



# | DEVELOPMENT SERVICES DEPARTMENT Q4 FY 2025 BUILDING AND PERMITTING UPDATE

# OVERVIEW OF BUILDING AND PERMITTING ACTIVITY

1. The total number of permits issued in FY 2025 was 30,755, approximately 13.7% lower than in FY 2020. However, the valuation of issued permits in 2025 was 81.2% higher than in FY 2020, totaling \$1.755 billion.
2. At the end of Fiscal Year 2025, Development Services was managing over 83,266 active permits, issued between 2018 and 2025.
3. Development Services has reduced the Permitting and Building Division staffing levels by 21.3%, eliminated overtime, and reduced third-party plan review and inspections to reduce expenditures due to decreasing permit fee revenues.
4. With the expiration of Emergency Order 23-007 on August 11th, Development Services staff are now statutorily required to review Notice of Commencement forms for completeness, ownership, and project scope prior to first inspection.

# SINGLE FAMILY HOME PERMITS - ISSUED

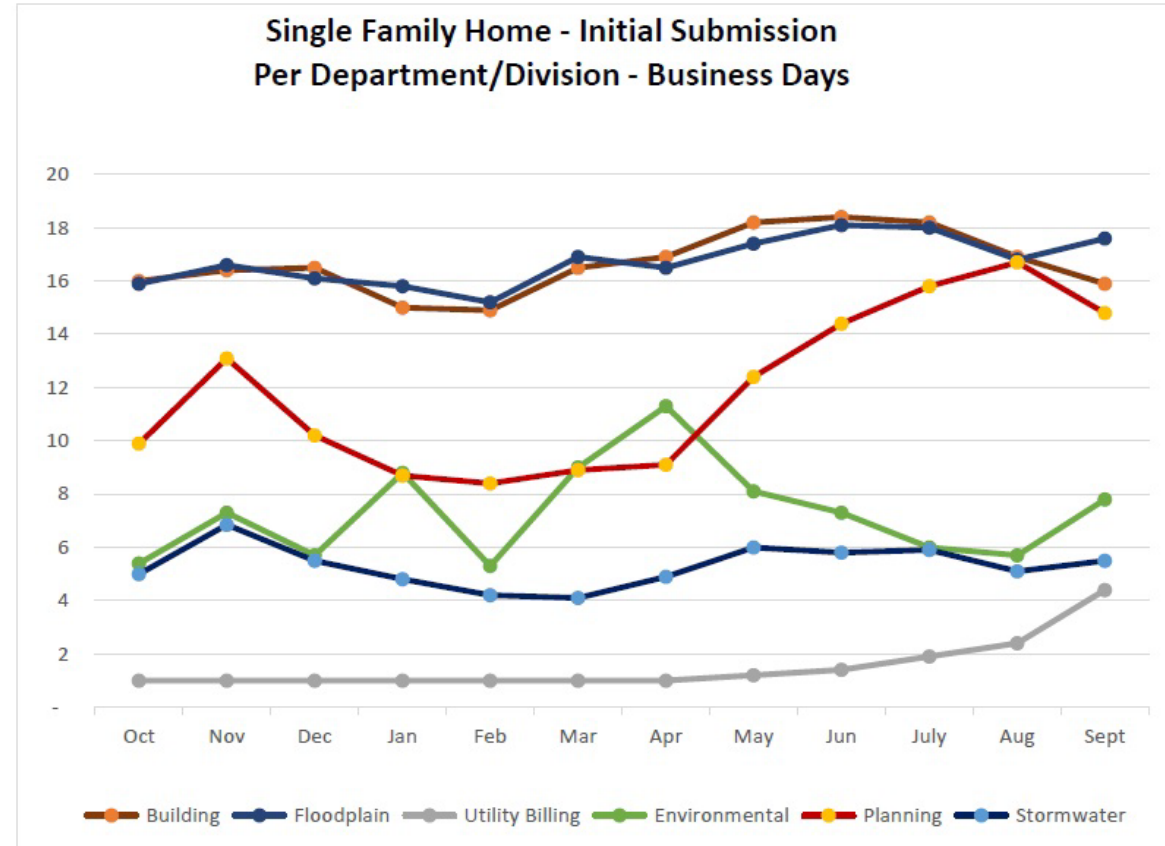
Month	2020	2021	2022	2023	2024	2025	2025 vs 2024 Difference	2024 vs 2023 Difference	2023 vs 2022 Difference
October	203	354	388	252	382	212	(150)	110	(138)
November	183	272	373	287	205	194	(11)	(82)	(88)
December	154	313	275	298	245	168	(77)	(53)	23
January	187	338	406	455	335	162	(173)	(120)	49
February	181	313	354	333	276	158	(118)	(57)	(21)
March	155	300	325	303	167	203	38	(138)	(22)
April	139	383	465	302	290	185	(105)	(12)	(163)
May	157	372	698	286	273	225	(48)	(13)	(412)
June	188	408	579	309	235	177	(58)	(74)	(270)
July	216	406	432	207	243	189	(54)	38	(225)
August	286	370	545	251	209	172	(37)	(42)	(294)
September	287	354	299	303	158	120	(38)	(147)	4
<b>Total</b>	<b>2,276</b>	<b>4,183</b>	<b>5,139</b>	<b>3,586</b>	<b>2,996</b>	<b>2,165</b>	<b>(831)</b>	<b>(590)</b>	<b>(1,553)</b>
Average/Mo	190	349	428	299	250	180	(69)	(49)	(129)
Percentage change over Prior Year	N/A	83.8%	22.9%	-30.2%	-16.5%	N/A	-16.2%	-16.5%	-30.2%

