



Community Development - Building Division
2200 Civic Center Place
Miramar, Florida 33025
Tel: (954) 602-3200 Fax: (954) 602-3635
<http://www.ci.miramar.fl.us>

ADDITION / RENOVATION PACKAGE

Required inspections

Required inspections on back of permit card.

Application reviewed by

- Zoning Building (all disciplines)

Application Checklist

- Owner/Builder Affidavit (if permit is by homeowner)
- Affidavit of Awareness - HOA Regulations (signed by homeowner and notarized)
- Permit Application for *each* discipline (Building, Electrical, Plumbing, etc.)
- Job contract - completed and signed by all parties
- Notice of Commencement (**Original or Certified**), if the job value is \$2,500 or more
- Signed and sealed plans (**2 sets**)
- Full scalable survey (**2 copies**) (must not be reduced, faxed, enlarged, or cut).
- All applicable product approvals (for doors, windows, shutters, roof, etc) (**2 sets**)
- May require Environmental Protection Department (EPD) approval prior to submittal– please call EPD to verify at (954) 519-1400.**

***The application must indicate; total square footage of the job and the contract value (labor and material).**

***The job description must detail the full scope of work.**

*** The survey must show the location of the renovation or the proposed location of the addition, side and rear setbacks, and parking. If the survey has two pages, both pages must be submitted.**

***Notice of commencement *must* be filed at the Broward County Government Center / Records Division 115 S. Andrews Ave (954) 357-7283. Or the Recording Office located at 1800 NW 66 Ave. – Suite #101 Plantation, Fl. 33313 (954)831-4000**

ATTENTION HOMEOWNERS

- Permit application and owner/builder affidavit must be notarized by Building Division Clerks. Outside notaries will not be accepted.
- Proof of ownership is required (recorded warranty deed, tax statement, settlement statement).
- Homeowner must appear in person with a valid picture ID (driver's license, ID card, passport, etc.). The address on ID must be the same as proof of ownership.
- If a contractor is hired, the contractor must pull the permit.



CITY OF MIRAMAR • COMMUNITY DEVELOPEMT • BUILDING DIVISION
OWNER-BUILDER DISCLOSURE STATEMENT

YOU HAVE MADE APPLICATION FOR A BUILDING PERMIT AS AN OWNER-BUILDER. STATE LAW REQUIRES CONSTRUCTION TO BE DONE BY LICENSED CONTRACTORS. YOU HAVE APPLIED FOR A PERMIT UNDER AN EXEMPTION TO THAT LAW. PLEASE BE ADVISED OF THE FOLLOWING PROVISIONS AS PER FLORIDA STATUTES F.S. 489 .103(7).

1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.
7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtains an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.
9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.
10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at **(850)487-1395** or <http://www.myfloridalicense.com/dbpr/pro/cilb/index.html> for more information about licensed contractors.
11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at my property address .
12. I agree to notify immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage. Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. **A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.**

ACKNOWLEDGMENT: I HAVE READ THE FOREGOING INSTRUCTIONS AND I AM AWARE OF MY RESPONSIBILITIES. I HEREBY SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AS:

LOT : _____ BLOCK: _____ SUBDIVISION: _____

ADDRESS: _____ CITY : **MIRAMAR** STATE : **FLORIDA** ZIP CODE _____

Signature

Date Signed

STATE OF FLORIDA , COUNTY OF BROWARD Sworn to and subscribed before me this _____ day of _____, 20_____.

Notary Public



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Affidavit of Awareness of Homeowners' Association Regulations

Miramar - City Code Sec. 22-29.(c)(1) Homeowner or Condominium Association affidavit requirement.

As part of the application process for a building permit in accordance with this chapter and with Section 713.20 of the Land Development Code, each applicant shall sign an affidavit (the "affidavit of awareness") indicating that the applicant is aware that, if the subject property is located in a Homeowners' Association or Condominium Association, as defined in this section, the applicant's property may be subject to additional regulations despite the issuance of a building permit by the city.

This serves to notify such homeowners that the issuance of a Building, Landscaping, or other permit by the City of Miramar, Florida does not exempt them from any and all other regulations imposed by the HOA in which they reside.

(Please Check One)

I acknowledge that ***I am*** an owner of property in the _____ Homeowners' Association.

I am not a property owner in a Homeowners' Association.

Applicant Name (Print Name): _____

Address: _____

Miramar Florida Zip Code : _____

Applicant Signature: _____

STATE OF FLORIDA. COUNTY OF BROWARD

Sworn to and subscribed before me this _____ day of _____, 20_____.

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PERMIT APPLICATION

Permit Type (Check one): STRUCTURAL ELECTRICAL MECHANICAL PLUMBING LANDSCAPING

Date _____ Tax Folio # _____ Master # _____
Owner Name _____ Permit # _____
 Owner Address _____ City, State, Zip _____
 E-Mail _____ Phone # _____

Contractor Company Name _____
 Contractor Address _____ City, State, Zip _____
 State Certificate or Registration _____ Phone # _____
 Certificate of Competency _____ Fax # _____
 E-Mail _____
 Architect / Engineer _____ Phone # _____

Job Name _____ Community Gate Code _____
 Job Address _____ **Miramar, FL** Zip _____
 Subdivision _____ Lot _____ Blk _____
 Type of Work New Existing Commercial Residential Addition Alteration Repair
 Use/Occupancy _____ No. of Stories _____ Bed _____ Bath _____
 Job Description _____

WARNING TO OWNER: YOUR FAILURE TO RECORD A *NOTICE OF COMMENCEMENT* MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Linear / Sq. Ft. _____
 Contract Value _____
 Estimated Cost _____

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the City of Miramar, Florida. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, SIGNS, WELLS, POOLS, HEATERS, AIR CONDITIONERS, ROOF etc.

PERMIT APPLICANT AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with applicable laws regulating construction and zoning.

Signature _____
 Contractor (Qualifier) * If Permit is by Owner, the owner must sign

Print Name _____

State of Florida, Broward County

On this _____ day of _____ 20 _____ the person whose name is subscribed to within this instrument, personally appeared before / personally known to me, the undersigned Notary Public of the State of Florida, and he / she acknowledges that he / she executed it.

 Notary Public, State of Florida

O	Permit Fee	_____
F	Plan Review	_____
F	Training	_____
I	Radon	_____
C	Constr. Fund	_____
E	Brow. Surv.	_____
U	7% Surcharge	_____
S		
E	Total →	_____

NOTICE: In addition to the requirements of this permit, there may additional restrictions applicable to this property that may be found in the public records of this county.

This permit does not become valid until signed by the Building Official (or designated employee) of the City of Miramar and all fees are paid.

 Authorized Signature

Plans & permit must be on job before inspection will be made. For new constructions (Commercial & Residential) and Commercial Interior Build-out, a Certificate of Occupancy shall be obtained from Building Division before using completed Building.



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