DEVELOPMENT SERVICES DEPARTMENT

Monthly Building Activity Report
January 2024

BUILDING PERMITS ISSUED

SINGLE FAMILY HOME

Month	2019	2020	2021	2022	2023	2024	2024 vs 2023 Difference	2023 vs 2022 Difference	2022 vs 2021 Difference
October	184	203	354	388	252	362	110	(136)	34
November	162	163	272	373	287	205	(82)	(86)	101
December	172	154	313	275	298	245	(53)	23	(38)
January	115	187	338	406	455	335	(120)	49	68
February	137	181	313	354	333			(21)	41
March	147	155	300	325	303			(22)	25
April	139	139	383	465	302			(163)	82
May	133	157	372	698	286			(412)	326
June	112	188	408	579	309			(270)	171
July	191	216	406	432	207			(225)	26
August	183	266	370	545	251			(294)	175
September	199	267	354	299	303			4	(55)
Total	**1,874**	**2,276**	**4,183**	**5,139**	**3,586**	**1,147**	(145)	(1,553)	956
Average/Mo	156	190	349	428	299	287	(12)	(129)	80
Percentage change over Prior Year	*N/A*	21.5%	83.8%	22.9%	-30.2%	*N/A*	-3.5%	-30.2%	22.9%

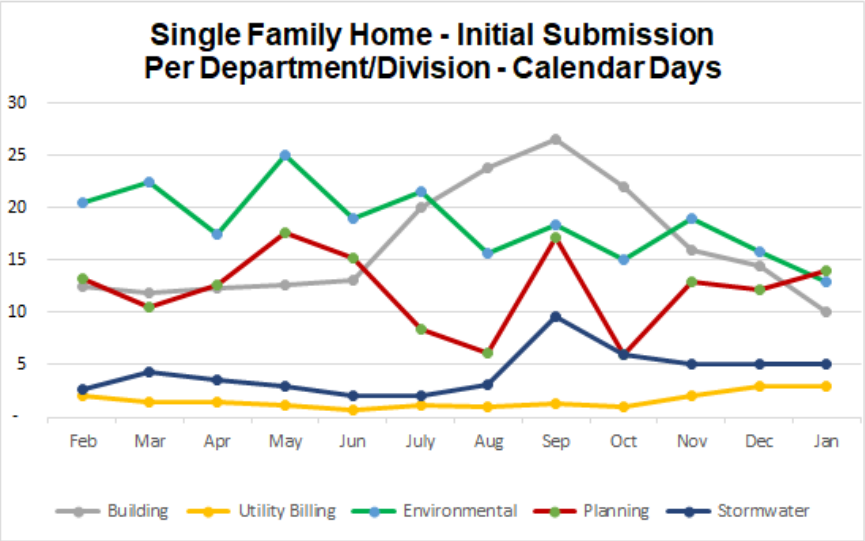
COMMERCIAL CONSTRUCTION

Month	2019	2020	2021	2022	2023	2024	2024 vs 2023 Difference	2023 vs 2022 Difference	2022 vs 2021 Difference
October	24	18	17	29	7	40	33	(22)	12
November	19	13	9	15	25	60	35	10	6
December	20	16	13	22	10	37	27	(12)	9
January	22	21	13	11	27	70	43	16	(2)
February	23	12	12	11	23			12	(1)
March	25	28	36	18	38			20	(18)
April	33	8	16	21	28			7	5
May	25	17	16	39	51			12	23
June	31	21	28	13	34			21	(15)
July	21	16	33	17	42			25	(16)
August	31	21	32	28	33			5	(4)
September	29	32	32	12	52			40	(20)
Total	**303**	**223**	**257**	**236**	**370**	**207**	138	134	(21)
Average/Mo	25	19	21	20	31	52	21	11	(2)
Percentage change over Prior Year	*N/A*	-26.4%	15.2%	-8.2%	56.8%	*N/A*	97.7%	56.8%	-8.2%

