



CITY OF ATLANTIC BEACH

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EXPIRED PERMITS BULLETIN

As the city begins the process of moving to a new software, the Building Department is working to clean up records which includes closing out expired permits. Florida Building Code 105.4.1 states

“Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorize by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.”

Work is considered abandoned when an **approved inspection** is not obtained within a six-month period.

Per Section 6-26(a)(9) of the City of Atlantic Beach Code of Ordinances, the following permit fees shall be paid when an applicant renews a permit after the original permit has expired in accordance with the Florida Building Code:

Completed Inspections	Amount of renewal fee
No inspection conducted	100% of original fee
Slab inspection conducted	80% of original fee
All rough inspection approved	50% of original fee
Insulations inspection approved	30% of original fee
Any final inspection pending	10% or original fee

Due to the high amount of expired permits and the need to close these permits before the implementation of our new software system, the city is issuing a “Re-instatement fee” for permits that expired before June 1, 2023. The fee schedule shall be as follows:

- For all permits whose renewal fee according to Section 6-26(a)(9) would exceed \$110.00, the re-instatement fee shall be \$110.00.
- For permits whose renewal fee according to the Section 6-26(a)(9) would be greater than \$10.00 and less than \$110.00, the re-instatement fee shall follow Section 6-26(a)(9).
- For permits whose renewal fee according to Section 6-26(a)(9) would be less than \$10.00, these shall be no re-instatement fee.

All permits that expire on or after June 1, 2023 shall follow the renewal fees as described in Section 6-26(a)(9).