



# Town of Juno Beach

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## Expired Permit Notice and Extension/Renewal

Pursuant to the provisions of the Florida Building Code, Section 105, Article 105.3.2 through 105.4.1.4, permits may expire, or become null and void, if the work authorized by the permit is not commenced within six months after issuance, or if the work authorized by the permit is suspended or abandoned for a period of six months after the work is commenced. Work shall be considered to be in active progress when the permit has received an approved inspection at least every 180 days.

This means that an applicant must receive at least one approved inspection every 180 days after the permit issuance, or the permit will expire. If the project requires additional and/or sequential inspections, the next inspection must be approved within 180 days of the previously approved inspection, or the permit will expire. Florida Building Code 105.4.1.2 provides that a structure may have to be removed if a permit remains expired.

- ACTIVE PERMITS may be extended for up to 90 days by requesting an extension **prior to the expiration date**. The request must include written justification and be submitted to [permitting@juno-beach.fl.us](mailto:permitting@juno-beach.fl.us) All applicable fees apply.
- PERMITS that have been expired may be renewed/reopened with written justification and may be submitted to [permitting@juno-beach.fl.us](mailto:permitting@juno-beach.fl.us). Permits that have been expired for **over 180 days** may not be renewed except under extenuating circumstances and as approved by the Building Official, all applicable fees apply. Otherwise, a new permit application, all fees as paid at the time of the original permit issuance will be charged, this includes building, plumbing, mechanical, electrical, gas, and irrigation permit fees. Compliance with all current codes and regulations will be required

Please note that under the Town's Code of Ordinance, Sec. 6-24. – Administrative Amendments, building permits are conditioned to a maximum time schedule for completion of construction projects.

**Attention Owner/Builder:**

**Permits remaining expired for 180 days or more may be turned over to Codes Enforcement.**