

## Attachment II - Largo Contractor Licensing and Permitting Requirements

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### BUILDING PERMITS

A building permit is required for most structural work done on permanent structures in the City of Largo. Completing the permit application allows the City of Largo to ensure that work is done correctly, and conforms with the surrounding community use. In short, the permitting process helps to protect your investment, and to enhance the value of your property and surrounding properties.

#### Construction Work That Requires A Permit

Aluminum	New Commercial Building
Cabana	New Mobile Home
Barn	New Residential Home
Basketball Court(s)	Patio or Deck
Boathouse	Permanent Sign
Building Move	Plumbing
Canopy	Pool
Clearing and Grubbing	Porch
Commercial Addition/Remodeling	Reclaimed Water
Decorative Wall	Remodel
Demolition	Repair
Dock	Residence Addition
Electric	Roof
Fence	Roof Over
Fire Sprinkler	Screened Room
Fireplace	Seawall
Foundation	Shuffleboard Court(s)
Garage	Sidewalk/Driveway
Gas	Siding (Commercial Only)
Gazebo	Solar Installation
Glass Room	Spa or Hot Tub
Greenhouse	Temporary Service Pole
Handball Court(s)	Tennis Court(s)
Infrastructure (Onsite Utilities)	Tent Banner
Mechanical	Utility Shed
Miscellaneous	Window and Door Replacement
Mobile Home Replacement	Well Drilling
Multi-Family Residential	

#### Owner-Builder Construction

State law requires that any construction be done by a licensed contractor. You may, however, apply for an exemption to this rule and act as an owner-builder, provided you are building or making improvements to: (a) a one- or two-family home, (b) a farm outbuilding, or (c) a commercial building with a construction cost of less than \$25,000.

As owner-builder, you are required to provide direct, on-site supervision of the construction, and are responsible for ensuring that any subcontractors are licensed. Any unlicensed person working on the project must work directly for you, under your direct supervision. This means that you are responsible for deducting FICA and withholding tax, and providing workers' compensation for that person.

The City of Largo strongly recommends hiring licensed contractors for all construction jobs. If you do wish to act as owner-builder for your project, you will need to complete the owner-builder affidavit form.

### **Building in the Floodplain**

There are some important facts that you should know about building or owning property in Largo's 100-year flood plain or designated coastal high hazard area. You can also find a comprehensive directory of flood information through the [Federal Emergency Management Agency](#).