# NEW COMMERCIAL CONSTRUCTION PERMITS - ISSUED

Month	2020	2021	2022	2023	2024	2025	2025 vs 2024 Difference	2024 vs 2023 Difference	2023 vs 2022 Difference
October	3	1	15	3	12	7	(5)	9	(12)
November	1	2	6	13	12	9	(3)	(1)	7
December	3	1	4	2	17	7	(10)	15	(2)
January	10	3	3	7	16	5	(11)	9	4
February	3	5	1	3	12	3	(9)	9	2
March	17	5	4	9	7	6	(1)	(2)	5
April	4	4	5	16	2	9	7	(14)	11
May	8	4	23	9	6	10	4	(3)	(14)
June	8	13	5	23	28	11	(17)	5	18
July	8	6	6	13	3	2	(1)	(10)	7
August	1	16	9	12	4	4	-	(8)	3
September	1	13	2	2	9	5	(4)	7	-
<b>Total</b>	<b>67</b>	<b>73</b>	<b>83</b>	<b>112</b>	<b>128</b>	<b>78</b>	<b>(50)</b>	<b>16</b>	<b>29</b>
Average/Mo	6	6	7	9	11	7	(4)	1	2
Percentage change over Prior Year	N/A	9.0%	13.7%	34.9%	14.3%	N/A	-58.3%	14.3%	34.9%

