

OWNER/BUILDER PERMITS

Owner/builder permits are **not permitted for condominium units**. Because condominiums typically involve shared structural elements and common walls, individual unit owners may not obtain permits to perform work themselves.

All permitted work within a condominium must be completed by appropriately licensed contractors.



Planning, Zoning &
Building Department
Building Division

CONTACT US

Main County Office

2300 N. Jog Road
West Palm Beach, Florida 33411
561-233-5100
Mon-Fri | 8:00 AM – 5:00 PM

South County Office

345 S. Congress Avenue, Suite 102
Delray Beach, Florida 33445
561-276-1284
Tue-Fri | 8:00 AM – 5:00 PM



pbc.gov/pzb/building



PZB-Bldg@pbc.gov

A Guide For Condo Owners

Do I Need A Permit?



Palm Beach County
Board of County Commissioners
Planning, Zoning & Building Department
Building Division





COMMON CONDO PROJECTS THAT REQUIRE A PERMIT

Some interior condo improvements require a permit, such as:

- Interior remodels (kitchens or bathrooms)
- Layout changes, including moving or removing walls
- Tub-to-shower conversions
- A/C or water heater replacements
- Electrical panel replacements
- Hurricane shutter installation
- Window or exterior door replacements

HIRING THE CORRECT PERSON

Anyone hired to do the work must be properly licensed and insured — **It's the law.**

WHO CAN DO THE WORK?

A licensed and insured contractor.

Scan here to check if your contractor is **licensed** and insured.



Or call
561-233-5525

Many maintenance workers or handymen are **NOT** licensed contractors.

Hiring unlicensed workers may seem cheaper, but improper work can potentially cost you more in the long run.

EXAMPLES OF WORK THAT DO NOT REQUIRE A PERMIT

- HVAC repairs (<\$1,000)
- Window air-conditioning units (non-wall-mounted)
- Replace existing ceiling fan 'like for like'
- Replace light fixture 'like for like'
- Interior doors 'like-for-like' replacements within existing frames (excluding fire-rated doors)
- Interior painting
- Like-for-like fixture replacements using existing plumbing connections (e.g., dishwashers, faucets, sinks, or toilets)

Some minor repairs or replacements can be done without a building permit. However, **always** check with your condo association for any additional rules or restrictions.

