



BUILDING DIVISION

PERMITTING ♦ CONTRACTOR LICENSING

789 PROVIDENCE BOULEVARD ♦ BROOKSVILLE, FLORIDA 34601

W www.HernandoCounty.us ♦ P 352.754.4050

August 6, 2026

RESIDENTIAL BUILDING PERMIT EXEMPTION LIST

INTENT AND GOAL

Hernando County Development Services has completed a comprehensive review of its permitting requirements and expanded the list of residential projects that homeowners can complete without a permit. These exemptions apply to low-risk home improvement projects and will continue to meet the requirements of the Florida Building Code, Floodplain Regulations, Land Development Regulations and other life-safety standards.

LIMITATIONS

The following exemptions would **not** apply to:

- Commercial buildings or commercial properties
- Properties located within a Special Flood Hazard Area (Flood Zone)

GUIDING PRINCIPLE

Permit exemptions shall be limited to projects that:

- Do not alter structural components.
- Do not modify electrical, plumbing, or mechanical systems.
- Do not affect life-safety features.
- Do not impact floodplain or zoning compliance.

All exempt work shall continue to comply with the Florida Building Code, applicable zoning regulations, floodplain requirements, and all other applicable local and state laws.

1. PERMIT EXEMPTION LIST

- **Small Storage sheds** (120 sq. ft. or less meeting applicable requirements)
 - **Residentially Zoned Districts:** All detached accessory structures which have impervious roof coverings shall be permitted in the side and rear yard and must be at least five (5) feet from the side and rear property lines. Detached accessory structures in the secondary front yard shall meet the front yard requirements of the district for the principal building.
 - Visit [Appendix A - Article IV Zoning Regulations Section 2 - Residential Districts](#) for more details.
 - **Agriculturally Zoned District:** All accessory buildings shall be located no closer to the front property line than the seventy-five (75') front yard requirement for the district. If a single-family dwelling is on or will be on the premises, the accessory building shall not be closer than fifteen (15) feet to such dwelling.

- Visit [Appendix A – Article IV – Zoning Regulations Section 6 – Rural District](#) for more details.
 - **Agricultural/Residential Zoned District:** All accessory buildings shall be located at least ten (10) feet from the side or rear property lines, or no closer to the front property line than the fifty (50') front yard requirement for the district. If a single-family dwelling is on, or will be on the premises in the future, the accessory building shall be no nearer than fifteen (15) feet to such dwelling.
 - Visit [Appendix A – Article IV – Zoning Regulations Section 13 – Agricultural/Residential District](#) for more details.
 - Please review Easement Disclosure statement at the end of this article.
- **Storage Sheds 120 sq. ft. up to 288 sq. ft.**
 - Such shed shall be approved by and on file with the State of Florida's Manufactured Building Program (DBPR).
 - Must be anchored per manufacturer's specifications and meet required property setbacks. (Existing slab, no permit. New slab with footings, permit required)
 - **Residentially Zoned Districts:** All detached accessory structures which have impervious roof coverings shall be permitted in the side and rear yard and must be at least five (5) feet from the side and rear property lines. Detached accessory structures in the secondary front yard shall meet the front yard requirements of the district for the principal building.
 - Visit [Appendix A - Article IV Zoning Regulations Section 2 - Residential Districts](#) for more details.
 - **Agriculturally Zoned District:** All accessory buildings shall be located no closer to the front property line than the seventy-five (75') front yard requirement for the district. If a single-family dwelling is on or will be on the premises, the accessory building shall not be closer than fifteen (15) feet to such dwelling.
 - Visit [Appendix A – Article IV – Zoning Regulations Section 6 – Rural District](#) for more details.
 - **Agricultural/Residential Zoned District:** All accessory buildings shall be located at least ten (10) feet from the side or rear property lines, or no closer to the front property line than the fifty (50') front yard requirement for the district. If a single-family dwelling is on, or will be on the premises in the future, the accessory building shall be no nearer than fifteen (15) feet to such dwelling.
 - Visit [Appendix A – Article IV – Zoning Regulations Section 13 – Agricultural/Residential District](#) for more details.
 - Please review Easement Disclosure statement at the end of this article.
- **Minor Roof Repairs** (2 squares/200 sq. ft. or less)
 - Repairs shall be nonstructural and may include wind damage, missing or broken shingles. Tree or storm damage, a hole in the roof, and/or damaged trusses will require a permit.
- **Liquid Roof Coatings**
 - Spray, roll or brush on sealant or coating, no permit required
- **Fascia and Trim Replacement**

