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Environmental Review Program

The Environmental Review Program ensures projects comply with the Natural Resource Protection Code by identifying required environmental construction licenses and approvals and advising if any environmental operation licenses will be required after the project is completed. Plans are reviewed for compliance with all environmental requirements.

This countywide activity takes place prior to the issuance of a building permit by the county or any municipal building department. This approval is required as a prerequisite for all the building permits and includes new construction, additions, interior renovations and land clearing. **Please note that ALL projects may only be submitted electronically. Walk-in plan reviews are no longer available.**

Resources

- [Development and Environmental Review Guide](#)
- [ePermits User Guide](#)
- [Natural Resource Protection Code](#)

Contact Information

- 954-357-6666 ext. 2
- DERPlans@broward.org

Permit Process

The steps for a Development and Environmental Review are:

- Visit the [ePermits website](#).
- If this is your first time you will need to register an account.
- Complete an application for Development and Environmental Review and upload your plans.
- Receive your confirmation email and await an email from DERPlans@broward.org
- Respond to any inquiries from email; if no inquiries pay the associated fees. Beginning November 20, 2025, Broward County will no longer collect Education Fees. Education Fees will be collected by the School Board of Broward County only. For more information regarding payment of Education Fees, please call 754-321-1980 or email treasury@browardschools.com. Environmental Review fees MUST still be paid to the County. Fees can only be paid online via the e-permits website. E-check only for Development Review and E-check or credit card for Environmental Review.
- Print your two certificates (Transportation Concurrency & Environmental). If the project has education fees, the School Board will send a payment link to the email address on the application. Pay the education fees and receive payment confirmation from the School Board. Failure to pay

Education fees to the School Board will result in a revocation/cancellation of your approval certificates. After outstanding fees have been satisfied, take/submit the 3 items (Development Review/Transportation Concurrency Satisfaction Certificate, School Board payment receipt and Environmental Review Approval Certificate) to the city building department within 90 calendar days or the certificates will expire.

Tips to Avoid Delays

- Have a complete and accurate address on plans.
- Have a complete set of plans. This includes, but is not limited to, architectural, structural, mechanical, electrical, plumbing, civil and survey plans.
- Provide a scope of work.
- List only the name and email address of the person who will be responsible for the review and approval process of the submittal.
- Submit plans in pdf format only.
- Group or block upload plans. Do not upload pages individually.
- Look for emails from DERPlans@broward.org.

Technical Bulletins

- [Temporary Structures Technical Bulletin](#): Environmental Review of plans for temporary structures, temporary construction buildings, temporary sales / office buildings, temporary guard shacks and temporary residential trailers
- [Master Model Technical Bulletin](#): Environmental Review of master model plans for individual project approvals where allowed by municipal building departments
- [Docks & Seawalls Technical Bulletin](#): General Environmental Resource License requirements for construction and repair of docks, seawalls, bulkheads
- [Cooling Tower / Chiller Technical Bulletin](#): Environmental Review of cooling towers and chillers
- [Emergency Generator Technical Bulletin](#): Environmental Review of plans for emergency generators
- [Technical Bulletin No. 2012-2](#): Environmental Review Online Application for Registered Users

Frequently Asked Questions

Affordable Housing

I want to build an affordable housing project, where do I start?

- All proposed affordable housing projects must apply for and receive an Affordable Housing Certification Letter from the County's Housing Finance and Community Redevelopment Division. For more information, call 954-357-4900.

What are the affordable housing income categories?

- For a project to be considered affordable housing, the cost of monthly rents or monthly mortgage payments including taxes, insurance, and utilities, does not exceed 30% of the median adjusted gross annual income for very low, low, and moderate-income households. It is similar to market rate housing except that it costs less due to financing strategies that pass savings on to the lower income resident.
- Income and housing are normally defined for a family of 4 and may vary by county. The Broward County Land Development Code defines 3 affordable housing categories:
 - Very low: up to 50% of the median income
 - Low: 50-80% of the median income
 - Moderate: 80-120% of the median income

Are there any fee waivers available?

- Broward County has fee waivers available for eligible affordable housing projects. Projects certified as "very low income" or "low income" affordable housing are eligible for a 100% waiver of County road and park impact, transportation concurrency, administrative and application fees. These certified projects may also be eligible for a full waiver of educational/school impact fees, up to \$50,000 per project, if approved by the School Board of Broward County. For more information, contact School Board staff at 754-321-2172.

Are there any restrictive covenants?

- To complete the process, Broward County requires the property owner and its mortgagee(s) to execute and record a Declaration of Restrictive Covenant for Affordable Housing. The Covenant, which is processed by County staff, requires signatures of all property owners and mortgagees. To verify the property owners and mortgagees, the applicant must submit an Opinion of Title with the Restrictive Covenant. The Covenant runs with the property and ensures that the affordability of the residential units will be maintained at a specified income level for a period of at least 20 years for rental housing and at least 10 years for owner-occupied housing.

What other advantages are there for affordable housing projects?

- They also may be eligible for expedited permit review (in the unincorporated/BMSD area only).

Building Permits

When is a Development Order required?

- Most major buildings, including single family residences, require a Development Order before filing a building permit application. Other construction, including on-site paving, parking lots, and interior renovations adding dwelling units or changing the occupancy of the building, also require a Development Order.

Is a Development Order required for minor buildings?

