

City of Tamarac Hurricane & Tropical Storm

Recovery Permitting Guide



BUILDING DEPARTMENT

Updated to Tamarac Emergency Management Site May 1, 2026

updated annually and after each storm event

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Purpose of this Guide

This guide explains what building permits are required after a hurricane /tropical storm and natural disaster, what repairs can be made without a permit, how to apply, and how the City of Tamarac will help residents and businesses recover quickly.

Permits Are Required for:

- Roof replacement or structural repairs including trusses and roof decking
- Window and door replacement
- Fence replacement if more than 25% damaged
- Electrical service reconnection and major repairs
- HVAC replacement or relocation
- Plumbing and gas line repairs
- Substantial damage or improvement projects

Permits are NOT Required for:

- Installing temporary roof tarps
- Removing storm debris
- Interior drywall replacement under 100 sq. ft. if it's on a non-structural wall and has no electrical/mechanical impact
- Minor landscaping or sod replacement
- Temporary weatherproofing measures

The city is formally beginning the emergency permit application process.

- Apply Online at Tamarac Online www.tamarac.org/building on our building department website or in person

In Person at:

6011 Nob Hill Road Building Department
City Hall or alternate location if relocated after storm at the Tamarac Community Centre

Required Documents:

- Completed permit application form with proof of ownership
- Contractor license information (if applicable)
- Damage photos, damage report or scope of work.

Inspections:

Scheduled through the online portal or by calling the Building Department (**1-954-597 3420**)

Fees and Fast-Track Options

SB 180 Compliance:

For 180 days following a declared state of emergency for a hurricane or tropical storm, the City of Tamarac will not increase building permit or inspection fees, in accordance with Florida Senate Bill 180.

- Expedited Permits will be done for Roofs and tarps, electrical reconnection, fencing, and HVAC replacements which will be processed in 1–3 business days
- Standard Permits will be Processed within 5–10 business days, depending on volume.
- If any Fee Waivers OR Reductions is announced by the Governor of any declaration by the state of natural disaster will be posted online and at the permitting office.

Where to Apply After a Storm

- Our Primary Location is 6011 Nob Hill Road at the Tamarac Building Department
- Alternate Location is
Tamarac Community Center
- Mobile Permitting Office May be set up in an EOC identified location in heavily impacted areas. Staff will be deployed into the field office to issue and track permits for repairs and restoration. The City has interlocal agreements for staff coverage when necessary with Broward County [R-2021-090], C.A.P. Government [R-2022-021] and Calvin Giordano & Associates [R-2022-021 & R-2022-091].

Rebuilding Requirements

SB 180 Compliance: The City of Tamarac does not apply any cumulative substantial improvement periods when evaluating substantial damage or improvements. Each determination is based solely on the current project cost, as required under Florida Senate Bill 180.

- Substantial Damage Rule (FEMA NFIP) which requires if repairs cost 50% or more of the building's market value, the entire structure must be brought into compliance with current floodplain and current building codes.

The city of Tamarac will not use cumulative substantial improvement period date for a new substantial improvement due to a declared disaster. Any damage sustained to properties during a natural disaster will be treated as a new substantial improvement if it reached to 50 % rule. All previous data of cumulative improvement shall not be counted.

Storm-Specific Updates

SB 180 Compliance: The City of Tamarac will not assess impact fees for replacement structures if the new structure is of the same land use and does not increase demand on public facilities, per Florida Senate Bill 180.

Following an emergency declaration by the state the City of Tamarac will post the updates to this guide within 48 hours, including the

- Fee waivers or reductions
- Extended inspection hours
- Additional permitting office locations if any
- Updated contact information

We will inform residents to check the City's website and official social media channels for the most current information.

Digital Damage Determination Letters

- Beginning May 1, 2026, we will give homeowners the option to receive substantial damage or improvement determination letters by email. These letters will also be made accessible through the online permitting portal under their address.

In accordance with Florida Senate Bill 180, if Tamarac is designated an impacted local government following a hurricane, the City will not adopt moratoria or enact more restrictive land development regulations for one year after the storm, unless initiated by a private property owner. Residents may seek declaratory or injunctive relief if these provisions are not followed.

The city of Tamarac will not adopt any moratoriums within 100 days after land fall or any natural disaster for no temporary bans on construction, reconstruction, or redevelopment.

The city of Tamarac will not Pass stricter comprehensive plan amendments or land-development regulations for no tightening of zoning, building, or land-use rules that would make rebuilding harder.

The city of Tamarac will not adopt more burdensome procedures for no adding new steps, delays, or extra requirements for site plans, development permits, or development orders.

Exception: If a private property owner requests a change (for example, they want to amend their own development approval), the city may process it.