

Condo Permitting Information

Why can't I just do the work myself without a permit or a licensed contractor? → If you live in a condominium or similar multifamily structure, the state requires you to hire a licensed and insured contractor, so your neighbors are provided the required degree of protection.

State Statutes 718.108 Common elements—

(1) *“Common elements” includes within its meaning the following:*

(a) *The condominium property which is not included within the units.*

(b) *Easements through units for conduits, ducts, plumbing, wiring, and other facilities for the furnishing of utility services to units and the common elements.*

(c) *An easement of support in every portion of a unit which contributes to the support of a building.*

(d) *The property and installations required for the furnishing of utilities and other services to more than one unit or to the common elements.*

(2) *The declaration may designate other parts of the condominium property as common elements.*

718.113.3

A unit owner shall not do anything within his or her unit or on the common elements which would adversely affect the safety or soundness of the common elements or any portion of the association property or condominium property which is to be maintained by the association.

Who can pull a permit? A State Licensed General or Building contractor may apply for a permit for work on Condominiums with more than 3 units. Owners cannot pull permits in multi-family buildings (condominiums) or for rental or leased properties. All permitted work on multi-family dwellings will require a State Licensed contractor. Residential License Contractors cannot perform work on a building with more than 3 units.

When is a permit required? A permit is required to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, or plumbing system; the installation of which is regulated by technical code. When considering doing work, here are some questions to ask yourself:

Am I going to hire someone to do the work?

Am I in a multi-family building (condominium)?

Do I need approval from my HOA or Property Management?

Am I disassembling any plumbing, electrical, gas or venting?

Is any of the work possibly structural?

Am I spending more than a couple of hundred dollars?

Am I affecting fire alarms, smoke detectors or sprinkler heads?

If your answer is YES to any of the questions, you will likely need a permit.