

Storm Recovery

Online Document and Purpose

Building Department

TAMARAC



The City For Your Life

Meets Requirement of Senate Bill 180

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Building Department and Permitting Office

6011 Nob Hill Road

1. Purpose

After an emergency declaration of a natural disaster by the state, the City of Tamarac Building Department will implement the Post-Storm Permitting Plan to ensure safe rebuilding, protect residents, and comply with Florida Senate Bill 180.

2. Expedited Permitting After a Storm

The city will **fast-track permits** for the most common recovery repairs, including:

- Roof repair and replacement
- Window and door replacement
- Fencing repair/replacement
- Electrical service reconnections
- HVAC replacements
- Emergency structural stabilization

Target Processing Time: 1–3 business days for expedited permits, 5–10 days for other storm-related permits.

What will Not Require a Permit

- Temporary roof tarps
- Storm debris removal
- Minor drywall replacement under 100 sq. ft. (non-structural, no electrical/mechanical impact)
- Temporary weatherproofing measures

Inspection Surge Capacity

To meet increased demand for inspections after a storm, Tamarac will:

- Reassign City inspectors to prioritize storm recovery permits
- Activate mutual aid agreements with neighboring jurisdictions if needed
- Use pre-contracted private inspection services, if necessary
- Extend inspection hours, including weekends, if needed

Alternate Service Locations

If City Hall is not available, permitting services will be offered at alternate locations such as:

- Tamarac Community Center
- Other designated public facilities
- Mobile permitting office (temporary trailer) if necessary

Updates on locations will be posted here online and on the City's social media channels within 24-48 hours after a storm.

Fees and Waivers

- **No permit or inspection fee increases** for 180 days after a declared storm emergency (per Florida Senate Bill 180).
- The City Commission may approve **temporary fee waivers or reductions** for storm-repair permits.
- All notice of permit fee waiver or reduction If any announced by the Governor after a declaration by the state resulting from a natural disaster will be posted online and at the permitting office.

Rebuilding Requirements

- **Substantial Damage/Improvement:** If repair costs equal or exceed 50% of the building's market value, the entire structure must be brought into compliance with current floodplain and building codes.
- **No cumulative lookback:** City of Tamarac will not use any cumulative substantial improvement periods (as prohibited by SB 180).
- **Impact Fees:** No impact fees will be charged for replacement structures that are the same land use and do not increase demand on public facilities.

What to do when recovering from a flood

- **Wait until it's safe to enter your home**

Your safety comes first. Before returning to your home, wait for floodwaters to recede and emergency officials to say it's safe to return. Make sure electricity and gas are shut off when you go back to avoid fire or injury. For added caution, have an electrician check the house before turning the power back on.
- **Start your flood insurance claim**

[Start a claim](#) with your flood insurance provider as soon as you can. They'll connect you with an adjuster who will inspect your property for damage.
- **Take pictures and videos, and keep samples of damaged items**

Take pictures and videos of damage before you begin cleaning up. Take photos of the serial numbers of any damaged large appliances and keep carpet samples too.
- **Throw out things that risk your health**

After documenting damage, dispose of any perishable items and items that could grow mold, including things like pillows and clothing.
- **Dry your belongings to prevent mold growth**

National Flood Insurance Program (NFIP) policies don't cover mold damage so it's important you begin drying out damaged items as soon as possible to stop mold from growing and spreading.
- **Select a reputable repair company**

You may need help from an electrician or general contractor to repair your flooded property. Ask for all estimates in writing, and check with your insurance provider before signing any contracts. Ensure any service providers are licensed, bonded and insured.
- **Check your insurance adjuster's identification**

Be careful of disaster recovery scams. Ask to see the insurance adjuster's driver's license and Flood Control Number to ensure they're authorized to work on your claim.
- **See if you qualify for extra funding to rebuild**

You may qualify for up to an additional \$30,000 to rebuild in ways that will reduce your flood risk in the future. This is called [Increased Cost of Compliance Coverage](#) (ICC). Talk to your insurance adjuster or agent to learn whether you qualify.

<https://www.floodsmart.gov/recover/checklist>