



| DEVELOPMENT SERVICES DEPARTMENT Q3 FY 2026 BUILDING AND PERMITTING UPDATE

OVERVIEW OF BUILDING AND PERMITTING ACTIVITY

1. Overall building permit activity continues to trend below 2025 levels, with resilience in residential accessory and trade permit applications. Review times have decreased over the course of Fiscal Year 2026, due to efficiency improvements, a reduction in submission volumes, and daily review of workload and performance.
2. The Development Services and Financial Services departments are continuing to provide requested information to the auditing staff from the Joint Legislative Auditing Committee.
3. From April 1, 2026 through June 30, 2026, the City met its statutory deadlines for building permit reviews on 100% of permit applications.
4. House Bill 803's mandatory 600% service level increase for single-family dwelling permits under \$15,000 is being addressed through a reallocation of staff, utilization of third-party plan reviewers, and through the upcoming implementation of two new push-button permits (residential irrigation and residential fence).

SINGLE FAMILY HOME PERMITS - ISSUED

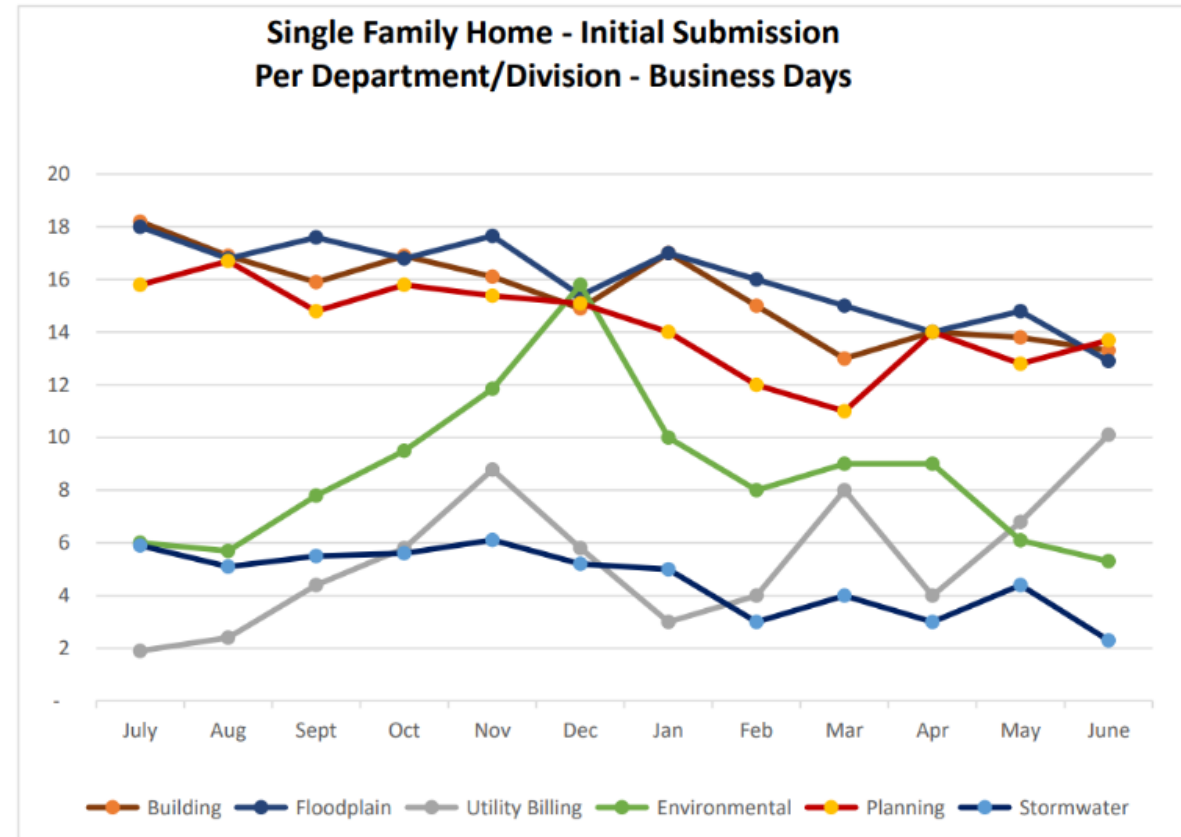
<u>Month</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	2026 vs 2025 <u>Difference</u>	2025 vs 2024 <u>Difference</u>	2024 vs 2023 <u>Difference</u>
October	354	388	252	362	212	175	(37)	(150)	110
November	272	373	287	205	194	129	(65)	(11)	(82)
December	313	275	298	245	168	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	139	(46)	(105)	(12)
May	372	698	286	273	225	100	(125)	(48)	(13)
June	408	579	309	235	177	193	16	(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	1,304	(380)	(831)	(590)
Average/Mo	349	428	299	250	180	145	(36)	(69)	(49)
Percentage change over Prior Year	N/A	22.9%	-30.2%	-16.5%	-27.7%	N/A	-11.9%	-27.7%	-16.5%

