



DEVELOPMENT SERVICES DEPARTMENT



Monthly Building Activity Report February 2025



BUILDING PERMITS ISSUED

SINGLE FAMILY HOME

Month	2020	2021	2022	2023	2024	2025	2025 vs 2024 Difference	2024 vs 2023 Difference	2023 vs 2022 Difference
October	203	354	388	252	362	212	(150)	110	(136)
November	163	272	373	287	205	194	(11)	(82)	(86)
December	154	313	275	298	245	168	(77)	(53)	23
January	187	338	406	455	335	162	(173)	(120)	49
February	181	313	354	333	276	158	(118)	(57)	(21)
March	155	300	325	303	167			(136)	(22)
April	139	383	465	302	290			(12)	(163)
May	157	372	698	286	273			(13)	(412)
June	188	408	579	309	235			(74)	(270)
July	216	406	432	207	243			36	(225)
August	266	370	545	251	209			(42)	(294)
September	267	354	299	303	156			(147)	4
Total	2,276	4,183	5,139	3,586	2,996	894	(529)	(590)	(1,553)
Average/Mo	190	349	428	299	250	179	(71)	(49)	(129)
Percentage change over Prior Year	N/A	83.8%	22.9%	-30.2%	-16.5%	N/A	-16.5%	-16.5%	-30.2%

COMMERCIAL CONSTRUCTION

Month	2020	2021	2022	2023	2024	2025	2025 vs 2024 Difference	2024 vs 2023 Difference	2023 vs 2022 Difference
October	18	17	29	7	40	7	(33)	33	(22)
November	13	9	15	25	60	9	(51)	35	10
December	16	13	22	10	37	7	(30)	27	(12)
January	21	13	11	27	70	5	(65)	43	16
February	12	12	11	23	45	3	(42)	22	12
March	28	36	18	38	29			(9)	20
April	8	16	21	28	17			(11)	7
May	17	16	39	51	21			(30)	12
June	21	28	13	34	28			(6)	21
July	16	33	17	42	25			(17)	25
August	21	32	28	33	20			(13)	5
September	32	32	12	52	9			(43)	40
Total	223	257	236	370	401	31	(221)	31	134
Average/Mo	19	21	20	31	33	6	(27)	3	11
Percentage change over Prior Year	N/A	15.2%	-8.2%	56.8%	8.4%	N/A	-138.4%	8.4%	56.8%

City of Cape Coral, Florida
Building Inspections Completed

<u>Month</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	2025 vs 2024 Difference	2024 vs 2023 Difference	2023 vs 2022 Difference
October	13,568	17,196	18,931	13,446	14,849	7,961	(6,888)	1,403	(5,485)
November	11,404	14,797	18,573	16,671	12,508	6,557	(5,951)	(4,163)	(1,902)
December	11,633	19,673	19,405	21,110	12,506	6,685	(5,821)	(8,604)	1,705
January	12,782	17,706	18,588	26,377	12,495	8,181	(4,314)	(13,882)	7,789
February	12,692	19,188	16,537	27,669	10,576	7,583	(2,993)	(17,093)	11,132
March	13,574	22,378	20,910	36,697	11,853			(24,844)	15,787
April	12,134	21,172	18,451	29,739	11,544			(18,195)	11,288
May	12,036	18,931	20,078	32,102	9,129			(22,973)	12,024
June	13,104	20,758	19,549	35,071	9,255			(25,816)	15,522
July	14,403	18,414	18,273	28,686	10,104			(18,582)	10,413
August	15,086	20,004	23,454	31,158	10,492			(20,666)	7,704
September	15,482	19,397	16,725	13,254	7,873			(5,381)	(3,471)
Total	157,898	229,614	229,474	311,980	133,184	36,967	(25,967)	(178,796)	82,506

Average/Mo	13,158	19,135	19,123	25,998	11,099	7,393	(3,705)	(14,900)	6,876
Percentage change over Prior Year	N/A	45.4%	-0.1%	36.0%	-57.3%	N/A	-19.4%	-57.3%	36.0%