Single Family Home - Average Days To Review Building Plans - By Review Type

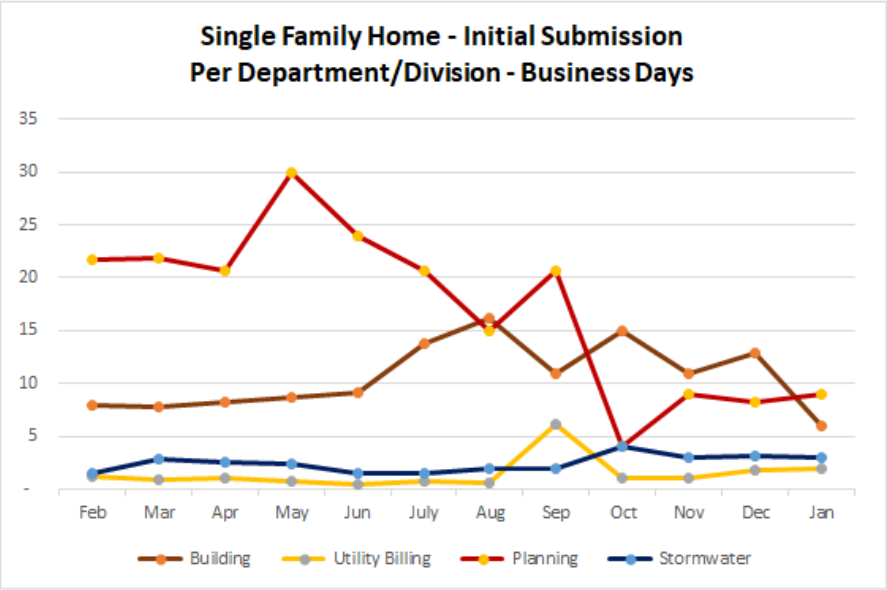
Building Permit Reviews (Calendar days)

Review Type	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Jan	Fed - Jan Average
Building	12	12	12	13	13	20	24	27	22	16	15	10	16
Utility Billing	2	2	2	1	1	1	1	1	1	2	3	3	2
Environmental	21	23	17	25	19	22	16	18	15	19	16	13	19
Planning	13	11	13	18	15	8	6	17	6	13	12	14	12
Stormwater	3	4	4	3	2	2	3	10	6	5	5	5	4



Building Permit Reviews (Business days)

