



| DEVELOPMENT SERVICES DEPARTMENT Q2 FY 2026 BUILDING AND PERMITTING UPDATE

OVERVIEW OF BUILDING AND PERMITTING ACTIVITY

1. The Development Services and Financial Services departments are preparing to fully participate in an upcoming JLAC audit into the financial and operational concerns expressed by the Cape Coral Construction Industry Association, including a rapid implementation of relevant audit recommendations. The audit is scheduled to begin in April.
2. In 2025, the City of Cape Coral met State of Florida statutory timelines on 22,634 of 22,645 (99.99%) building permit submissions.
3. 67.85% of building permit applications (not including push-button permits) were approved during the first review. However, the average number of review cycles necessary for permit issuance remains at just over 3.2 per permit application.

SINGLE FAMILY HOME PERMITS - ISSUED

Month	2021	2022	2023	2024	2025	2026	2026 vs 2025 Difference	2025 vs 2024 Difference	2024 vs 2023 Difference
October	354	388	252	362	212	175	(37)	(150)	110
November	272	373	287	205	194	129	(65)	(11)	(82)
December	313	275	298	245	168	130	(38)	(77)	(53)
January	338	406	455	335	162	150	(12)	(173)	(120)
February	313	354	333	276	158	124	(34)	(118)	(57)
March	300	325	303	167	203	164	(39)	36	(136)
April	383	465	302	290	185			(105)	(12)
May	372	698	286	273	225			(48)	(13)
June	408	579	309	235	177			(58)	(74)
July	406	432	207	243	189			(54)	36
August	370	545	251	209	172			(37)	(42)
September	354	299	303	156	120			(36)	(147)
Total	4,183	5,139	3,586	2,996	2,165	872	(225)	(831)	(590)
Average/Mo	349	428	299	250	180	145	(35)	(69)	(49)
Percentage change over Prior Year	N/A	22.9%	-30.2%	-16.5%	-27.7%	N/A	-11.7%	-27.7%	-16.5%