NEW COMMERCIAL CONSTRUCTION PERMITS - ISSUED

Month	2021	2022	2023	2024	2025	2026	2026 vs 2025 Difference	2024 vs 2024 Difference	2024 vs 2023 Difference
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	2	(7)	7	(14)
May	4	23	9	6	10	1	(9)	4	(3)
June	13	5	23	28	11	4	(7)	(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	30	(37)	(50)	16
Average/Mo	6	7	9	11	7	3	(3)	(4)	1
Percentage change over Prior Year	N/A	13.7%	34.9%	14.3%	-39.1%	N/A	-33.9%	-39.1%	14.3%

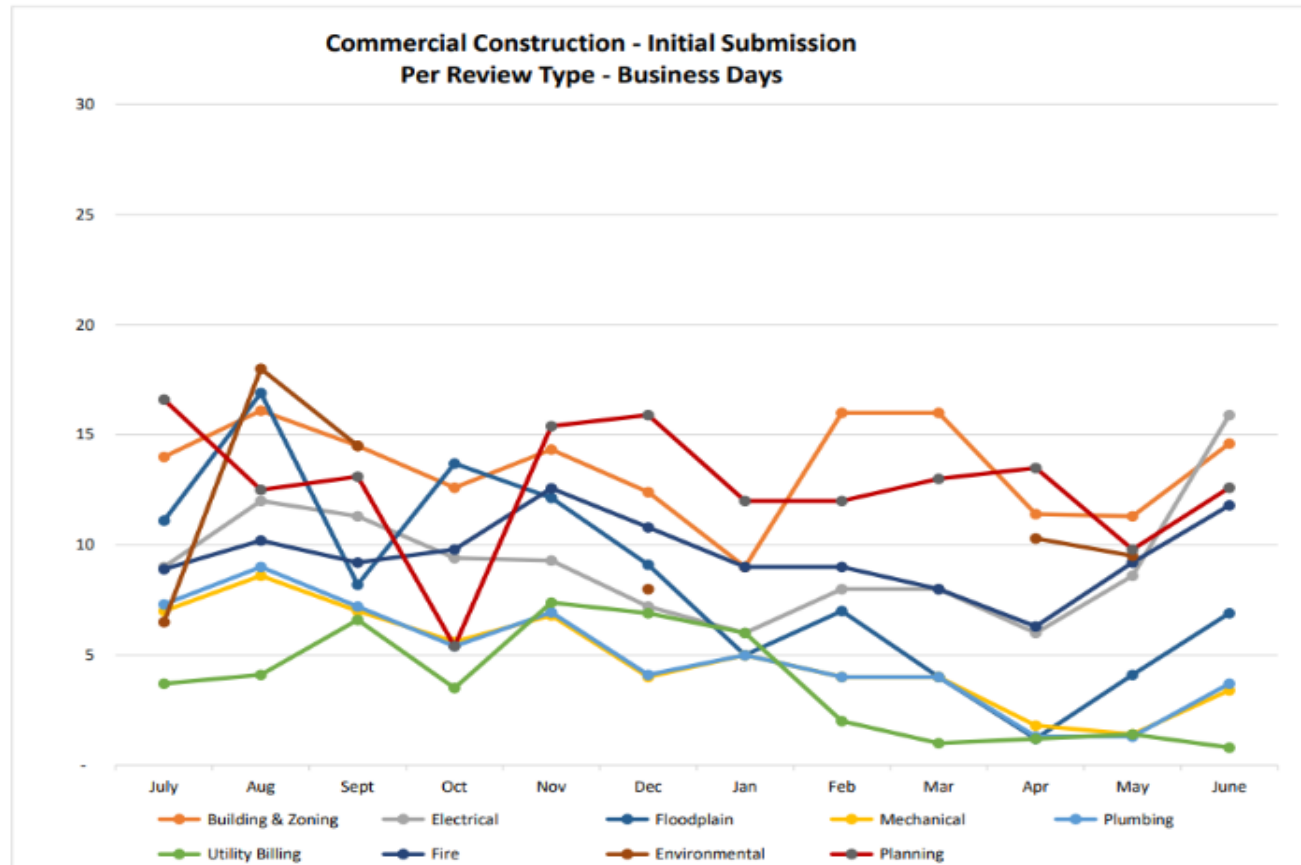
SINGLE FAMILY HOME REVIEW TIMES (BUSINESS)