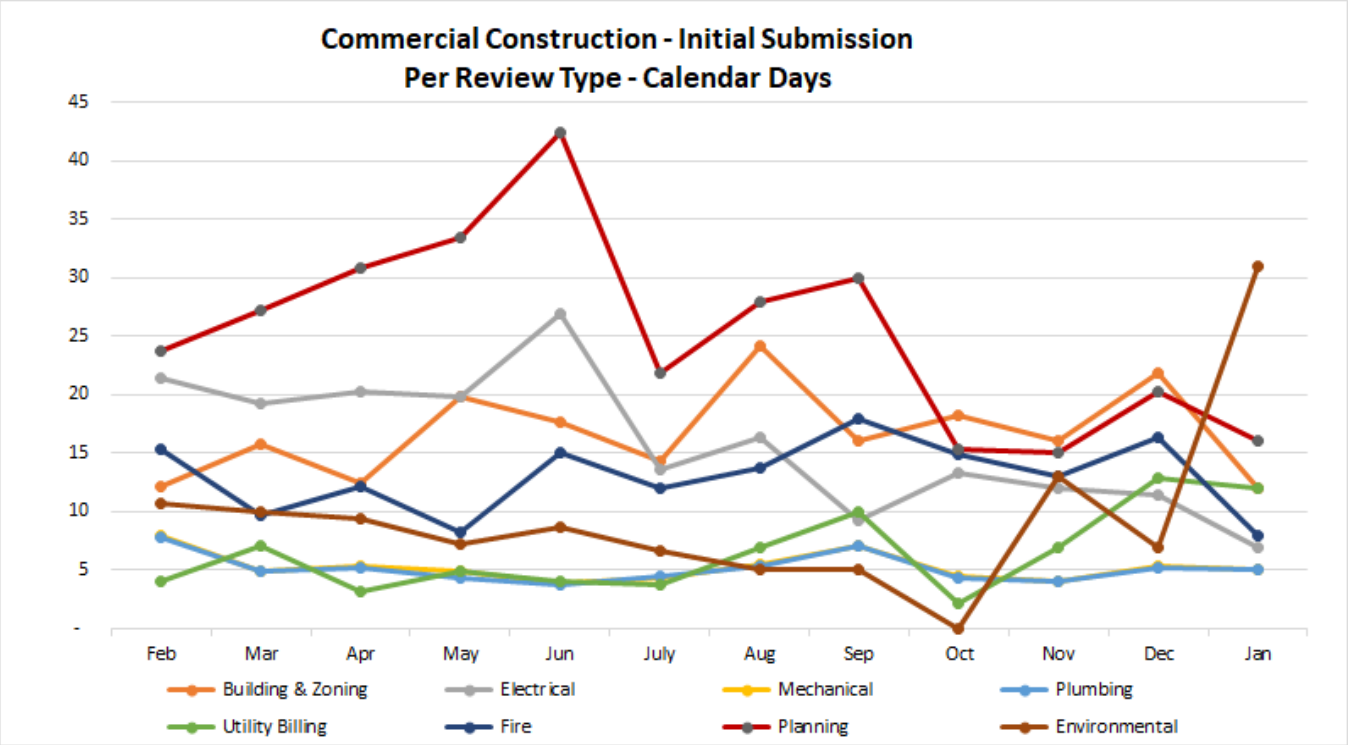
Review Type	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Jan	Fed - Jan Average
Building	8	8	8	9	9	14	16	11	15	11	13	6	11
Utility Billing	1	1	1	1	1	1	1	6	1	1	2	2	1
Planning	22	22	21	30	24	21	15	21	4	9	8	9	17
Stormwater	2	3	3	2	2	2	2	2	4	3	3	3	2



Commercial Construction - Average Days To Review Building Plans - By Review Type

Building Permit Reviews (Calendar days)

Review Type	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb - Jan Average
Building & Zoning	12	16	12	20	18	14	24	16	18	16	22	12	17
Electrical	21	19	20	20	27	14	16	9	13	12	12	7	16
Mechanical	8	5	5	5	4	4	6	7	5	4	5	5	5
Plumbing	8	5	5	4	4	5	5	7	4	4	5	5	5
Utility Billing	4	7	3	5	4	4	7	10	2	7	13	12	7
Fire	15	10	12	8	15	12	14	18	15	13	16	8	13
Environmental	11	10	9	7	9	7	5	5	-	13	7	31	9
Planning	24	27	31	34	42	22	28	30	15	15	20	16	25



Average Days To Issue Permit By Type

Overall Average	Feb'23	Mar'23	Apr'23	May'23	Jun'23	Jul'23	Aug'23	Sep'23	Oct'23	Nov'23	Dec'23	Jan'24	Average
Single Family - Average Business days to issue	62.8	74.8	94.9	87.2	96.6	106.0	97.2	136.0	107.1	145.0	137.6	136.1	106.8
(Apply to Issue) Min Days to Issue	12.0	7.0	8.0	16.0	6.0	7.0	17.0	19.0	7.0	5.0	21.0	26.0	12.6
(Apply to Issue) Max Days to Issue	152.0	202.0	232.0	255.0	261.0	315.0	342.0	701.0	406.0	748.0	772.0	747.0	427.8

