

June 10, 2025

RE: Permit Requirements for <PROPERTY ADDRESS> ST PETERSBURG, FL

Dear Property Owner:

You are receiving this communication as a follow up to our letter dated November 1, 2024, regarding the requirement for building permits for the repair of storm damage. We are contacting you because as of June 2, 2025 **we have not yet received a Post Disaster Emergency Permit (PDEP) application** for your property and one or both of the following may apply:

- Your property was documented during the City's damage assessments of Hurricanes Helene and/or Milton as having sustained storm damage.
- You filed a NFIP flood insurance claim for damage to your structure and received reimbursement for flood damage.

You or your contractor are required to apply for a Post Disaster Emergency Permit (PDEP) for all work to repair your structure from sustained storm damage, including but not limited to drywall, floors, doors, cabinetry, interior/exterior finishes, and all affected utility equipment and fixtures. If you do not intend to complete repairs and are selling the property "as-is" with storm damage, the subsequent owner(s) will be required to obtain all necessary permits. If you have applied for a permit since the storms, please contact the Building Department at (727) 893-7231.

Properties documented as having storm damage during the City's damage assessment have had monitoring cases opened by Code Compliance. Once building permits are issued and the work has been completed with approved inspections, the monitoring case will be closed. The monitoring cases will not impact properties being sold, the case will remain active and transfer to the new owner(s) to ensure all necessary permits are obtained. Completing repairs without the required approved permits will result in a violation notice, and owners will be provided due process to obtain necessary permits prior to any enforcement action being taken. For further information on this process, please visit www.stpete.org/DamageAssessment or contact Code Compliance Assistance at 727-893-7373.

If your property is located within a Special Flood Hazard Area (SFHA), you may have received a Substantial Damage Determination letter from our office. These letters are generated using a FEMA-provided Substantial Damage Estimator Tool. If you disagree with this determination, you may request a reassessment by submitting for a PDEP. As a part of the PDEP application process, a detailed review will be completed to determine your repair value; this review will be based on the values provided by you or your contractor. If the proposed scope exceeds 49% of your maximum threshold for improvements, you have the option of submitting an independent appraisal for the structure prepared by a state-licensed appraiser completed within the last 12 months, and *before* the date of the damage, for the adjusted depreciated value of the structure. If the proposed scope of work changes or the job cost increases, you must apply for a revision of your permit. If you proceed with work without approval, you risk exceeding your 49% maximum threshold for improvements and subsequently being considered substantially damaged. For more information regarding The 49% Rule, please visit www.stpete.org/rule49.

All permitting and inspection fees for demolition or repair of properties damaged by the hurricanes have been waived through June 30, 2025. **You must apply for the permit to repair or demolish your structure by June 30, 2025 to receive this fee waiver.** We are here to assist you every step of the way. For any permitting questions, contact the City of St. Petersburg Building Department at 727-893-7231.

Sincerely,

City of St. Petersburg



City of St. Petersburg
Planning and Development Services
P.O. Box 2842
St. Petersburg, FL 33731-2842
O: (727) 893-7231