**City of Cape Coral, Florida
New Building Permit Applications**

Month	2020	2021	2022	2023	2024	2025	2025 vs 2024 Difference	2024 vs 2023 Difference	2023 vs 2022 Difference
October	2,875	4,320	3,981	3,447	4,532	2,465	(2,067)	1,085	(534)
November	2,273	3,382	3,709	8,114	3,744	2,787	(957)	(4,370)	4,405
December	2,141	3,942	3,601	8,862	3,585	2,426	(1,159)	(5,277)	5,261
January	2,630	3,586	3,753	9,272	3,559	2,721	(838)	(5,713)	5,519
February	2,612	4,065	3,435	8,521	3,490	2,722	(768)	(5,031)	5,086
March	2,918	5,144	5,759	9,031	3,317			(5,714)	3,272
April	2,567	4,801	4,662	7,225	4,022			(3,203)	2,563
May	2,821	4,165	5,044	7,036	3,809			(3,227)	1,992
June	3,954	4,655	4,637	6,706	4,022			(2,684)	2,069
July	4,107	4,058	4,513	5,304	3,643			(1,661)	791
August	3,987	4,236	5,143	5,465	3,080			(2,385)	322
September	3,791	3,910	3,573	4,211	2,702			(1,509)	638
Total	36,676	50,264	51,810	83,194	43,505	13,121	(5,789)	(39,689)	31,384
Average/Mo	3,056	4,189	4,318	6,933	3,625	2,624	(1,001)	(3,307)	2,615
Percentage change over Prior Year	N/A					N/A			
		37.0%	3.1%	60.6%	-47.7%		-23.2%	-47.7%	60.6%

**City of Cape Coral, Florida
Building Permits Issued**

Month	2020	2021	2022	2023	2024	2025	2025 vs 2024 Difference	2024 vs 2023 Difference	2023 vs 2022 Difference
October	2,941	3,772	3,413	5,101	4,352	2,864	(1,488)	(749)	1,688
November	2,250	3,234	3,629	7,380	4,116	2,534	(1,582)	(3,264)	3,751
December	2,170	3,825	3,553	8,481	3,381	2,400	(981)	(5,100)	4,928
January	2,597	3,644	3,357	9,582	3,786	2,162	(1,624)	(5,796)	6,225
February	2,578	3,710	2,821	8,132	3,314	2,121	(1,193)	(4,818)	5,311
March	2,819	5,001	2,776	7,625	3,203			(4,422)	4,849
April	2,579	4,409	5,441	6,815	3,961			(2,854)	1,374
May	2,706	3,732	3,862	6,218	3,519			(2,699)	2,356
June	3,480	4,687	4,595	7,256	3,117			(4,139)	2,661
July	3,960	4,089	4,261	5,850	3,152			(2,698)	1,589
August	3,833	4,087	4,876	5,728	3,321			(2,407)	852
September	3,710	3,496	3,465	3,683	2,574			(1,109)	218
Total	35,623	47,686	46,049	81,851	41,796	12,081	(6,868)	(40,055)	35,802
Average/Mo	2,969	3,974	3,837	6,821	3,483	2,416	(1,067)	(3,338)	2,984
Percentage change over Prior Year	N/A					N/A			
		33.9%	-3.4%	77.7%	-48.9%		-27.8%	-48.9%	77.7%