Permit Type

	Feb'23	Mar'23	Apr'23	May'23	Jun'23	Jul'23	Aug'23	Sep'23	Oct'23	Nov'23	Dec'23	Jan'24	Average
Single Family Mastered - Avg Bus days to issue	N/A	N/A	44.3	34.1	47.8	47.7	59.9	46.3	54.4	69.9	57.6	95.0	55.7
Min Days to Issue	N/A	N/A	36.0	12.0	7.0	12.0	18.0	14.0	12.0	14.0	23.0	25.0	17.3
Max Days to Issue	N/A	N/A	56.0	81.0	114.0	171.0	172.0	193.0	209.0	248.0	210.0	324.0	177.8
Commercial Construct. - Avg Bus days to issue	163.5	249.6	354.5	121.2	284.1	156.3	164.2	136.6	163.4	203.3	293.8	159.8	204.2
Min Days to Issue	29.0	19.0	20.0	35.0	58.0	41.0	32.0	9.0	29.0	7.0	14.0	12.0	25.4
Max Days to Issue	401.0	832.0	849.0	461.0	545.0	442.0	733.0	571.0	895.0	622.0	1,091.0	671.0	676.1
Enclosure: Fence/Screen - Avg Bus days to issue	26.9	38.7	45.1	45.8	52.0	62.9	125.7	44.9	36.4	40.8	22.8	37.9	48.3
Min Days to Issue	1.0	1.0	1.0	1.0	1.0	8.0	14.0	3.0	5.0	1.0	1.0	1.0	3.2
Max Days to Issue	394.0	393.0	496.0	354.0	385.0	336.0	658.0	435.0	343.0	566.0	367.0	597.0	443.7
Marine Improvement - Avg Bus days to issue	53.4	102.9	71.9	105.0	83.4	78.7	90.4	64.3	78.6	73.4	51.5	57.8	75.9
Min Days to Issue	7.0	1.0	19.0	25.0	24.0	10.0	1.0	12.0	16.0	6.0	8.0	6.0	11.3
Max Days to Issue	455.0	433.0	292.0	373.0	399.0	488.0	627.0	561.0	628.0	484.0	344.0	546.0	469.2
Wells - Avg Bus days to issue	14.2	20.4	27.9	25.4	29.0	19.2	22.2	43.3	19.3	13.9	12.6	10.3	21.5
Min Days to Issue	2.0	3.0	4.0	3.0	2.0	4.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0
Max Days to Issue	214.0	303.0	549.0	301.0	290.0	235.0	171.0	445.0	469.0	127.0	143.0	213.0	288.3

City of Cape Coral, Florida
New Building Permit Applications

Month	2019	2020	2021	2022	2023	2024	2024 vs 2023 Difference	2023 vs 2022 Difference	2022 vs 2021 Difference
October	2,662	2,875	4,320	3,981	3,447	4,532	1,085	(534)	(339)
November	2,280	2,273	3,382	3,709	8,114	3,744	(4,370)	4,405	327
December	1,835	2,141	3,942	3,601	8,862	3,585	(5,277)	5,261	(341)
January	2,255	2,630	3,586	3,753	9,272	3,559	(5,713)	5,519	167
February	2,305	2,612	4,065	3,435	8,521			5,086	(630)
March	2,538	2,918	5,144	5,759	9,031			3,272	615
April	2,663	2,567	4,801	4,662	7,225			2,563	(139)
May	2,846	2,821	4,165	5,044	7,036			1,992	879
June	2,803	3,954	4,655	4,637	6,706			2,069	(18)
July	2,737	4,107	4,058	4,513	5,304			791	455
August	2,603	3,987	4,236	5,143	5,465			322	907
September	2,429	3,791	3,910	3,573	4,211			638	(337)
Total	**29,956**	**36,676**	**50,264**	**51,810**	**83,194**	**15,420**	(14,275)	31,384	1,546
Average/Mo	2,496	3,056	4,189	4,318	6,933	3,855	(3,078)	2,615	129
Percentage change over Prior Year	*N/A*	22.4%	37.0%	3.1%	60.6%	*N/A*	-73.5%	60.6%	3.1%