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



COMMERCIAL REVIEW TIMES (BUSINESS)

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



DAYS FROM APPLICATION TO ISSUANCE (CALENDAR)

Includes staff review time and applicant review and resubmission time

Overall Average	July '25	Aug '25	Sept '25	Oct '25	Nov '25	Dec '25	Jan '26	Feb '26	Mar '26	Apr '26	May '26	June '26	Average
Single Family - Average Calendar days to issue	114.0	132.0	135.0	149.0	91.0	101.0	108.0	127.0	86.0	84.0	81.0	98.0	108.8
(Apply to Issue) Min Days to Issue	19.0	14.0	14.0	14.0	10.0	14.0	11.0	12.0	5.0	11.0	14.0	14.0	12.7
(Apply to Issue) Median Days to Issue	84.5	92.0	90.0	115.0	70.0	75.0	79.0	81.0	93.0	48.0	52.0	55.0	77.9
(Apply to Issue) Max Days to Issue	553.0	602.0	677.0	1,071.0	473.0	433.0	512.0	576.0	453.0	655.0	765.0	922.0	641.0

No SFR Mastered issued during February

Permit Type

	July '25	Aug '25	Sept '25	Oct '25	Nov '25	Dec '25	Jan '26	Feb '26	Mar '26	Apr '26	May '26	June '26	Average
Single Family Mastered - Avg Cal days to issue	44.0	38.0	46.0	41.0	36.8	45.0	26.0		36.0	57.0	31.0	35.0	39.6
Min Days to Issue	29.0	20.0	23.0	28.0	22.0	33.0	21.0		29.0	21.0	22.0	16.0	24.0
Median Days to Issue	32.0	31.5	33.0	35.0	33.0	35.0	29.0		36.0	33.0	24.0	27.5	31.7
Max Days to Issue	185.0	124.0	147.0	111.0	58.0	90.0	30.0		42.0	277.0	56.0	87.0	109.7
Commercial Construct. - Avg Cal days to issue	120.0	145.0	98.0	143.0	128.6	103.0	296.0	195.0	140.0	181.0	135.0	123.0	150.6
Min Days to Issue	26.0	22.0	29.0	46.0	33.0	5.0	41.0	37.0	43.0	42.0	23.0	30.0	31.4
Median Days to Issue	63.0	105.5	64.5	106.0	88.5	60.0	210.0	154.0	87.0	107.0	85.0	77.5	100.7
Max Days to Issue	904.0	679.0	551.0	331.0	571.0	869.0	1,104.0	718.0	418.0	584.0	840.0	1,075.0	720.3
Enclosure: Fence/Screen - Avg Cal days to issue	42.0	45.0	42.0	46.0	37.2	33.0	29.0	26.0	29.0	27.0	28.0	29.0	34.4
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	29.0	30.0	27.0	28.0	21.5	19.5	40.5	8.0	12.0	12.0	15.0	19.0	21.8
Max Days to Issue	422.0	612.0	556.0	593.0	624.0	322.0	343.0	350.0	888.0	1,090.0	923.0	566.0	607.4
Marine Improvement - Avg Calendar days to issue	50.0	55.0	52.0	58.0	54.1	53.0	57.0	47.0	64.0	48.0	37.0	44.0	51.6
Min Days to Issue	29.0	26.0	22.0	7.0	27.0	30.0	3.0	9.0	23.0	12.0	24.0	20.0	19.3
Median Days to Issue	38.5	42.0	39.5	40.0	36.0	41.0	39.0	35.0	34.0	33.0	32.0	34.0	37.0
Max Days to Issue	173.0	662.0	320.0	754.0	1,182.0	318.0	538.0	447.0	871.0	679.0	305.0	490.0	561.6

