming change to a recital, and it retains one of the changes included in the substitute, which change specified that the same-day permitting program's meetings may be in-person or virtual, but replaces the substitute's other change, which provided for a refund under certain circumstances.

Rule 5.06(h) of the Board's Rules of Procedure provides that differences between an original item and an amended item should be uniquely identified in the amendment by double underlining and double strike-through, or where such approach would not clearly show the difference or are not practical, by providing footnotes or comments on the item. Based on Rule 5.06(h), the preceding comprehensive description of the differences between the original item and the amended item is provided in lieu of double underlining and double strike-through.

The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Chairman Anthony Rodriguez.



Geri Bonzon-Keenan
County Attorney

GBK/uw

Date: July 21, 2026

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

From: Daniella Levine Cava *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

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



MEMORANDUM

(Revised)

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

DATE: July 21, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 7(E)

Please note any items checked.

- _____ **“3-Day Rule” for committees applicable if raised**
- _____ **6 weeks required between first reading and public hearing**
- _____ **4 weeks notification to municipal officials required prior to public hearing**
- _____ **Decreases revenues or increases expenditures without balancing budget**
- _____ **Budget required**
- _____ **Statement of fiscal impact required**
- _____ **Statement of social equity required**
- _____ **Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- _____ **No committee review**
- _____ **Requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) ____) to approve**
- _____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 7(E)
7-21-26

ORDINANCE NO. _____

ORDINANCE CREATING SECTION 8-9 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; REQUIRING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO DEVELOP AND IMPLEMENT A SAME-DAY PERMITTING PROGRAM FOR CERTAIN PERMIT APPLICATIONS FOR CERTAIN RESIDENTIAL PROJECTS AND TO PROVIDE REPORTS EVERY SIX MONTHS; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, section 8-1 of the Code of Miami-Dade County, Florida, adopts the Florida Building Code, which requires building permits before the commencement of work on specified construction or demolition projects; and

WHEREAS, the Building Official for Miami-Dade County administers the Florida Building Code for the County's unincorporated area, and the building officials for the municipalities in Miami-Dade County administer the Florida Building Code for their respective municipalities; and

WHEREAS, permit application processing times may vary based on the complexity of the proposed construction and the type of property where construction would occur; and

WHEREAS, minor construction projects on residential properties may be less complex and therefore suitable for an expedited permitting process; and

WHEREAS, such minor residential construction projects may include:

- Fences with a height equal to or less than six feet;
- Gates;
- Stairs and railings;

- Driveways and pavers;
- Trusses;
- Pools;
- Windows, doors, shutters, skylights, and garage doors;
- Roofing and re-roofing;
- Kitchen or bathroom remodels;
- Interior or partial demolition;
- Prefabricated sheds;
- Minor, non-structural repairs; and
- Mechanical, electrical, and plumbing repair permits; and

WHEREAS, however, projects requiring structural review, projects on properties within historic districts, projects on properties with open code enforcement cases, and projects to legalize existing violations may not be suitable for expedited permit processing; and

WHEREAS, a same-day permitting program for minor residential construction projects would benefit homeowners by simplifying and streamlining the permit application process; and

WHEREAS, such a program may require applicants to electronically submit documents and plans prior to an in-person or virtual meeting with permitting staff, where staff may provide same-day reviews and, as appropriate, same-day permits for eligible projects; and

WHEREAS, this Board wishes to reduce permit processing times for certain permit applications for certain residential projects through the establishment of a same-day permitting program; and

WHEREAS, this Board also wishes to require reports every six months to provide transparency, evaluate this program's effectiveness, and identify opportunities to further streamline the permitting process for residents; and

WHEREAS, lastly, this Board wishes to require reductions of permit application fees for applications not approved on the same day, if the reported factors contributing to the delay were caused by the reviewing department rather than by the applicant,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. The foregoing recitals are incorporated herein and approved.

Section 2. Section 8-9 of the Code of Miami-Dade County, Florida, is hereby created to read as follows:

Sec. 8-9. Same-Day Permitting Program for Eligible Residential Projects.

- (a) The County Mayor or County Mayor's designee shall develop and implement a same-day permitting program for eligible applications. Eligible applications shall include building permit applications and, where appropriate, public works permits or zoning improvement permits (ZIPs) for the following minor residential projects, subject to such limitations as the County Mayor or County Mayor's designee may deem appropriate based on the complexity of the review involved:
- (1) Fences with a height equal to or less than six feet;
 - (2) Gates;
 - (3) Stairs and railings;
 - (4) Driveways and pavers;
 - (5) Trusses;

- (6) Pools;
 - (7) Windows, doors, shutters, skylights, and garage doors;
 - (8) Roofing and re-roofing;
 - (9) Kitchen or bathroom remodels;
 - (10) Interior or partial demolition;
 - (11) Prefabricated sheds;
 - (12) Minor, non-structural repairs; and
 - (13) Mechanical, electrical, and plumbing repair permits.
- (b) Building permit applications and, where appropriate, public works permits or zoning improvement permits (ZIPs) for projects requiring structural review, projects on properties within historic districts, projects on properties with open code enforcement cases, and projects to legalize existing violations shall not be eligible for the same-day permitting program. Applicants shall be required to electronically submit necessary documents and plans prior to an in-person or virtual meeting with permitting staff, and at such meeting, staff shall provide same-day application review and, as appropriate, same-day approval of the permit application. An applicant may also choose not to have a meeting and may still receive same-day application review and, as appropriate, same-day approval of the permit application.
- (c) This program shall be implemented through an implementing order to be approved by the Board of County Commissioners.
- (d) The County Mayor or County Mayor's designee shall submit written reports every six months to the Board of County Commissioners, which reports shall be placed on an agenda of the full Board without committee review pursuant to rule 5.06(j) of the Board's Rules of Procedure. The reports shall detail the following:
- (1) The total number of same-day permit applications submitted during the reporting period;

- (2) The total number of applications that were approved on the same day;
 - (3) The total number of applications that were not approved on the same day; and
 - (4) For those applications not approved on the same day, an explanation of the reasons why same-day approval was not achieved, including any recurring issues, deficiencies, staffing constraints, or other factors contributing to the delay.
- (e) For those applications not approved on the same day, if the reported factors contributing to the delay were caused by the reviewing department rather than by the applicant, then the building permit fee shall be reduced by 10 percent per business day in accordance with section 553.792(1)(e), Florida Statutes, as may be amended, or by such greater amount as may otherwise be established by state law or County ordinance, resolution, or implementing or administrative order.

Section 3. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 4. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 5. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:

Prepared by:

Cristina M. Rabionet
Christopher J. Wahl

JMM ~~for~~
CJW

Prime Sponsor: Chairman Anthony Rodriguez