



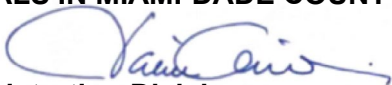
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DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
BOARD AND CODE ADMINISTRATION DIVISION

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ADVISORY MEMO

TO: ALL BUILDING OFFICIALS IN MIAMI-DADE COUNTY

FROM: Jaime D. Gascon, P.E. 
Board and Code Administration Division

DATE: June 30, 2026

SUBJECT: HB 803 - Changes to Permit Expiration on Applications for Single Family Dwellings

As result of the passage of HB 803 during the 2026 Legislative Session, there have been statutory changes that will become effective July 1, 2026, regarding *permit expiration for single-family dwellings*. Consequently, these changes will need to be considered in the general application of the Florida Building Code (FBC) Section 105.4.1 *Permit intent*. This memorandum is provided to alert you of the relevant issues and to aid in uniformity for Building Officials throughout Miami-Dade County.

New language in Section 125.56, Florida Statute subsection (4)(d) states in part:

A building permit issued by a county for a single-family dwelling expires 1 year after the issuance of the permit or on the effective date of the next edition of the Florida Building Code, whichever is later. However, this paragraph does not prevent a local government from extending a building permit beyond the expiration date.

Although the language may suggest that this permit expires after one year or upon the implementation of a new code cycle, whichever is later, that timeframe applies only to the initial permit validity period when no activity has occurred. This is consistent with FBC-Building Section 105.4.1, which provides that a permit becomes invalid if work has not commenced within six months of issuance.

Once work has commenced, the permit validity is automatically extended for 180 days following each approved inspection, pursuant to FBC-B Section 105.4.1.3. In addition, permit expiration dates may be further extended by Executive Order following a declared emergency, in accordance with Section 252.363, Florida Statutes.

It is anticipated that the Florida Building Commission will issue a supplement to address this matter in the code later this year.

Should you have any questions on this matter do not hesitate to contact our office. Thank you.