# SINGLE FAMILY HOME REVIEW TIMES (BUSINESS)

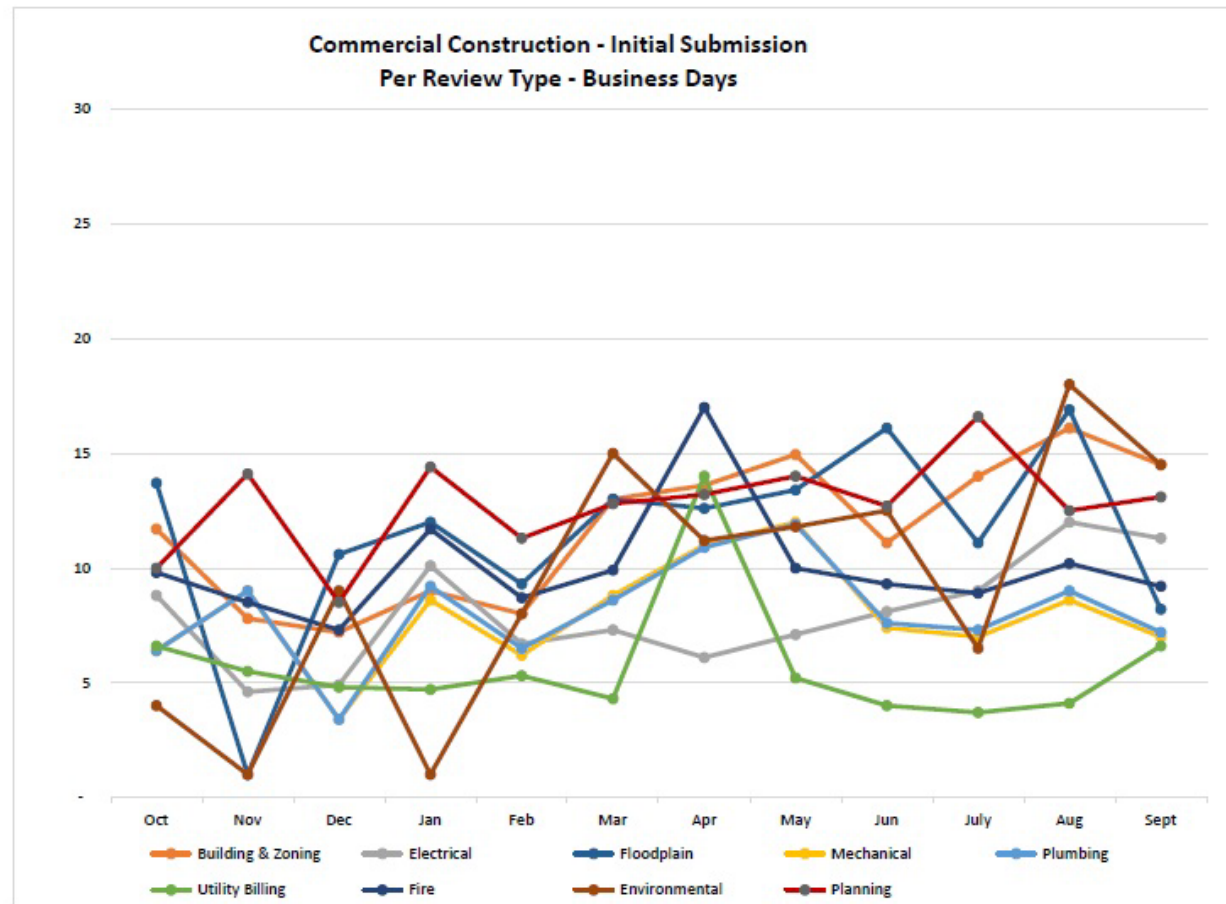
Review Type	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct - Sept Average
Building	16	16	17	15	15	17	17	18	18	18	17	16	17
Floodplain	16	17	16	16	15	17	17	17	18	18	17	18	17
Utility Billing	1	1	1	1	1	1	1	1	1	2	2	4	2
Environmental	5	7	6	9	5	9	11	8	7	6	6	8	7
Planning	10	13	10	9	8	9	9	12	14	16	17	15	12
Stormwater	5	7	6	5	4	4	5	6	6	6	5	6	5





# COMMERCIAL REVIEW TIMES (CALENDAR)

Review Type	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct - Sept
	Average												
Building & Zoning	12	8	7	9	8	13	14	15	11	14	16	15	12
Electrical	9	5	5	10	7	7	6	7	8	9	12	11	8
Floodplain	14	1	11	12	9	13	13	13	16	11	17	8	11
Mechanical	6	9	3	9	6	9	11	12	7	7	9	7	8
Plumbing	6	9	3	9	7	9	11	12	8	7	9	7	8
Utility Billing	7	6	5	5	5	4	14	5	4	4	4	7	6
Fire	10	9	7	12	9	10	17	10	9	9	10	9	10
Environmental	4	1	9	1	8	15	11	12	13	7	18	15	9
Planning	10	14	9	14	11	13	13	14	13	17	13	13	13



