



City of Sanford Expired Permits / Permit Reinstatement

The following information is to serve as an explanation of when a permit expires, how to request an extension, and the procedure to have an expired permit reinstated and/or closed in the official record.

Time Limit of Application

(FBC 105.3.2; Sanford Ordinance #4350)

An application for a permit for any proposed work shall be deemed to have been abandoned becoming null and void 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued.

The Building Official is permitted to grant one or more extensions, not exceeding 90 days, if the extension is requested in writing **prior to** the abandonment date and justifiable cause demonstrated.

It is the permit applicant's responsibility to be aware of the abandonment date.

All permit fees are forfeited from an expired application. Credit will not be given to the new application

Permit Expiration

(FBC 105.5; Sanford Ordinance #4350)

Every permit issued shall become invalid 180 days after its issuance unless the work authorized by such permit is commenced within 180 days and an approved inspection is obtained. Once an approved inspection is obtained, the permit applicant has 180 days to receive the next required approved inspection.

The Building Official is permitted to grant one or more extensions, not exceeding 90 days, if the extension is requested in writing **prior to** the expiration date and justifiable cause demonstrated.

It is the permit applicant's responsibility to be aware of the expiration date.

Demolition Permits shall become invalid 30 days after issuance. One extension may be granted for a period of 30 days, if requested **prior to** the expiration date and justifiable cause demonstrated.

All permit fees are forfeited from an expired permit. Credit will not be given towards a new permit.

Permit Reinstatement

(FBC 105.4.1.2, FBC 105.14; Sanford Ordinance #4350)

Expired Permits 180 days or less

If a new permit is obtained within 180 days of the expiration date of the initial permit, a new permit will be issued and the work can proceed using the existing set of building plans and other permitted information.

A minimum permit fee will be charged for the reinstated permit.

Expired Permits more than 180 days

For permits that have an expiration date of more than 180 days, the permit applicant has two options:

Option 1: A new permit can be issued and all work must be made accessible for inspection and meet the current Florida Building Code in effect.

Option 2: The permit applicant can provide a *signed and sealed* affidavit from a Florida registered design professional stating the following information:

I, _____ have personally inspected the property at _____ and certify that the work completed was constructed in accordance with the Florida Building Code in effect at the time the work was conducted.

The affidavit must be presented to the Building Official for approval.

A new permit will be issued and a minimum permit fee will be charged. The affidavit will suffice as a final inspection and the permit will be closed out.