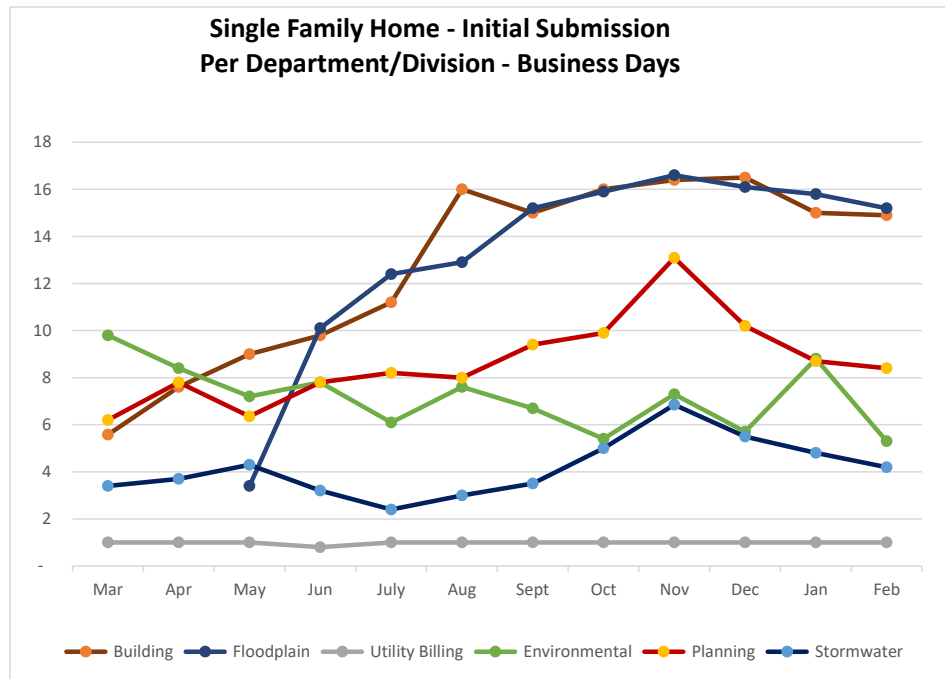
City of Cape Coral, Florida
Valuation of Building Permits Issued

Month	2020	2021	2022	2023	2024	2025	2025 vs 2024 Difference	2024 vs 2023 Difference	2023 vs 2022 Difference
October	\$ 82,160,395	\$ 110,910,105	\$ 123,326,184	\$ 147,313,950	\$ 297,658,221	\$ 189,009,771	\$ (108,648,450)	\$ 150,344,271	\$ 23,987,766
November	100,566,858	79,094,866	126,644,252	291,808,295	217,501,386	125,651,703	(91,849,683)	(74,306,909)	\$ 165,164,043
December	56,961,846	113,577,609	100,723,090	295,123,702	203,701,612	121,000,889	(82,700,723)	(91,422,090)	\$ 194,400,612
January	87,092,157	104,968,179	134,473,368	422,336,826	221,527,004	130,756,560	(90,770,444)	(200,809,822)	\$ 287,863,458
February	69,591,628	106,219,898	110,460,742	315,116,867	182,352,035	168,881,463	(13,470,572)	(132,764,832)	\$ 204,656,125
March	93,474,912	133,452,877	121,779,558	335,989,582	156,356,774			(179,632,808)	\$ 214,210,024
April	73,347,074	127,670,347	195,783,166	279,000,382	186,502,364			(92,498,018)	\$ 83,217,216
May	68,933,111	144,713,337	251,297,153	284,057,252	176,570,883			(107,486,369)	\$ 32,760,099
June	78,476,415	163,809,149	215,757,123	264,796,003	186,244,681			(78,551,322)	\$ 49,038,880
July	85,915,172	123,447,018	211,324,051	254,012,499	150,810,727			(103,201,772)	\$ 42,688,448
August	88,454,594	160,057,301	263,228,261	241,638,143	153,578,857			(88,059,286)	\$ (21,590,118)
September	83,749,884	118,334,318	159,446,635	225,015,895	125,738,455			(99,277,440)	\$ 65,569,260
Total	\$ 968,724,044	\$1,486,255,004	\$ 2,014,243,584	\$ 3,356,209,396	\$ 2,258,542,999	\$ 735,300,386	\$ (387,439,872)	\$ (1,097,666,397)	\$ 1,341,965,812
Average/Mo	\$ 80,727,004	\$ 123,854,584	\$ 167,853,632	\$ 279,684,116	\$ 188,211,917	\$ 147,060,077	\$ (41,151,839)	\$ (91,472,200)	\$ 111,830,484
Percentage change over Prior Year	N/A	53.4%	35.5%	66.6%	-32.7%	N/A	-24.5%	-32.7%	66.6%