PERMIT APPLICATIONS PROCESSED

Month	2021	2022	2023	2024	2025	2026	2026 vs 2025 Difference	2025 vs 2024 Difference	2024 vs 2023 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	2,677	(283)	(1,062)	(3,203)
May	4,165	5,044	7,036	3,809	2,993	2,406	(587)	(816)	(3,227)
June	4,655	4,637	6,706	4,022	2,874	2,614	(260)	(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	20,992	(4,027)	(10,759)	(39,689)
Average/Mo	4,189	4,318	6,933	3,625	2,729	2,332	(396)	(897)	(3,307)
Percentage change over Prior Year	N/A	3.1%	60.6%	-47.7%	-24.7%	N/A	-5.7%	-24.7%	-47.7%

BUILDING INSPECTIONS COMPLETED

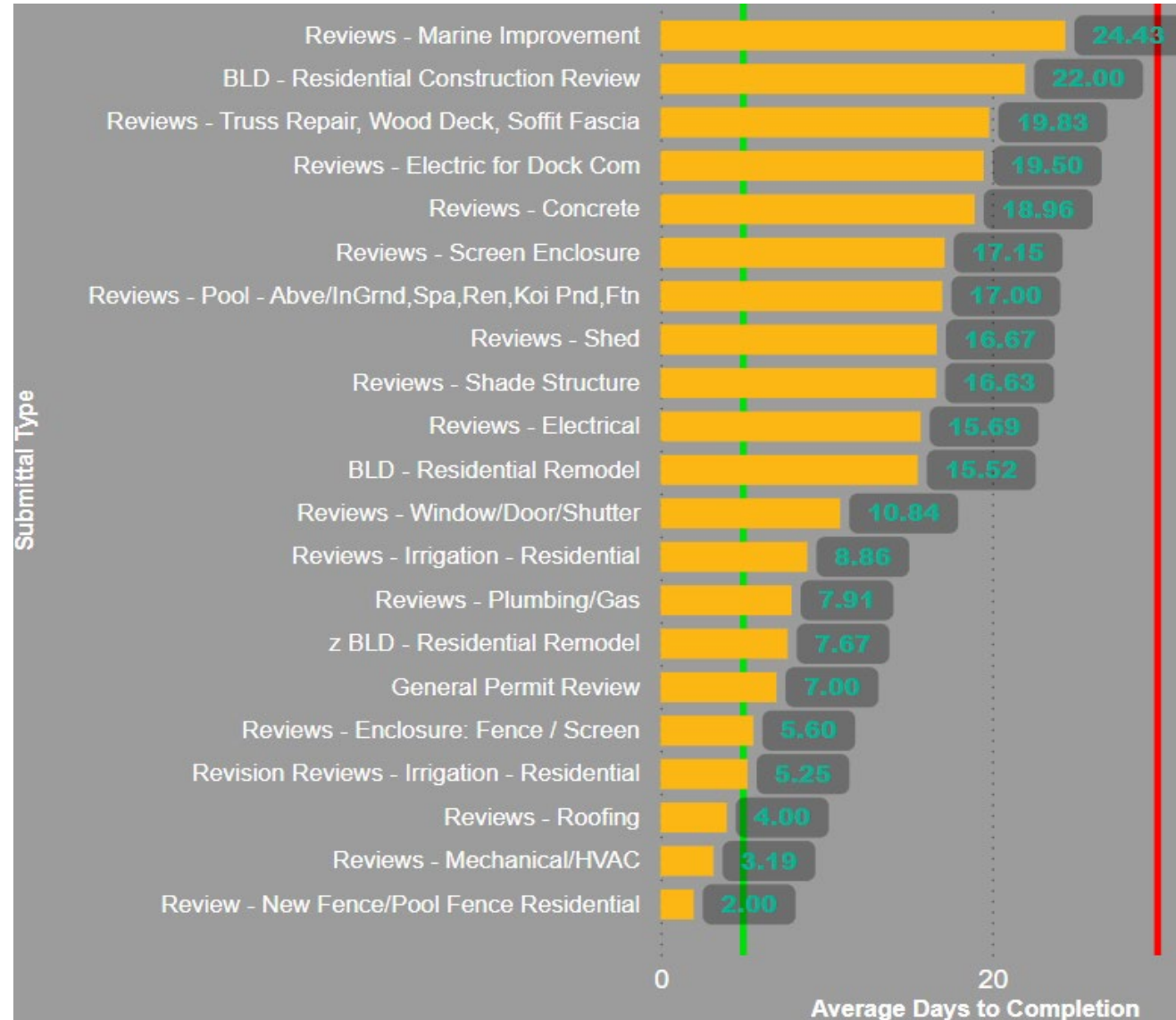
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October	17,196	18,931	13,446	14,849	7,961	7,042	(919)	(6,888)	1,403
November	14,797	18,573	16,671	12,508	6,557	5,119	(1,438)	(5,951)	(4,163)
December	19,673	19,405	21,110	12,506	6,685	6,257	(428)	(5,821)	(8,604)
January	17,706	18,588	26,377	12,495	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	6,346	(2,012)	(3,186)	(18,195)
May	18,931	20,078	32,102	9,129	7,997	5,499	(2,498)	(1,132)	(22,973)
June	20,758	19,549	35,071	9,255	7,253	6,322	(931)	(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	54,536	(14,371)	(42,908)	(178,796)