- **Non-Structural Concrete Slabs (under 500 sq. ft.)**
 - Exemption is specific to patio style slabs only, no permit. Any slab poured with the intent for future vertical construction or structural support shall require a permit.
- **Air-Conditioning Repairs**
 - Repair is strictly limited to components of the main unit. A main unit replacement shall require a permit.
- **Interior Flooring Replacement**
 - Examples: Carpet, Vinyl, Ceramic, Wood Laminate or Hardwood
- **Drywall Repairs**
 - The permit exemption covers repairs up to 8 sheets (256 sq. ft.)
- **Garage Door Openers**
 - New installation or replacement shall utilize existing power supply. If a new circuit is installed, a permit shall be required.
- **Gutters (non-structural)**
 - Super Gutters shall require a permit.
 - Super Gutter means a wide aluminum channel running along the roofline where your screen enclosure meets the house.
- **Interior Doors and Trim**
- **Residential Pool Resurfacing**
- **Pull-Down Attic Stairs**
- **Low-Voltage Communications Wiring 50V or less (phone, data, etc.)**
- **Kitchen Remodels**
 - No permit shall be required for kitchen remodels as long as no new plumbing, electrical, or structural work is required
- **Cabinet and Countertop Replacement**
 - No permit shall be required for new or replaced cabinets and countertops when no new plumbing, electrical, or structural work is required.
- **Plumbing Fixtures and Toilet Replacement**
 - No permit shall be required for toilets, sinks, vanities replaced in the same location and utilizing existing connections.
- **Mobile/Manufactured Home window and Door Replacements**
- **Residential Insulation Replacement (Batt and loose-fill insulation)**
- **Chicken Coops**
- **Ornamental Retaining Wall (less than 48")**
 - The exception to the retaining wall is specific to landscaping use only. Any structural retaining wall shall require a permit.
- **Floating Residential Docks without Roof (includes float-on Jetski Docks)**
 - Electrical permitting and/or a Riverine review may be required)
 - Visit [Chapter 23 – Planning Article VI Riverine Protection](#) for more details.
- **Boat Lifts (no electricity)**
- **Boat Ramp**
 - Electrical permitting and/or a Riverine review may be required)