- No. Most minor buildings are reviewed by the Environmental Licensing and Building Permitting Division before filing a building permit application. Typical projects include "small scale" construction such as:
 - swimming pools, decks, patios, and fences
 - sheds under 250 sq. ft.
 - exterior above-ground renovations
 - residential driveways
 - interior renovations not adding dwelling units or changing occupancy
 - other minor additions to single family homes. (NOTE: we also review storage tanks)
- For more information on minor building requirements, please call 954-765-4400.

What is the purpose of a Development Order?

- To determine the availability of adequate urban services, ensure compliance with specific development standards and determine impact fee assessments when applicable.

Where do I start?

- Begin with us. We will route you, with your plans, to all applicable review agencies.

What do I need to submit?

- You will need 3 signed and sealed sets of plans that include:
 - a property boundary survey with a legal description of the property;
 - a site plan with proposed buildings, driveways, parking spaces and site layout
 - a landscaping and lighting plan (if applicable)
 - construction plans conforming to the Florida Building Code

How long will the permitting review process take?

- It's possible to complete it in 2 weeks, however, the necessary time to complete the review varies from project to project. For example, if your project will be serviced by a septic tank, a

review by the Health Department may require additional time. Or, if your project is located in an independent drainage district, the review may take longer as well.

- The review must be completed within 6 months of the application date, or it expires.

Where do I get my building permit?

- Building permits are issued by the Environmental Engineering and Permitting Division after they review for compliance with the Florida Building Code (including structural, electrical, mechanical, plumbing, and fire safety). For application requirements and timeframes, please call 954-765-4400.

Impact and Concurrency Fees (suspended as of 10/01/2024)

What are impact and concurrency fees?

- Impact fees and concurrency fees are collected from new development projects to help pay for constructing or expanding necessary infrastructure resulting from the development's "impact", such as roads, mass transit, schools and parks. For example, additional students generated by a new residential subdivision may require more public-school classrooms. Fees are assessed when construction plans are submitted for review and approval. Additional impact fees may be charged by municipalities for local services such as fire and water.

What types of projects are assessed by these fees?

- New Residential Construction: school impact fees, road impact/transportation concurrency fees and park impact fees (if platting is required).
- New Non-Residential Construction: road impact/transportation concurrency fees.
- Interior Renovation/Change of Use: road impact/transportation concurrency fees.

A project's site location determines if it will be assessed road impact or transportation concurrency fees.

Are there any exemptions?

- Affordable housing and certain government building projects may qualify for full or partial waivers.

If I demolished an old structure and am now building a new one, are fees still assessed?

- Depending on how long it has been since the old structure was demolished, fees may still be assessed. You will receive credit up to 3 years from date on the city demolition permit (residential or non-residential).

When are fees collected?

- If a project generates impact/concurrency fees, they must be paid (cash or check) before plans are approved. Credit cards are not accepted.

Can I get an estimate of what the fees will be?

- Yes, call 954-357-6666 option 2.

Changes to Impact Fees (effective 10/01/2024)

<https://www.broward.org/Planning/FormsPublications/Documents/FAQS-for-Customers.pdf>

School Concurrency

What is school concurrency?

- In 2005, the Florida Legislature adopted Senate Bill 360, amending Chapters 163 and 1013 of the Florida Statutes, making availability of public schools a prerequisite for approving residential plats and site plans (“school concurrency”). Residential projects are evaluated based on the impact to the 3 levels of schools (elementary, middle and high).

Which projects are subject to school concurrency?

- All plats, re-plats, plat note amendments, findings of adequacy or unincorporated site plans with a residential component not approved by the County Commission before April 18, 2008, and not exempt or vested will be reviewed for school concurrency. Please note: school concurrency requirements for residential municipal site plans are governed by municipal land development regulations.

Which applications are exempt?

- Any application for a residential project generating less than 1 student at each school type.
- Any age restricted community with no permanent residents under the age of 18; additional approval is required.
- Any other application which may otherwise be exempt by the Florida Statutes.

Which applications are vested?

- Any application located within a previously approved comprehensive plan amendment or rezoning subject to an approved mitigation agreement, including any development located within an area that is subject to an executed and recorded tri-party agreement

- Any application approved between February 2, 1979, and April 18, 2008, that has not expired

What is the process?

- If your application has a residential component, you must submit a Public School Impact Application (PSIA) to the School Board. Within 45 days of accepting your PSIA, the School Board will issue a School Capacity Availability Determination (SCAD) letter confirming your project is exempt, vested or if student capacity is available. If capacity is unavailable, you have 30 days to propose proportionate share mitigation to the School Board. Once accepted, and upon execution of a legally binding agreement between the School Board, municipality (if applicable) and you, your application may be submitted to us. Proof of payment and acceptance by the School Board is required when submitting your application to us.

How will this affect my application?

- If your application doesn't meet school concurrency, it will be deferred until proportionate share mitigation is accepted and an agreement is executed between the School Board, municipality (if applicable) and you.

Do I have to pay school impact fees and proportionate share mitigation if my application doesn't meet school concurrency?

- The school impact fees due for the project will be considered included in the total proportionate share mitigation amount due or paid and will be credited toward the payment of the school impact fee.

Transportation Concurrency (suspended as of 10/01/2024)

The Transportation Concurrency Management System divides Broward County into 10 Concurrency Districts ([Concurrency District Map](#)). Two (2) of these districts (Northwest and Southwest Districts) maintain the existing roadway concurrency system. The remaining eight (8) districts are designated as Transportation Concurrency Districts. The Transportation Concurrency Assessment is calculated as the total peak hour trip generation of the proposed development, multiplied by a constant dollar figure for each District that represents the cost per trip of all the TDP enhancements in that District. The revenue from Transportation Concurrency Assessments must be used to fund transit enhancements in the District.