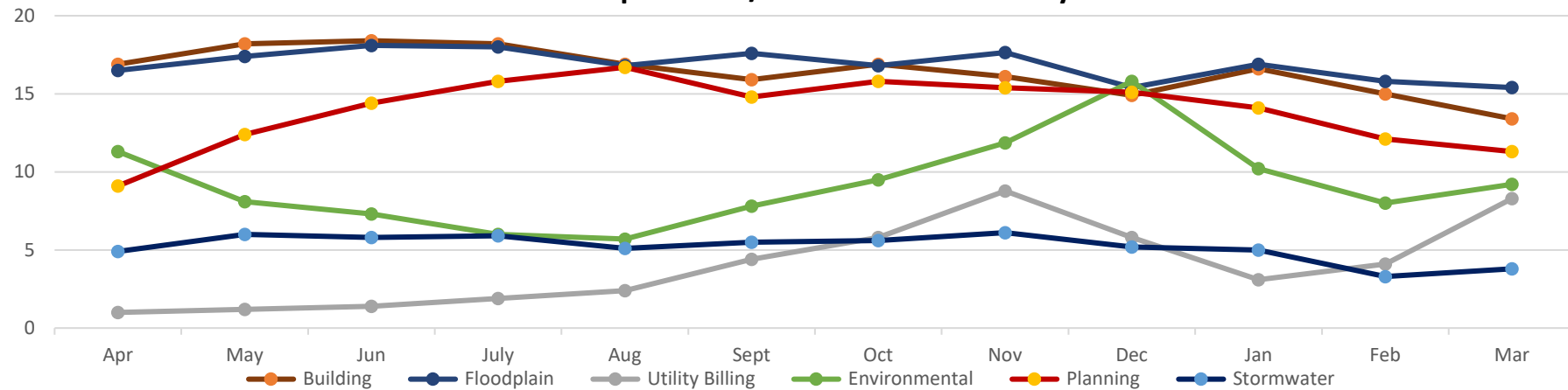
NEW COMMERCIAL CONSTRUCTION PERMITS - ISSUED

<u>Month</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	2026 vs 2025 <u>Difference</u>	2024 vs 2024 <u>Difference</u>	2024 vs 2023 <u>Difference</u>
October	1	15	3	12	7	2	(5)	(5)	9
November	2	6	13	12	9	1	(8)	(3)	(1)
December	1	4	2	17	7	1	(6)	(10)	15
January	3	3	7	16	5	12	7	(11)	9
February	5	1	3	12	3	5	2	(9)	9
March	5	4	9	7	6	2	(4)	(1)	(2)
April	4	5	16	2	9			7	(14)
May	4	23	9	6	10			4	(3)
June	13	5	23	28	11			(17)	5
July	6	6	13	3	2			(1)	(10)
August	16	9	12	4	4			-	(8)
September	13	2	2	9	5			(4)	7
Total	73	83	112	128	78	23	(14)	(50)	16
Average/Mo	6	7	9	11	7	4	(3)	(4)	1
Percentage change over Prior Year	N/A					N/A			
		13.7%	34.9%	14.3%	-39.1%		-28.6%	-39.1%	14.3%

SINGLE FAMILY HOME REVIEW TIMES (CALENDAR)

Review Type	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr - Mar Average
Building	17	18	18	18	17	16	17	16	15	17	15	13	16
Floodplain	17	17	18	18	17	18	17	18	15	17	16	15	17
Utility Billing	1	1	1	2	2	4	6	9	6	3	4	8	4
Environmental	11	8	7	6	6	8	10	12	16	10	8	9	9
Planning	9	12	14	16	17	15	16	15	15	14	12	11	14
Stormwater	5	6	6	6	5	6	6	6	5	5	3	4	5

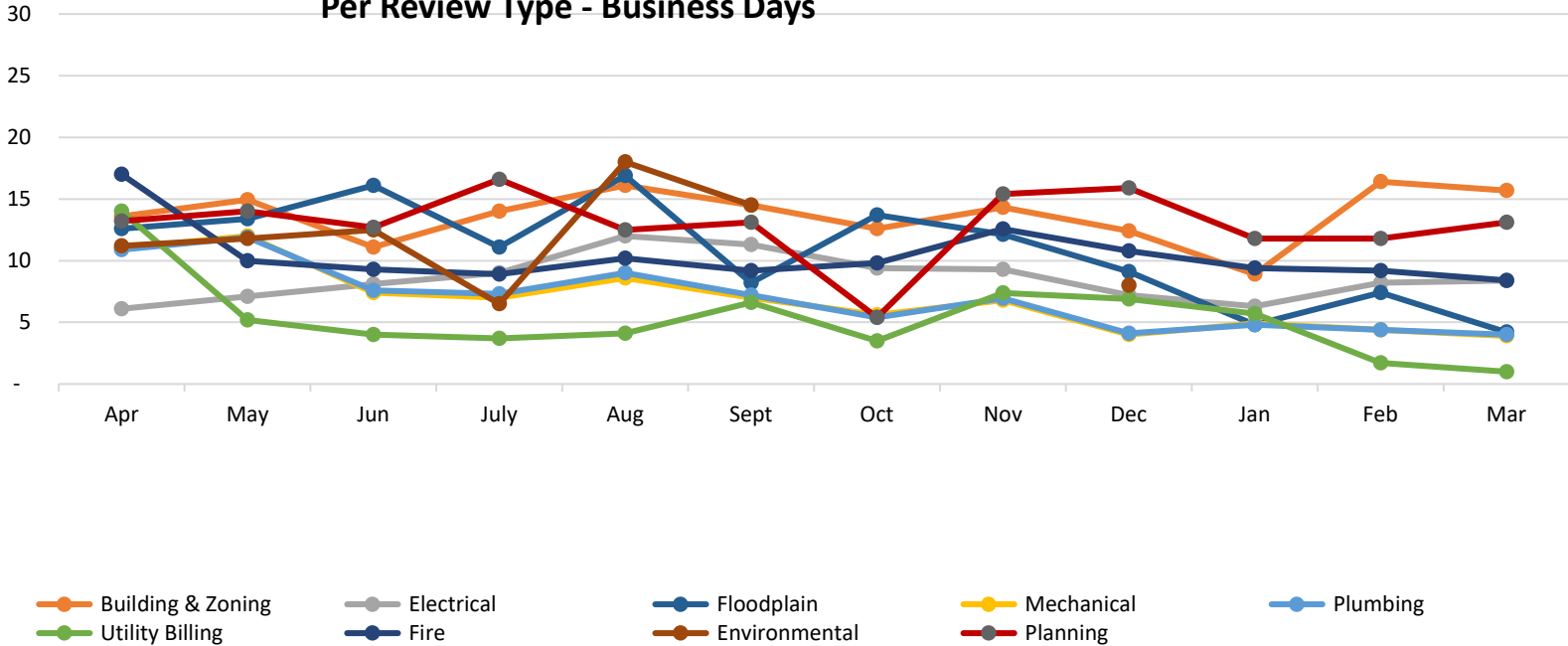
**Single Family Home - Initial Submission
Per Department/Division - Business Days**



