



THE TOWN OF INDIAN RIVER SHORES

Statutory Timeframes for Plan Review & Final Action

The countdown begins the day a *complete* application is logged into your system. Use this framework to map out your digital tracking clocks:

<u>Application Type / Scope</u>	<u>Statutory Review Deadline</u>	<u>Missed Deadline Penalty / Legal Consequence</u>
"Micro-Projects" (Existing single-family residential work valued between \$7,500 and \$14,999 utilizing local government plan reviewers).	5 Business Days [F.S. 553.792]	Mandatory Fee Reduction: Permit fee drops by 10% for each business day the department is late (rising to 20% if corrections were already turned in).
Private Provider: Single-Trade (Mechanical, electrical, plumbing, or roofing work on a single- or two-family dwelling using a registered private provider).	5 Business Days [HB 803]	Deemed Approved: The permit is legally granted by operation of law, and your system must allow issuance.
Private Provider: Standard Scope (All other residential or commercial projects utilizing a registered third-party private provider for plans review).	10 Business Days [HB 803]	Deemed Approved: The permit is legally granted by operation of law, and your system must allow issuance.
Master Permit Submissions (Site-specific permit applications tied to an already approved subdivision or production master building permit).	12 Business Days [F.S. 553.792]	Mandatory Fee Reduction: Permit fee drops by 10% for each business day the department is late (rising to 20% if corrections were already turned in).
Standard Residential Permits (New single-family homes or additions under standard local government review).	30 Business Days [F.S. 553.792]	Mandatory Fee Reduction: Permit fee drops by 10% for each business day the department is late (rising to 20% if corrections were already turned in).

Standard Commercial Permits

(Standard commercial buildings or multi-family complexes under standard local government review).

60 Business Days
[F.S. 553.792]

Mandatory Fee Reduction: Permit fee drops by **10% for each business day** the department is late (rising to 20% if corrections were already turned in).

"Clock Stops" for Corrections

If plan reviewer finds a code violation or technical error during the review, the clock can be paused, but strict statutory rules apply:

1. **The Deficiency Notice:** The department must send a single, comprehensive list of the code-specific deficiencies to the applicant.
2. **The Clock Pauses:** The statutory review timeframe stops the day the notice is issued.
3. **The Clock Resumes:** The review clock resumes the exact day the applicant uploads their revised plans and structural corrections into your electronic portal.