City of Cape Coral, Florida
Building Permits Issued

Month	2019	2020	2021	2022	2023	2024	2024 vs 2023 Difference	2023 vs 2022 Difference	2022 vs 2021 Difference
October	2,842	2,941	3,772	3,413	5,101	4,352	(749)	1,688	(359)
November	2,275	2,250	3,234	3,629	7,380	4,116	(3,264)	3,751	395
December	1,998	2,170	3,825	3,553	8,481	3,381	(5,100)	4,928	(272)
January	2,089	2,597	3,644	3,357	9,582	3,786	(5,796)	6,225	(287)
February	2,170	2,578	3,710	2,821	8,132			5,311	(889)
March	2,607	2,819	5,001	2,776	7,625			4,849	(2,225)
April	2,687	2,579	4,409	5,441	6,815			1,374	1,032
May	2,854	2,706	3,732	3,862	6,218			2,356	130
June	2,551	3,480	4,687	4,595	7,256			2,661	(92)
July	2,907	3,960	4,089	4,261	5,850			1,589	172
August	2,566	3,833	4,087	4,876	5,728			852	789
September	2,450	3,710	3,496	3,465	3,683			218	(31)
Total	**29,996**	**35,623**	**47,686**	**46,049**	**81,851**	**15,635**	(14,909)	35,802	(1,637)
Average/Mo	2,500	2,969	3,974	3,837	6,821	3,909	(2,912)	2,984	(136)
Percentage change over Prior Year	*N/A*	18.8%	33.9%	-3.4%	77.7%	*N/A*	-73.3%	77.7%	-3.4%

City of Cape Coral, Florida
Building Inspections Completed

Month	2019	2020	2021	2022	2023	2024	2024 vs 2023 Difference	2023 vs 2022 Difference	2022 vs 2021 Difference
October	9,194	13,568	17,196	18,931	13,446	14,849	1,403	(5,485)	1,735
November	8,932	11,404	14,797	18,573	16,671	12,508	(4,163)	(1,902)	3,776
December	9,576	11,633	19,673	19,405	21,110	12,506	(8,604)	1,705	(268)
January	9,955	12,782	17,706	18,588	26,377	12,495	(13,882)	7,789	882
February	10,639	12,692	19,188	16,537	27,669			11,132	(2,651)
March	9,130	13,574	22,378	20,910	36,697			15,787	(1,468)
April	9,585	12,134	21,172	18,451	29,739			11,288	(2,721)
May	9,832	12,036	18,931	20,078	32,102			12,024	1,147
June	9,090	13,104	20,758	19,549	35,071			15,522	(1,209)
July	10,617	14,403	18,414	18,273	28,686			10,413	(141)
August	9,278	15,086	20,004	23,454	31,158			7,704	3,450
September	8,476	15,482	19,397	16,725	13,254			(3,471)	(2,672)
Total	**114,304**	**157,898**	**229,614**	**229,474**	**311,980**	**52,358**	(25,246)	82,506	(140)
Average/Mo	9,525	13,158	19,135	19,123	25,998	13,090	(12,909)	6,876	(12)
Percentage change over Prior Year	*N/A*	38.1%	45.4%	-0.1%	36.0%	*N/A*	-67.5%	36.0%	-0.1%