COMMERCIAL REVIEW TIMES (CALENDAR)

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

**Commercial Construction - Initial Submission
Per Review Type - Business Days**



DAYS FROM APPLICATION TO ISSUANCE (CALENDAR)

Includes staff review time and applicant review and resubmission time

Overall Average

	Apr '25	May '25	Jun '25	July '25	Aug '25	Sept '25	Oct '25	Nov '25	Dec '25	Jan '26	Feb '26	Mar '26	Average
Single Family - Average Calendar days to issue	107.0	92.0	108.0	114.0	132.0	135.0	149.0	91.0	101.0	108.0	127.0	86.0	112.5
(Apply to Issue) Min Days to Issue	11.0	14.0	17.0	19.0	14.0	14.0	14.0	10.0	14.0	11.0	12.0	5.0	12.9
(Apply to Issue) Median Days to Issue	83.0	72.0	79.0	84.5	92.0	90.0	115.0	70.0	75.0	79.0	81.0	93.0	84.5
(Apply to Issue) Max Days to Issue	507.0	389.0	419.0	553.0	602.0	677.0	1,071.0	473.0	433.0	512.0	576.0	453.0	555.4

Permit Type

	Apr '25	May '25	Jun '25	July '25	Aug '25	Sept '25	Oct '25	Nov '25	Dec '25	Jan '26	Feb '26	Mar '26	Average
Single Family Mastered - Avg Cal days to issue	31.0	36.0	41.0	44.0	38.0	46.0	41.0	36.8	45.0	26.0		36.0	38.3
Min Days to Issue	14.0	28.0	24.0	29.0	20.0	23.0	28.0	22.0	33.0	21.0		29.0	24.6
Median Days to Issue	27.0	31.0	34.5	32.0	31.5	33.0	35.0	33.0	35.0	29.0		36.0	32.5
Max Days to Issue	56.0	68.0	65.0	185.0	124.0	147.0	111.0	58.0	90.0	30.0		42.0	88.7

Commercial Construct. - Avg Cal days to issue	120.0	157.0	191.0	120.0	145.0	98.0	143.0	128.6	103.0	296.0	195.0	140.0	153.0
Min Days to Issue	19.0	12.0	35.0	26.0	22.0	29.0	46.0	33.0	5.0	41.0	37.0	43.0	29.0
Median Days to Issue	96.0	98.0	104.0	63.0	105.5	64.5	106.0	88.5	60.0	210.0	154.0	87.0	103.0
Max Days to Issue	527.0	665.0	884.0	904.0	679.0	551.0	331.0	571.0	869.0	1,104.0	718.0	418.0	685.1

Enclosure: Fence/Screen - Avg Cal days to issue	32.0	29.0	34.0	42.0	45.0	42.0	46.0	37.2	33.0	29.0	26.0	29.0	35.4
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	16.0	20.0	19.0	29.0	30.0	27.0	28.0	21.5	19.5	40.5	8.0	12.0	22.5
Max Days to Issue	400.0	535.0	718.0	422.0	612.0	556.0	593.0	624.0	322.0	343.0	350.0	888.0	530.3