# DAYS FROM APPLICATION TO ISSUANCE (CALENDAR)

*Includes staff review time and applicant review and resubmission time*

<b>Overall Average</b>	Oct'24	Nov'24	Dec'24	Jan'25	Feb'25	Mar'25	Apr '25	May '25	Jun '25	July '25	Aug '25	Sept '25	Average
Single Family - Average Calendar days to issue	111.7	109.0	100.0	110.0	109.0	108.0	107.0	92.0	108.0	114.0	132.0	135.0	111.3
(Apply to Issue) Min Days to Issue	20.0	15.0	22.0	14.0	7.0	13.0	11.0	14.0	17.0	19.0	14.0	14.0	15.0
(Apply to Issue) Median Days to Issue	87.0	78.0	84.0	83.0	88.0	85.0	83.0	72.0	79.0	84.5	92.0	90.0	83.8
(Apply to Issue) Max Days to Issue	712.0	549.0	423.0	632.0	423.0	678.0	507.0	389.0	419.0	553.0	602.0	677.0	547.0

## **Permit Type**

	Oct'24	Nov'24	Dec'24	Jan'25	Feb'25	Mar'25	Apr '25	May '25	Jun '25	July '25	Aug '25	Sept '25	Average
Single Family Mastered - Avg Cal days to issue	34.5	40.2	41.0	26.4	53.0	34.0	31.0	36.0	41.0	44.0	38.0	46.0	38.8
Min Days to Issue	26.0	22.0	25.0	6.0	21.0	22.0	14.0	28.0	24.0	29.0	20.0	23.0	21.7
Median Days to Issue	35.0	39.0	31.0	24.0	31.5	27.5	27.0	31.0	34.5	32.0	31.5	33.0	31.4
Max Days to Issue	62.0	76.0	95.0	50.0	240.0	106.0	56.0	68.0	65.0	185.0	124.0	147.0	106.2
Commercial Construct. - Avg Cal days to issue	154.3	142.5	171.0	131.0	229.0	176.0	120.0	157.0	191.0	120.0	145.0	98.0	152.9
Min Days to Issue	27.0	18.0	41.0	34.0	11.0	20.0	19.0	12.0	35.0	26.0	22.0	29.0	24.5
Median Days to Issue	132.0	106.0	194.0	120.0	232.0	123.0	96.0	98.0	104.0	63.0	105.5	64.5	119.8
Max Days to Issue	316.0	615.0	360.0	254.0	566.0	750.0	527.0	665.0	884.0	904.0	679.0	551.0	589.3
Enclosure: Fence/Screen - Avg Cal days to issue	31.8	29.7	30.0	33.0	23.0	28.0	32.0	29.0	34.0	42.0	45.0	42.0	33.3
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	21.0	6.0	19.5	30.0	13.0	13.0	16.0	20.0	19.0	29.0	30.0	27.0	20.3
Max Days to Issue	337.0	343.0	441.0	278.0	230.0	341.0	400.0	535.0	718.0	422.0	612.0	556.0	434.4
Marine Improvement - Avg Calendar days to issue	53.5	43.7	33.0	38.0	43.0	44.0	45.0	46.0	48.0	50.0	55.0	52.0	45.9
Min Days to Issue	5.0	7.0	18.0	22.0	13.0	15.0	10.0	6.0	29.0	29.0	26.0	22.0	16.8
Median Days to Issue	33.0	20.0	26.0	28.5	36.0	31.0	32.0	32.0	35.0	38.5	42.0	39.5	32.8
Max Days to Issue	953.0	394.0	540.0	457.0	230.0	733.0	390.0	570.0	500.0	173.0	662.0	320.0	493.5

