

Collier County  
Procedure: Expired Permits

Florida Statute 553.79 validates existing Collier County procedures when addressing expired permits. The Building Plan Review & Inspection Division is the local enforcement agency making the determination if a building permit has been substantially completed. Determination is conducted through site visits, review of plans and or permit inspection history. Well and Right-Of-Way permit determinations are enforced by the Development Division. Building Plan Review & Inspection Division will close a permit in accordance with 15(b) as long as requirements are met with the Building Code applicable at the time of permit application.

- Collier County procedures have been modified to address closure of permits between an 'Arms Length Purchaser' and a non 'Arms Length Purchaser'. Fees for services rendered (ex. application & review) are not collected for an 'Arms Length Purchaser'. At times fees are the only item preventing a certificate of occupancy/completion from being issued. 'Arms Length Purchaser' determination is made by Building Permit Resolution Services (BPRS) in the context of permit closure. Occupancy type (ex. Single Family Residence; Commercial) may affect the way we address permit closure. Building Plan Review & Inspection Division determines if a 'safety hazard' exist through site visits, review of plans and or permit inspection history. At this time, permits approved to be closed in accordance with section 15(c) are irrigation permits applied Past-October 2011. All other permits are reviewed on a case-by-case basis and permit closure is at the discretion of the Building Official.
- Florida Statute 553.79.15(a)(3) defines 'close' as, "For purposes of this section, the term "close" means that the requirements of a permit have been satisfied." Collier County interprets 'close' when a permit (October 2011-Present) is in either a Finaled or Cancelled status. Older permits (Past – October 2011) are considered 'closed' when in a Suspend, Cancelled or COED status.