

RESOLUTION NO. 2025-10

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HILLIARD, FLORIDA, A MUNICIPAL CORPORATION, AMENDING RESOLUTION NO. 2021-12, AMENDING RULES FOR AN EXEMPTION FROM THE FLORIDA BUILDING CODE FOR SINGLE-FAMILY RESIDENCES RELATING TO CERTAIN ADDITIONS, ALTERATIONS, OR REPAIRS NOT TO EXCEED 320 SQUARE FEET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Building Code remains in effect, as periodically updated and amended, in the State of Florida;

WHEREAS, pursuant to Section 102.2.5.1 of the Florida Building Code, a local enforcement agency may provide limited exemptions from the Florida Building Code for single-family residences;

WHEREAS, pursuant to Section 102.2.5.1 of the Florida Building Code, the local enforcement agency may provide an exemption from the Florida Building Code for additions, alterations, or repairs performed by the property upon the property owner's own, provided any addition or alteration shall not exceed a certain square footage or the square footage of the primary structure, whichever is less;

WHEREAS, Nassau County, Florida has implemented Ordinance No. 2025-023, adopting exemptions based on the Florida Building Code; and

WHEREAS, the Town of Hilliard, as a local enforcement agency for the purposes of the Florida Building Code, desires making certain exemptions available to applicable owners in the Town.

NOW THEREFORE BE IT RESOLVED, by the Town Council of the Town of Hilliard, Florida that:

Section 1. The following permit exemptions shall apply for additions, alterations, or repairs by owners of single-family residences who use those residence as their homestead and whose additions, alterations, or repairs do not constitute a substantial improvement by an owner or non-owner of a single-family residence within a mapped flood zone:

A. A one-time exemption within a twelve (12) month period for porches, patios, decks, or storage sheds containing no more than 320 square feet, located at a single-family residence or mobile home.

B. Fences not exceeding 6 feet in height.

C. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless: (1) supporting a surcharge; or (2) within a distance from the property line that is less than the exposed height of the front of the wall.

D. Raised decks, platforms, ramps, sidewalks, and driveways not more than 30 inches above adjacent grade, and not over any story below and is not part of an accessible route.

E. Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work.

F. Prefabricated swimming pools that are less than 24 inches deep.

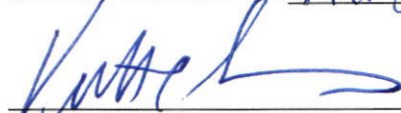
G. Shade cloth structures for nursery or agricultural purposes.

H. Swings, slides, carousels, and other playground equipment.

I. Inspections for additions, alterations, or repairs of mechanical equipment where the owner submits a notarized statement that holds the Town of Hilliard harmless from any adverse consequences resulting from the work and agrees not to initiate, support, or join any legal action against the Town of Hilliard for such consequences. Further, the statement shall contain a statement that the owner shall indemnify and hold the Town of Hilliard harmless from such actions.

Section 2. This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 21st, day of August, 2025 by the Town Council of the Town of Hilliard, Florida, and shall become effective on August 21st 2025.



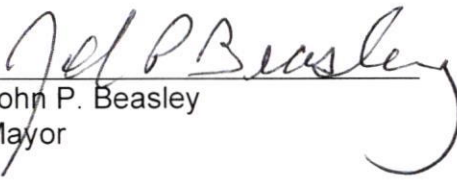
Kenneth A. Sims
Council President

ATTEST:



Lisa Purvis
Town Clerk

APPROVED:



John P. Beasley
Mayor