Marine Improvement - Avg Calendar days to issue	45.0	46.0	48.0	50.0	55.0	52.0	58.0	54.1	53.0	57.0	47.0	64.0	52.4
Min Days to Issue	10.0	6.0	29.0	29.0	26.0	22.0	7.0	27.0	30.0	3.0	9.0	23.0	18.4
Median Days to Issue	32.0	32.0	35.0	38.5	42.0	39.5	40.0	36.0	41.0	39.0	35.0	34.0	37.0
Max Days to Issue	390.0	570.0	500.0	173.0	662.0	320.0	754.0	1,182.0	318.0	538.0	447.0	871.0	560.4



PERMIT APPLICATIONS PROCESSED

Month	2021	2022	2023	2024	2025	2026	2026 vs 2025	2025 vs 2024	2024 vs 2023
							Difference	Difference	Difference
October	4,320	3,981	3,447	4,532	2,465	2,607	142	(2,067)	1,085
November	3,382	3,709	8,114	3,744	2,787	1,853	(934)	(957)	(4,370)
December	3,942	3,601	8,862	3,585	2,426	1,946	(480)	(1,159)	(5,277)
January	3,586	3,753	9,272	3,559	2,721	2,173	(548)	(838)	(5,713)
February	4,065	3,435	8,521	3,490	2,722	2,187	(535)	(768)	(5,031)
March	5,144	5,759	9,031	3,317	3,071	2,529	(542)	(246)	(5,714)
April	4,801	4,662	7,225	4,022	2,960			(1,062)	(3,203)
May	4,165	5,044	7,036	3,809	2,993			(816)	(3,227)
June	4,655	4,637	6,706	4,022	2,874			(1,148)	(2,684)
July	4,058	4,513	5,304	3,643	2,625			(1,018)	(1,661)
August	4,236	5,143	5,465	3,080	2,627			(453)	(2,385)
September	3,910	3,573	4,211	2,702	2,475			(227)	(1,509)
Total	50,264	51,810	83,194	43,505	32,746	13,295	(2,897)	(10,759)	(39,689)
Average/Mo	4,189	4,318	6,933	3,625	2,729	2,216	(513)	(897)	(3,307)
Percentage change over Prior Year	N/A	3.1%	60.6%	-47.7%	-24.7%	N/A	-7.4%	-24.7%	-47.7%