- Visit [Chapter 23 – Planning Article VI Riverine Protection](#) for more details.
- **Replacement Siding** (vinyl, aluminum, T1-11, Hardy Board)
- **Premanufactured Carports** (site-built carports require engineering)
 - Carports shall be approved by and on file with the State of Florida’s Manufactured Building Program (DBPR).
 - Must be anchored per manufacturer’s specifications and meet required property setbacks. (Existing slab, no permit. New slab with footings, permit required)
 - **Residentially Zoned Districts:** All detached accessory structures which have impervious roof coverings shall be permitted in the side and rear yard and must be at least five (5) feet from the side and rear property lines. Detached accessory structures in the secondary front yard shall meet the front yard requirements of the district for the principal building.
 - Visit [Appendix A - Article IV Zoning Regulations Section 2 - Residential Districts](#) for more details.
 - **Agriculturally Zoned District:** All accessory buildings shall be located no closer to the front property line than the seventy-five (75’) front yard requirement for the district. If a single-family dwelling is on or will be on the premises, the accessory building shall not be closer than fifteen (15) feet to such dwelling.
 - Visit [Appendix A – Article IV – Zoning Regulations Section 6 – Rural District](#) for more details.
 - **Agricultural/Residential Zoned District:** All accessory buildings shall be located at least ten (10) feet from the side or rear property lines, or no closer to the front property line than the fifty (50’) front yard requirement for the district. If a single-family dwelling is on, or will be on the premises in the future, the accessory building shall be no nearer than fifteen (15) feet to such dwelling.
 - Visit [Appendix A – Article IV – Zoning Regulations Section 13 – Agricultural/Residential District](#) for more details.
 - Please review Easement Disclosure statement at the end of this article.
- **Pole Barns in all Agricultural and Agricultural/Residential Zoning District (only)**
 - Open-air pole barns shall be permitted as accessory structures in the Agricultural/Residential (AR) and Agricultural (AG) zoning districts without the requirement to obtain a building permit from Hernando County.
 - Such structures shall be exempt from building permit requirements provided they:
 - a) Remain open on all sides at all times;
 - b) Are not used for human habitation, commercial retail activity, or any non-agricultural principal use;
 - c) Electrical service is obtained from the primary dwelling unit and does not require a separate meter;
 - d) Comply with all applicable setback, height, floodplain, and land use regulations of the County.
 - Enclosure Prohibited Without Permit.

- Any enclosure of a pole barn, including but not limited to the installation of walls, doors, windows, screening, siding, or similar materials that substantially restrict open-air design, shall constitute a structural alteration requiring issuance of a building permit and compliance with all applicable building codes and regulations.
- **Agriculturally Zoned District:** All accessory buildings shall be located no closer to the front property line than the seventy-five (75') front yard requirement for the district. If a single-family dwelling is on or will be on the premises, the accessory building shall not be closer than fifteen (15) feet to such dwelling.
 - Visit [Appendix A – Article IV – Zoning Regulations Section 6 – Rural District](#) for more details.
- **Agricultural/Residential Zoned District:** All accessory buildings shall be located at least ten (10) feet from the side or rear property lines, or no closer to the front property line than the fifty (50') front yard requirement for the district. If a single-family dwelling is on, or will be on the premises in the future, the accessory building shall be no nearer than fifteen (15) feet to such dwelling.
 - Visit [Appendix A – Article IV – Zoning Regulations Section 13 – Agricultural/Residential District](#) for more details.
- Please review Easement Disclosure statement at the end of this article.
- **Installation of “Removeable Windbreaks” onto Existing Screen Rooms**
- **Temporary Signs**
 - Temporary signs are exempt when associated with a primary business and which meet all applicable requirements
- **Aluminum/Screen Enclosures** (under existing roof)
 - Extending the existing entryway roof will require a permit. At least one point of access shall have a 36” wide door. Screen door shall match 36” width.

EASEMENT DISCLOSURE:

Please be advised that some parcels may have easements. A recorded easement remains in effect even if no utility lines or equipment are visible. Easements are typically found along property lines. Before constructing an accessory structure within a recorded easement, property owners should contact the County to determine whether an easement vacation or authorization to use the easement is required.

It shall be the responsibility of the property owner to identify all recorded easements affecting the property prior to the placement of any accessory structure. When a vacation or easement use/encroachment is required, the property owner shall coordinate their request with the County through a formal application process.

An applicant seeking to construct an accessory structure within the easement shall:

1. Complete the applicable easement vacation or easement use/encroachment review process, as determined by the County. Visit [Hernando County My Civic/Planning](#) for application.
2. Obtain written verification from all affected utility providers that no existing or reasonably anticipated future facilities require retention of the easement.

Final approval shall be contingent upon written authorization from all utility providers/agencies possessing legal rights to the easement and any additional approvals required by the County.