# PERMIT APPLICATIONS PROCESSED

<u>Month</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<b>2025 vs 2024</b> <u>Difference</u>	<b>2024 vs 2023</b> <u>Difference</u>	<b>2023 vs 2022</b> <u>Difference</u>
October	2,875	4,320	3,981	3,447	4,532	2,485	(2,087)	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	3,071	(246)	(5,714)	3,272
April	2,567	4,801	4,662	7,225	4,022	2,960	(1,062)	(3,203)	2,563
May	2,821	4,165	5,044	7,036	3,809	2,993	(816)	(3,227)	1,992
June	3,954	4,655	4,637	6,706	4,022	2,874	(1,148)	(2,684)	2,069
July	4,107	4,058	4,513	5,304	3,643	2,625	(1,018)	(1,661)	791
August	3,987	4,236	5,143	5,465	3,080	2,627	(453)	(2,385)	322
September	3,791	3,910	3,573	4,211	2,702	2,475	(227)	(1,509)	638
<b>Total</b>	<b>36,676</b>	<b>50,264</b>	<b>51,810</b>	<b>83,194</b>	<b>43,505</b>	<b>32,746</b>	<b>(10,759)</b>	<b>(39,689)</b>	<b>31,384</b>
Average/Mo	3,056	4,189	4,318	6,933	3,625	2,752	(874)	(3,307)	2,615
Percentage change over Prior Year	N/A	37.0%	3.1%	60.6%	-47.7%	N/A	-20.2%	-47.7%	60.6%



# BUILDING INSPECTIONS COMPLETED

Month	2020	2021	2022	2023	2024	2025	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	8,332	(3,521)	(24,844)	15,787
April	12,134	21,172	18,451	29,739	11,544	8,358	(3,186)	(18,195)	11,288
May	12,036	18,931	20,078	32,102	9,129	7,997	(1,132)	(22,973)	12,024
June	13,104	20,758	19,549	35,071	9,255	7,253	(2,002)	(25,816)	15,522
July	14,403	18,414	18,273	28,686	10,104	7,402	(2,702)	(18,582)	10,413
August	15,086	20,004	23,454	31,158	10,492	7,052	(3,440)	(20,666)	7,704
September	15,482	19,397	16,725	13,254	7,873	6,915	(958)	(5,381)	(3,471)
<b>Total</b>	<b>157,898</b>	<b>229,614</b>	<b>229,474</b>	<b>311,980</b>	<b>133,184</b>	<b>90,276</b>	<b>(42,908)</b>	<b>(178,796)</b>	<b>82,506</b>
Average/Mo	13,158	19,135	19,123	25,998	11,099	7,578	(3,520)	(14,900)	6,876
Percentage change over Prior Year	N/A	45.4%	-0.1%	36.0%	-57.3%	N/A	-18.4%	-57.3%	36.0%

# CERTIFICATE OF OCCUPANCY VALUATION

<u>Month</u>	<u>Single Family Home</u>			<u>Commercial</u>	
September'25	269	\$	101,766,811	38	\$47,894,095
August '25	297	\$	109,843,827	30	\$24,051,427
July '25	266	\$	89,729,147	39	\$66,235,957
June '25	255	\$	87,776,892	31	\$82,658,000
May '24	278	\$	121,029,290	31	\$60,430,564
April '25	211	\$	85,456,137	40	\$73,412,188
March '25	291	\$	111,670,240	30	\$39,382,423
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
<b>Total</b>	<b>3,278</b>		<b>1,224,336,048</b>	<b>431</b>	<b>637,633,791</b>

# CURRENT BUILDING AND PERMITTING INITIATIVES

## 1. Process Improvements

- A. Notarization requirements have been removed on several common permit documents, including the Notice of Commencement and Burrowing Owl/Gopher Tortoise affidavit.
- B. Permitting and Building division staff participated in a Bureau of Transformative Change Kaizen event from 8/27/2025 through 8/29/2025 to improve the permit application intake process. Staff are implementing recommendations related to clearer permit type guidelines and the reduction of non-critical path steps in the permitting process.

## 2. Building Fund Stabilization

- A. With the Senate Bill 250 and Senate Bill 180 permit fee increase preemption now expired after Hurricanes Ian, Helene, and Milton, Development Services staff, in coordination with the Cape Coral Construction Industry Association and Lee Building Industry Association, are preparing a phased permit fee schedule revision.
- B. The first phase will involve the sunset of the current 25% permit fee discount, approved in June of 2020.