Single Family Home - Average Days To Review Building Plans - By Review Type

Building Permit Reviews (Business days)

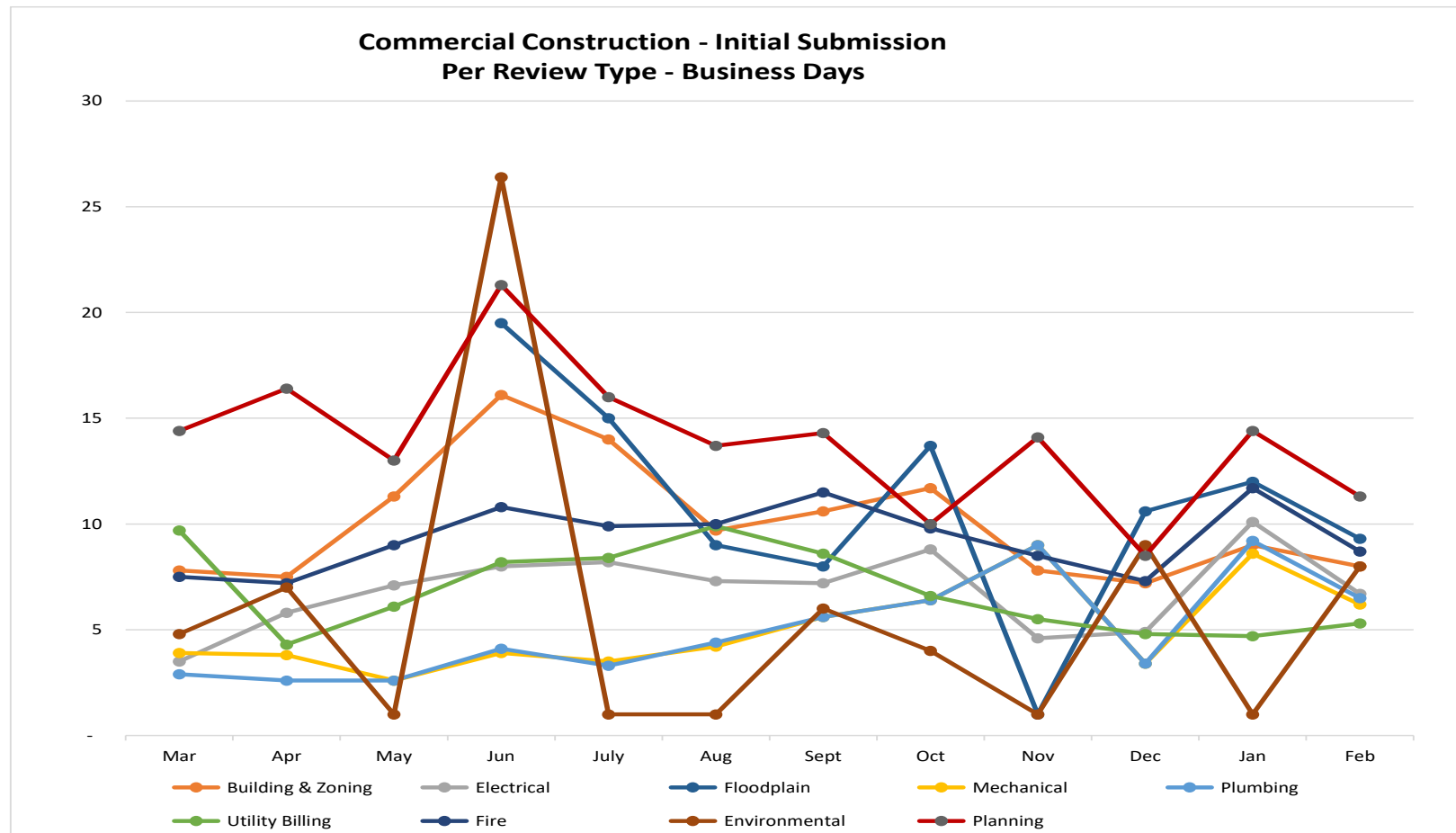
	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	#REF! Average
Review Type													
Building	6	8	9	10	11	16	15	16	16	17	15	15	13
Floodplain			3	10	12	13	15	16	17	16	16	15	13
Utility Billing	1	1	1	1	1	1	1	1	1	1	1	1	1
Environmental	10	8	7	8	6	8	7	5	7	6	9	5	7
Planning	6	8	6	8	8	8	9	10	13	10	9	8	9
Stormwater	3	4	4	3	2	3	4	5	7	6	5	4	4