2. EXEMPTIONS ALREADY PROVIDED BY HERNANDO COUNTY

The following low-risk projects are commonly exempt in other Florida counties and could be considered for standardization:

- Wallpaper installation/removal
- Interior finish carpentry and millwork
- Shelving and closet systems
- Popcorn ceiling removal
- Window glass replacement (glass only; existing frame remains)
- Shower door and shower glass replacement
- Decorative landscape curbing
- Sand-set pavers (non-structural)
- Above-ground pools under 24 inches deep
- Rescreening
- Fence repair or replacement (non-structural)
- Mailboxes
- Playhouses/Playgrounds

"Like-for-Like" replacements:

These exemptions will remain limited to work utilizing existing wiring, plumbing, or mounting locations without structural alterations. Such work includes the following:

- Bathroom exhaust fans
- Ceiling fans using existing wiring
- Receptacles, switches and lighting fixtures
- Smoke and carbon monoxide alarms
- Garage storage systems
- Irrigation timers
- Low-voltage landscape lighting
- Water Heaters

- Replacement of low voltage devices (under 50 V) i.e. landscape wiring, burglar alarms. Fire Alarms shall require a permit.
- Replacement of electrical wiring to pumps less than 20 hp

3. EXEMPTIONS ALREADY PROVIDED BY THE FLORIDA BUILDING CODE

The Florida Building Code already exempts several items that generally require no local action, including:

- Portable heating and cooling equipment
- Portable ventilation equipment
- Portable evaporative coolers
- Small self-contained refrigeration units (less than 10lbs refrigerant)
- Minor replacement parts for mechanical or gas appliances that do not affect equipment approval or safety

4. PERMITS THAT WILL CONTINUE TO BE REQUIRE

The following work involves structural integrity, life safety, electrical, mechanical, plumbing, wind resistance, or energy code requirements and remain subject to permitting:

- Electrical service upgrades
- New electrical circuits
- New plumbing piping
- Water or sewer line relocations
- HVAC system replacements
- Structural framing
- Window and exterior door replacement (except glass-only replacement)
- Major (structural) roofing work (2 squares/200 sq. ft. or more)
- Decks, and porches
- Solar energy systems
- Standby generators
- Structural retaining walls

5. RESOURCES/LINKS

- [Florida Building Code](#)
- [Construction Definitions](#)
- [Hernando County Municode](#)
- [FEMA/Flood Regulations](#)
- [State of Florida's Manufactured Building Program](#)



HERNANDO COUNTY BUILDING DIVISION

PERMITTING ♦ CONTRACTOR LICENSING

789 PROVIDENCE BOULEVARD ♦ BROOKSVILLE, FLORIDA 34601 ♦ www.HernandoCounty.us

PHONE 352.754.4050 ♦ FAX PERMITTING 352.754.4416 ♦ FAX CONTRACTOR LICENSING 352.754.4159

PERMIT EXEMPTION NOTICE

As of July 1st, 2026, the owner of a single-family dwelling or the owner's contractor may not need to obtain a permit to perform any work that is valued at less than \$7500 on the owner's property, if the work does not include any mechanical, electrical, plumbing, gas or structural work. (Exterior doors, windows, roofs and re-roofs still require permits regardless of cost.)

**THIS DOES NOT INCLUDE ANY PROPERTY LOCATED IN A FLOOD ZONE.
PROJECTS MAY NOT BE SPLIT INTO SMALLER PROJECTS TO AVOID
OBTAINING A PERMIT.**

Requesting a Permit Exemption:

Submit the following:

- This written request form
- A copy of the contract or other documentation to demonstrate the cost.

Date: _____

Property Address: _____

Parcel ID: _____

Owners Name: _____

Phone: _____

Email: _____

Contractor Information (If Applicable)

Contractor Name: _____

License Number: _____

Phone Number: _____

Description of Proposed Work: _____

Estimated Value of Work: _____

Owner/Contractor Certification: I certify that the property is single-family residence and the value of the work is less than \$7500. The work does not include structural, electrical, plumbing, mechanical or gas work. The property is not located within a regulated flood hazard area. I understand that any work outside of the scope of this exemption may require a permit.

Name: _____

Signature: _____

A local government has no legal duty to the owner, contractor, or successors or assigns thereof for work performed under this exemption.

