

Commercial

- Low voltage burglar, security, cable TV and phone installations exception; any system tied into the fire alarm
- Painting only (not part of a remodel)
- Pressure washing
- Tents which are 400 sq. ft. or less and will not be used to seat more than 50 persons
- New Flooring (Carpet, Tile, Wood)



Contact us

- ◆ Email us at **Permits@leesburgflorida.gov**
- ◆ Call us at:
(352) 728-9735
- ◆ Visit us at: 204 N 5th Street,
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City Of Leesburg

Building
Department

Is A Permit Needed?



Do I need a permit?

At the City of Leesburg we often are asked about various projects from homeowners and contractors. Wondering if their work falls into a category of needing to pull a permit. We created this guide to help answer some of those questions.

The following is a list of projects that do not require a permit (however all items shall be installed according to the minimum Florida Building Code 2020 7th Edition)

Residential

- Cabinet replacement
- Minor drywall repairs (Note: not involving fire-rated assemblies)
- Flag poles under 20 feet
- Landscaping (Note: sprinklers require a permit)
- Floor covering installation or removal such as carpet, tile or laminate
- Low voltage installations to include security, cable TV and phone
- Electrical fixture replacements, (outlet, switches, lights) like for like in same location. (Note: All wiring needs a permit)
- Painting
- Interior Paneling
- Some Pergolas; Single, free standing (not attached to any other structure) having a maximum 120 square feet. with no footings required, no roofing or sheathing, no electric or plumbing and which complies with the Zoning Ordinance
- Pressure washing
- Water Heaters; size for size and type for type replacement only (changing from gas to electric or instahot requires a permit)
- Satellite dishes
- Soffits replacement
- Stucco installation on concrete block walls (Note: permit required for stucco on wood walls)
- Door slab only replacement (Note: permit required if door install includes the frame)
- Glass only replacement in windows & doors (Note: permit required if install includes frames)

Residential Continued

- Minor repairs meeting the criteria of [Section 105.2.2 of the 2020 Florida Building Code Seventh Edition](#)
- Sheds 120 sq. ft. or less in area with no electric, plumbing, or HVAC
- Fencing under 6 feet (note: permit required for fences/columns built from concrete, or any fence with electrical or plumbing fixtures attached)
- Tile replacement of a floor or in a tub/shower (Note: Permit required if the work includes shower pan replacement)
- Wooden decks and ramps (max 1/12 slope) free-standing/unattached to any structure, maximum 30" above grade, with no electrical or plumbing fixtures
- Paver installation
- Rain Gutters and leaders
- Portable/Manufactured Pool or Spa that is Less than 24 inches deep
- Solar powered attic exhaust fans
- Screening existing wood or block construction (180 SqFt or less) for covered patios, or porches with typical insect screening, which neither increases nor alters the footprint of the building (Note: permits required for screening all aluminum construction structures)
- Re-screening
- Plumbing fixture (sink, toilet, tub) replacements, like for like in same location. (Note: all piping requires a permit)
- Fabric awning, fabric carports, or tents (for MAX of 10 people)
- Roof repairs less than 100 sq. ft. ("1 square") where the work does not include repairs to trusses or rafters