Commercial Construction - Average Days To Review Building Plans - By Review Type

Building Permit Reviews (Business days)

Review Type	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar - Feb Average
Building & Zoning	8	8	11	16	14	10	11	12	8	7	9	8	10
Electrical	4	6	7	8	8	7	7	9	5	5	10	7	7
Floodplain				20	15	9	8	14	1	11	12	9	11
Mechanical	4	4	3	4	4	4	6	6	9	3	9	6	5
Plumbing	3	3	3	4	3	4	6	6	9	3	9	7	5
Utility Billing	10	4	6	8	8	10	9	7	6	5	5	5	7
Fire	8	7	9	11	10	10	12	10	9	7	12	9	9
Environmental	5	7	1	26	1	1	6	4	1	9	1	8	6
Planning	14	16	13	21	16	14	14	10	14	9	14	11	14



Valuation Breakdown of Single Family Home Permits Issued

Month	\$0.00-\$250,000	\$250,001-\$500,000	\$500,001-\$1,000,000	\$1,000,001 - up	Total Valuation
February '25	8	117	32	1	\$68,322,385
January '25	6	123	27	6	\$73,369,211
December '24	11	119	35	3	\$73,278,041
November '24	11	149	32	2	\$80,672,008
October '24	21	160	30	1	\$85,778,413
September '24	6	122	26	2	\$66,762,987
August '24	16	152	35	6	\$89,632,356
July '24	18	195	28	2	\$95,885,934
June '24	13	183	36	3	\$97,560,407
May '24	17	227	26	3	\$104,497,151
April '24	24	220	41	5	\$116,902,275
March '24	8	135	22	2	\$68,180,268
Total	159	1,902	370	36	\$1,020,841,436

Construction Building Permits Issued

Month	\$0.00 - \$1,000,000	\$1,000,001-\$2,000,000	\$2,000,001-\$5,000,000	\$5,000,001 - up	Total Valuation
February '25	0	0	0	3	\$40,204,500
January '25	1	2	1	1	\$15,504,093
December '24	7	0	0	0	\$1,174,298
November '24	7	2	0	0	\$4,573,393
October '24	5	0	2	0	\$10,821,000
September '24	7	1	1	0	\$8,267,000
August '24	20	0	0	0	\$2,680,863
July '24	25	0	0	0	\$3,377,324
June '24	21	3	3	1	\$24,624,000
May '24	19	2	0	0	\$3,373,697
April '24	17	0	0	0	\$1,302,374
March '24	25	0	1	3	\$28,578,453
Total	154	10	8	8	\$144,480,995

City of Cape Coral, Florida
Valuation of Building CO/CC

<u>Month</u>	<u>Single Family Home</u>			<u>Commercial</u>	
February '25	325	\$	115,908,378	47	\$59,088,246
January '25	277	\$	107,067,338	42	\$78,060,495
December '24	278	\$	105,417,076	46	\$61,150,681
November '24	230	\$	86,245,105	33	\$35,574,192
October '24	301	\$	102,425,807	24	\$9,695,523
September'24	257	\$	96,036,251	20	\$6,918,303
August '24	217	\$	84,842,217	31	\$17,771,325
July '24	349	\$	126,612,248	25	\$12,589,963
June '24	371	\$	129,895,539	37	\$33,187,984
May '24	392	\$	132,043,503	39	\$6,477,248
April '24	382	\$	143,725,724	13	\$46,449,099
March '24	394	\$	133,924,290	21	\$26,890,698
Total	3,773	\$	1,364,143,476	378	\$ 393,853,757