City of Cape Coral, Florida
Valuation of Building Permits Issued

Month	2019	2020	2021	2022	2023	2024	2024 vs 2023 Difference	2023 vs 2022 Difference	2022 vs 2021 Difference
October	$ 79,874,600	$ 82,160,395	$ 110,910,105	$ 123,326,184	$ 147,313,950	$ 297,658,221	$ 150,344,271	$ 23,987,766	$ 12,416,079
November	66,544,009	100,566,858	79,094,866	126,644,252	291,808,295	217,501,386	(74,306,909)	$ 165,164,043	$ 47,549,386
December	57,259,503	56,961,846	113,577,609	100,723,090	295,123,702	203,701,612	(91,422,090)	$ 194,400,612	$ (12,854,519)
January	60,557,222	87,092,157	104,968,179	134,473,368	422,336,826	221,527,004	(200,809,822)	$ 287,863,458	$ 29,505,189
February	53,016,758	69,591,628	106,219,898	110,460,742	315,116,867			$ 204,656,125	$ 4,240,844
March	64,021,903	93,474,912	133,452,877	121,779,558	335,989,582			$ 214,210,024	$ (11,673,319)
April	62,543,691	73,347,074	127,670,347	195,783,166	279,000,382			$ 83,217,216	$ 68,112,819
May	61,466,735	68,933,111	144,713,337	251,297,153	284,057,252			$ 32,760,099	$ 106,583,817
June	62,003,463	78,476,415	163,809,149	215,757,123	264,796,003			$ 49,038,880	$ 51,947,974
July	77,707,047	85,915,172	123,447,018	211,324,051	254,012,499			$ 42,688,448	$ 87,877,033
August	75,576,832	88,454,594	160,057,301	263,228,261	241,638,143			$ (21,590,118)	$ 103,170,960
September	94,613,243	83,749,884	118,334,318	159,446,635	225,015,895			$ 65,569,260	$ 41,112,317
Total	**$ 815,185,006**	**$ 968,724,044**	**$1,486,255,004**	**$ 2,014,243,584**	**$ 3,356,209,396**	**$ 940,388,223**	$ (216,194,550)	$ 1,341,965,812	$ 527,988,579
Average/Mo	$ 67,932,084	$ 80,727,004	$ 123,854,584	$ 167,853,632	$ 279,684,116	$ 235,097,056	$ (44,587,061)	$ 111,830,484	$ 43,999,048
Percentage change over Prior Year	*N/A*	18.8%	53.4%	35.5%	66.6%	*N/A*	-36.0%	66.6%	35.5%

Valuation Breakdown of Single Family Home Permits Issued

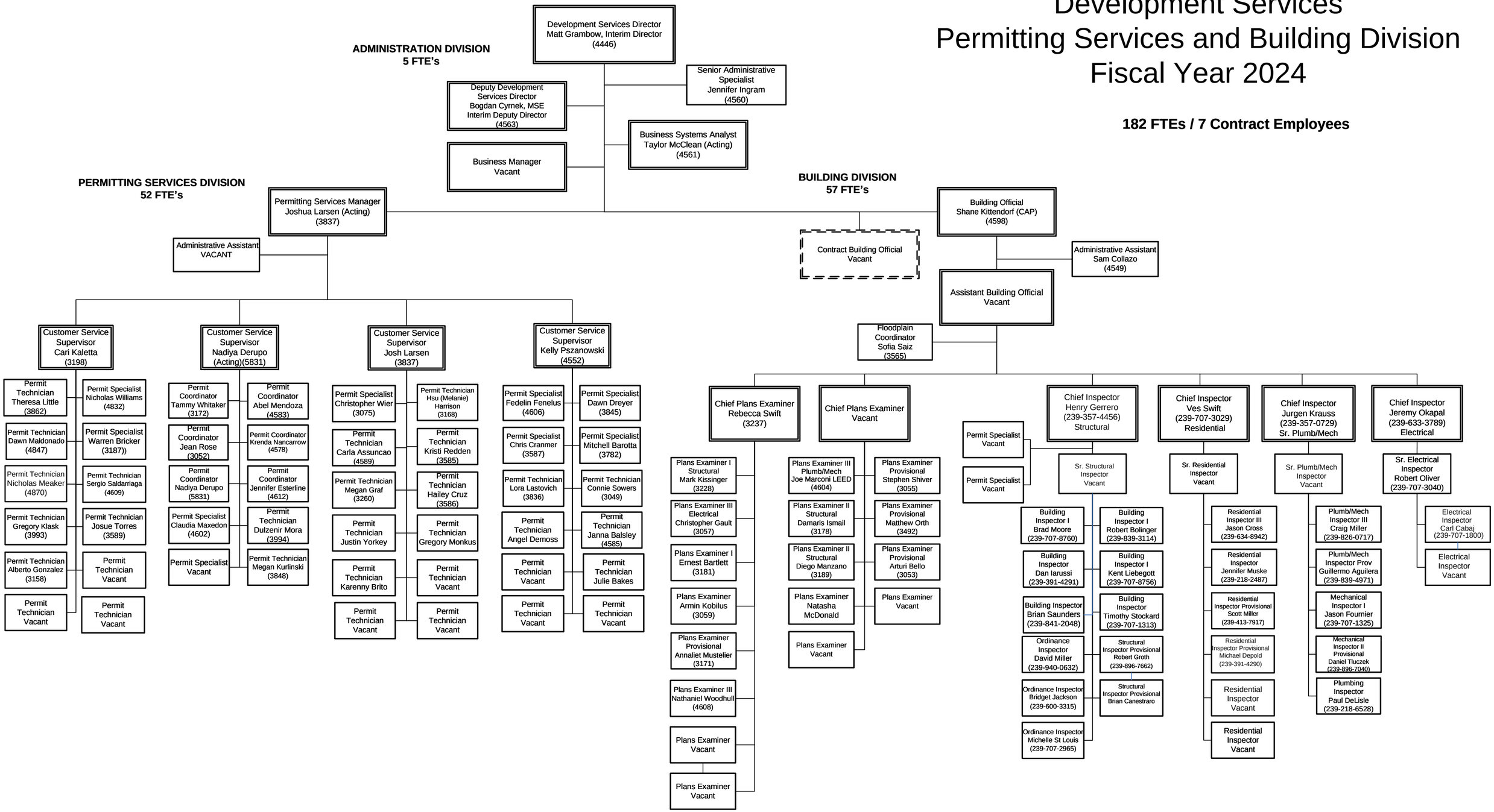
Month	$0.00-$250,000	$250,001-$500,000	$500,001-$1,000,000	$1,000,001 - up	Total Valuation
January '24	29	272	32	2	$128,402,598
December '23	23	198	21	3	$93,875,083
November '23	23	145	35	2	$81,303,261
October '23	26	282	48	6	$150,358,570
September '23	30	249	65	3	$143,479,976
August '23	43	227	41	2	$120,287,942
July '23	45	179	40	3	$102,020,913
June '23	40	210	40	1	$109,969,789
May '23	52	253	49	7	$140,244,150
April '23	59	234	38	2	$120,621,698
March '23	66	221	47	8	$128,941,648
February '23	68	246	64	0	$137,699,530
Total	**504**	**2,716**	**520**	**39**	**$1,457,205,158**