BUILDING INSPECTIONS COMPLETED

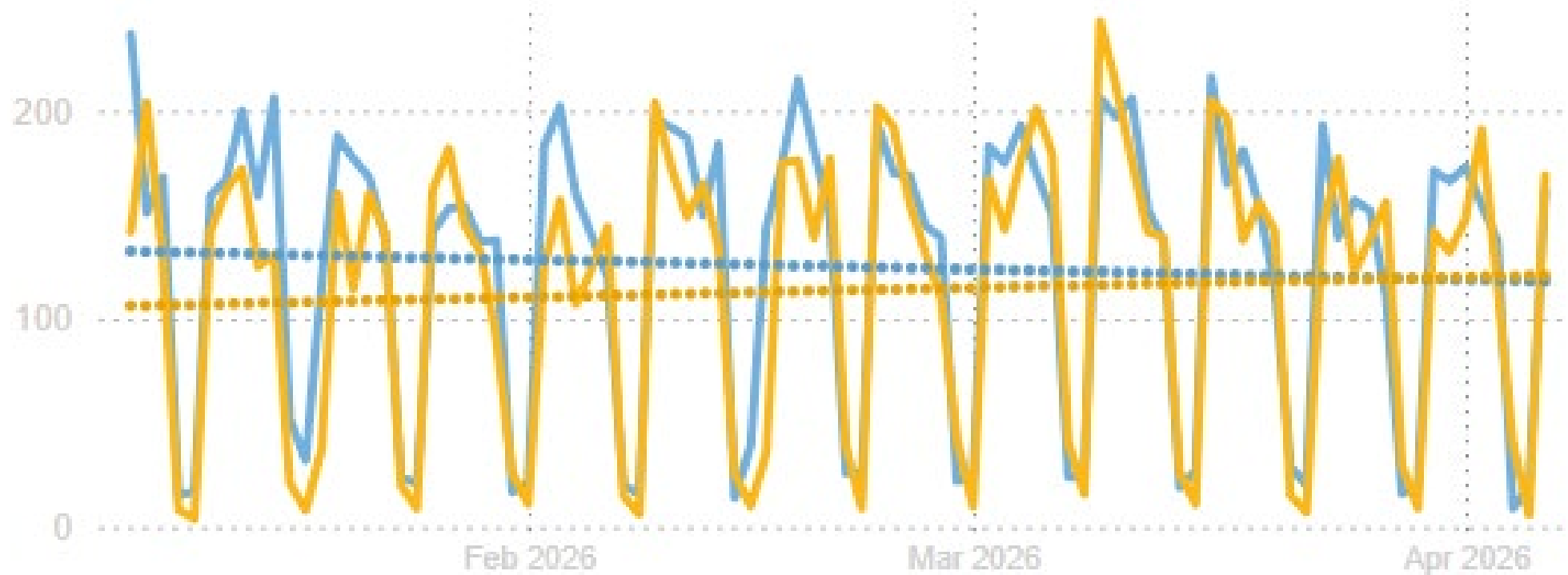
Month	2021	2022	2023	2024	2025	2026	2026 vs 2025	2025 vs 2024	2024 vs 2023
							Difference	Difference	Difference
October	17,196	18,931	13,446	14,849	7,961	7,042	(919)	(6,888)	1,403
November	14,797	18,573	16,671	12,508	6,557	5,119	(1,438)	(5,951)	(4,163)
December	19,673	19,405	21,110	12,506	6,685	6,257	(428)	(5,821)	(8,604)
January	17,706	18,588	26,377	12,495	8,181	6,093	(2,088)	(4,314)	(13,882)
February	19,188	16,537	27,669	10,576	7,583	5,515	(2,068)	(2,993)	(17,093)
March	22,378	20,910	36,697	11,853	8,332	6,343	(1,989)	(3,521)	(24,844)
April	21,172	18,451	29,739	11,544	8,358			(3,186)	(18,195)
May	18,931	20,078	32,102	9,129	7,997			(1,132)	(22,973)
June	20,758	19,549	35,071	9,255	7,253			(2,002)	(25,816)
July	18,414	18,273	28,686	10,104	7,402			(2,702)	(18,582)
August	20,004	23,454	31,158	10,492	7,052			(3,440)	(20,666)
September	19,397	16,725	13,254	7,873	6,915			(958)	(5,381)
Total	229,614	229,474	311,980	133,184	90,276	36,369	(8,930)	(42,908)	(178,796)
Average/Mo	19,135	19,123	25,998	11,099	7,523	6,062	(1,462)	(3,576)	(14,900)
Percentage change over Prior Year	N/A								
		-0.1%	36.0%	-57.3%	-32.2%		-5.6%	-32.2%	-57.3%

CERTIFICATE OF OCCUPANCY VALUATION

Month	Single Family Home		Commercial	
March '26	239	\$ 104,069,958	22	\$31,156,159
February '26	209	\$ 90,184,750	9	\$36,007,000
January '26	213	\$ 92,327,773	5	\$3,348,329
December '25	196	\$ 76,716,045	32	\$7,365,397
November '25	212	\$ 83,011,123	28	\$20,546,603
October '25	197	\$ 84,560,789	20	\$15,241,154
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
Total	2,842	\$1,126,472,542	325	\$468,346,873

Permits Applied For and Issued (1/1/26 - 4/6/26)

● Permits Applied ● Permits Issued



CURRENT BUILDING AND PERMITTING INITIATIVES

1. Building Fund Stabilization

- A. The repeal of the 25% permit fee discount was effective January 1, 2026, including the addition of a \$55 floodplain review fee for structural projects within the City's Special Flood Hazard Area. Permit fees are now at the original 2009 levels, with the private provider discount set at 33% for inspections only and 49.7% for private provider plan review and inspections.
- B. Development Services and Fire Department staff are evaluating proposals for a comprehensive permit fee study to update fees and ensure compliance with recent State legislation, including HB 803 and HB 399.

2. Process Improvements

- A. Development Services staff continue to meet with the City Manager every day to review the permitting report dashboard, including upcoming workload and organizational performance data, while identifying short, medium and long-term process improvements.
- B. Development Services and Communications staff are finalizing a new notification system for property owners with expiring permits. The process will be implemented by May 2026 and will involve postcard mailings to property owners. The City is also working with the Information Technology Services department to integrate this notification into EnerGov.