Average Days To Issue Permit By Type

Overall Average

	Mar'24	Apr'24	May'24	Jun'24	Jul'24	Aug'24	Sept'24	Oct'24	Nov'24	Dec'24	Jan'25	Feb'25	Average
Single Family - Average Calendar days to issue	103.7	103.1	72.0	98.0	76.1	99.1	97.2	111.7	109.0	100.0	110.0	109.0	99.1
(Apply to Issue) Min Days to Issue	13.0	6.0	21.0	6.0	13.0	23.0	19.0	20.0	15.0	22.0	14.0	7.0	14.9
(Apply to Issue) Median Days to Issue	69.0	65.0	56.0	63.0	55.0	70.0	70.0	87.0	78.0	84.0	83.0	88.0	72.3
(Apply to Issue) Max Days to Issue	655.0	1,155.0	446.0	833.0	370.0	543.0	432.0	712.0	549.0	423.0	632.0	423.0	597.8

Permit Type

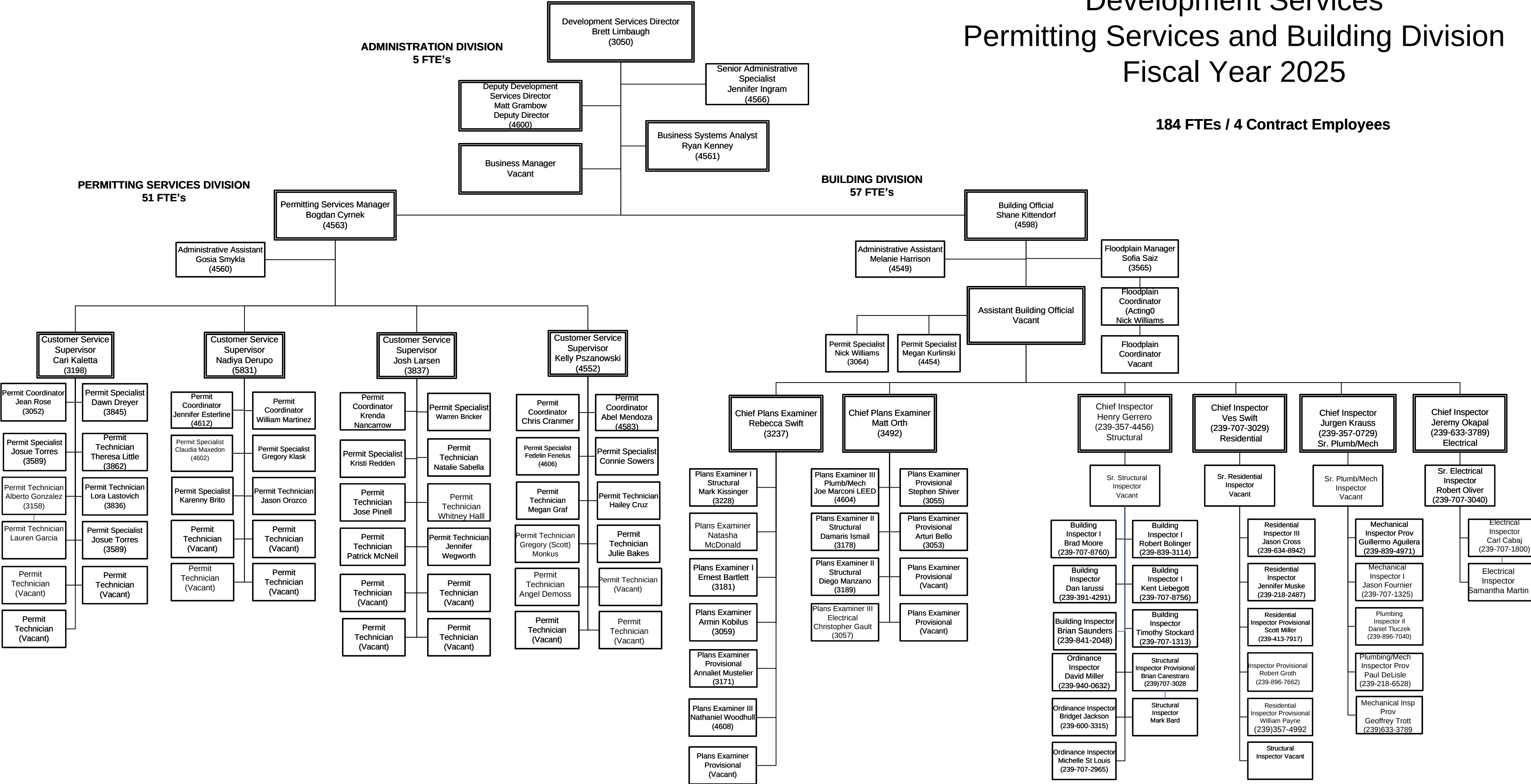
	Mar'24	Apr'24	May'24	Jun'24	Jul'24	Aug'24	Sept'24	Oct'24	Nov'24	Dec'24	Jan'25	Feb'25	Average
Single Family Mastered - Avg Cal days to issue	161.0	187.2	57.0	37.6	58.7	76.6	66.9	34.5	40.2	41.0	26.4	53.0	70.0
Min Days to Issue	67.0	105.0	23.0	19.0	26.0	21.0	26.0	26.0	22.0	25.0	6.0	21.0	32.3
Median Days to Issue	90.0	125.0	28.0	28.0	34.0	43.0	36.0	35.0	39.0	31.0	24.0	31.5	45.4
Max Days to Issue	370.0	381.0	176.0	208.0	256.0	443.0	339.0	62.0	76.0	95.0	50.0	240.0	224.7
Commercial Construct. - Avg Cal days to issue	135.5	157.1	229.1	479.0	197.1	264.1	177.9	154.3	142.5	171.0	131.0	229.0	205.6
