



City of North Miami Beach, Florida

BUILDING DEPARTMENT

EXPIRED PERMITS

Florida Building Code Section 105.4.1.1

If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

Florida Building Code Section 105.4.1.2

If a new permit is not obtained within 180 days from the date the initial permit became null and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit.

The City of North Miami Beach will send the owner and/or permit holder a courtesy notification in the mail within 30 days of the expiration of their permit informing them that their permit will expire. If the work has commenced and is ready for inspection the applicant should request an inspection from the Building Department prior to the expiration of the permit. NOTE: Only an approved inspection will extend the permit an additional 180 days.