Valuation Breakdown of Commercial Construction Building Permits Issued

Month	$0.00 - $1,000,000	$1,000,001-$2,000,000	$2,000,001-$5,000,000	$5,000,001 - up	Total Valuation
January '24	62	3	5	0	$27,729,935
December '23	29	2	6	0	$26,893,045
November '23	52	2	1	5	$51,736,936
October '23	30	4	0	6	$58,565,393
September '23	21	0	0	0	$2,414,650
August '23	31	0	2	0	$8,044,344
July '23	40	0	1	1	$23,026,435
June '23	17	15	1	0	$29,622,575
May '23	49	1	0	1	$12,045,847
April '23	20	7	0	0	$14,074,943
March '23	29	3	6	0	$24,581,578
February '23	21	2	0	0	$6,026,963
Total	**401**	**39**	**22**	**13**	**$284,762,644**

City of Cape Coral, Florida
Building Permits CO/CC

Month	Single Family Home	Commercial Construction	Valuation
January '24	345	24	$ 125,851,122.00
December '23	441	15	$ 144,000,880.00
November '23	396	11	$ 131,407,637.00
October '23	354	20	$ 129,500,872.00
September '23	348	25	$ 113,840,221.00
August '23	379	12	$ 114,463,796.00
July '23	294	5	$ 81,198,857.00
June '23	297	9	$ 93,188,771.00
May '23	310	14	$ 89,338,032.00
April '23	327	1	$ 79,540,763.00
March '23	370	18	$ 97,512,348.00
February '23	332	11	$ 71,772,175.00
Total	**4,193**	**165**	**$ 1,271,615,474.00**

Development Services
Permitting Services and Building Division
Fiscal Year 2024

182 FTEs / 7 Contract Employees