Min Days to Issue	5.0	33.0	13.0	13.0	38.0	7.0	2.0	27.0	18.0	41.0	34.0	11.0	20.2
Median Days to Issue	105.0	107.0	172.0	420.0	110.0	226.0	87.0	132.0	106.0	194.0	120.0	232.0	167.6
Max Days to Issue	357.0	469.0	751.0	799.0	825.0	1,334.0	674.0	316.0	615.0	360.0	254.0	566.0	610.0
Enclosure: Fence/Screen - Avg Cal days to issue	33.9	30.2	29.8	32.0	32.3	30.4	25.5	31.8	29.7	30.0	33.0	23.0	30.1
Min Days to Issue	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Median Days to Issue	22.0	22.0	20.0	37.0	31.0	20.0	14.0	21.0	6.0	19.5	30.0	13.0	21.3
Max Days to Issue	698.0	946.0	310.0	274.0	317.0	516.0	251.0	337.0	343.0	441.0	278.0	230.0	411.8
Marine Improvement - Avg Calendar days to issue	44.9	43.3	46.4	51.9	130.4	64.2	60.4	53.5	43.7	33.0	38.0	43.0	54.4
Min Days to Issue	15.0	17.0	15.0	14.0	9.0	22.0	13.0	5.0	7.0	18.0	22.0	13.0	14.2
Median Days to Issue	30.0	30.0	26.0	28.0	41.0	41.0	28.0	33.0	20.0	26.0	28.5	36.0	30.6
Max Days to Issue	616.0	589.0	639.0	815.0	867.0	819.0	873.0	953.0	394.0	540.0	457.0	230.0	649.3

Development Services

Permitting Services and Building Division

Fiscal Year 2025

184 FTEs / 4 Contract Employees



FTEs

Contract, not included in FTE count