Average/Mo	19,135	19,123	25,998	11,099	7,523	6,060	(1,463)	(3,576)	(14,900)
Percentage change over Prior Year	N/A	-0.1%	36.0%	-57.3%	-32.2%	N/A	-5.6%	-32.2%	-57.3%

CERTIFICATE OF OCCUPANCY VALUATION

<u>Month</u>	<u>Single Family Home</u>		<u>Commercial</u>	
June '26	218	\$ 94,932,361	23	\$54,020,889
May '26	172	\$ 76,184,040	11	\$13,604,534
April '26	217	\$ 91,712,907	22	\$37,323,500
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
Total	2,705	1,095,039,531	279	356,795,044

Building Permit Average Review Times (Last 30 Days)



*The City's internal 30 calendar day deadline is indicated with a **red line**.

Operational Enhancements & Process Modernization

1. Digital Transformation & Software Upgrades

- A. Finalized full system configuration, staff training, and public outreach for the July 1, 2026, launch of the fully online Owner-Builder permitting process.
- B. Completed a major upgrade of the Tyler EnerGov Enterprise platform to optimize workflow functionality and resolve software issues.

2. Customer Service & Process Streamlining

- A. Revised the Change of Contractor process to reduce paperwork and eliminate redundant requirements for applicants.
- B. Issued a standardized Notice to Industry for Change of Occupancy permits, ensuring uniform application intake and alignment with the Florida Building Code.

3. Proactive State Law Compliance (HB 803)

- A. Developed local administrative procedures for House Bill 803 (effective July 1, 2026).
- B. Balanced new legislative mandates with strict FEMA Special Flood Hazard Area requirements to protect local floodplain management.

Customer Performance Metrics & Commercial Growth

1. Call Center Operations (IPCC)

- A. 99.7% Answer Rate: Handled 9,576 out of 9,607 total inbound calls via a rotating 3-employee coverage model.
- B. Efficiency: Maintained an average customer talk time of ~3.5 minutes, utilizing low-volume windows to clear customer email queues.

2. Facilitation of Commercial Development

- A. Facilitated critical economic development projects by coordinating and issuing permits for high-valuation projects, including:
 - i. **Infrastructure & Healthcare:** Pine Island Commerce Park, LCEC West Substation, and Cape Coral Hospital (Operations & Radiology expansions).
 - ii. **Community & Retail:** Coral Grove Condominiums, ALDI, AutoZone, and Bloom Academy.
- B. Development Services continues to coordinate with the Economic Development Office on economically-significant commercial projects, including Lee Health, Coral Grove, Gulf Gateway, Bones Coffee, and several unannounced projects.