



CITY OF DORAL
DEVELOPMENT SERVICES



NEW HOMEOWNER GUIDE TO DORAL DEVELOPMENT SERVICES



► June 2026



Phone Number:
(305) 593-6700



Website:
www.cityofdoral.com

**One Voice. One Standard.
Building a Safer, Stronger Doral.**



WELCOME HOME!



► BEFORE YOU BUILD, FIX, FENCE, PAVE, RENT, OR REMODEL...

Welcome to Doral. Owning a home is exciting, but improvements often come with rules, permits, inspections, and safety requirements. This guide helps you ask the right questions before starting work.

- Question 1: Do I need a permit?
- Question 2: Is my contractor licensed and registered?
- Question 3: Can I change my driveway, pavers, fence or landscaping?
- Question 4: What about windows, doors, roofs, and hurricane protection?
- Question 5: Can I convert my garage, add a room or change how I use the space?
- Question 6: Am I responsible for old or unpermitted work?
- Question 7: What inspections or approvals will I need?
- Question 8: Who should I call first?

Before you start any work, talk to Development Services.
Let's Build Doral Together.



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KEY QUESTIONS TO ASK

DO I NEED A PERMIT?

► UNDERSTANDING WHEN A PERMIT IS REQUIRED

Many home projects require a permit, even if the work seems simple. Fences, pavers, driveways, windows, doors, roofs, generators, sheds, pools, patio enclosures, electrical, plumbing, air conditioning, and interior remodeling may all need review before work begins.

A permit helps confirm the work is safe, legal, and properly inspected. It also protects you when selling, insuring, or refinancing your home.

Before starting a project or hiring someone to do the work, contact Development Services to confirm what is required.

Before you start, check the permit path.



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DEVELOPMENT SERVICES



IS MY CONTRACTOR LICENSED AND REGISTERED?

► UNDERSTANDING PROFESSIONAL LICENSES

Before hiring anyone, make sure your contractor is properly licensed, insured, and qualified to do the work. A business card, truck logo, or verbal promise is not enough. Licensed contractors know when permits are required, how inspections work, and what standards apply in Doral. Insurance also helps protect you if something goes wrong on the job.

Be cautious of anyone who asks you to pull the permit yourself or says a permit is “not necessary” without checking first. Contractors are licensed by the State of Florida and locally by Miami-Dade County.

Find out more at www.myfloridalicense.com and select “Verify a License” and www.miamidade.gov/Apps/RER/BCCOContractorMenu

Before you hire, verify the contractor.



CAN I CHANGE MY DRIVEWAY, PAVERS, FENCE OR LANDSCAPING?



WHAT ABOUT WINDOWS, DOORS, ROOFS, AND HURRICANE PROTECTION?

▶ UNDERSTANDING WORK BY OWNER

Exterior changes can affect drainage, visibility, access, property lines, utilities, landscaping, and neighborhood standards. Projects like driveways, pavers, fences, gates, artificial turf, tree removal, patios, and major landscape changes may require City review before work begins. HOA approval is helpful, but it does not replace City requirements. Some work may be completed "By Owner" on fee simple single-family homes.

Before spending money or starting work, confirm what is allowed on your property and whether a permit or inspection is needed.

Before you improve the outside, check the site rules.

▶ UNDERSTANDING STRUCTURAL REQUIREMENTS

In South Florida's High Velocity Hurricane Zone (HVHZ), windows, doors, roofs, shutters, and other hurricane protection are part of your home's exterior "shell." That shell helps protect your family, your property, and your neighbors during severe weather. These projects usually require permits, approved products and "Notices of Acceptance" (NOAs), and inspections to confirm the work is installed correctly. Even replacing "like for like" may still need review. Before hiring a contractor or ordering materials, confirm the permit path and product requirements.

Before you upgrade, protect the shell.



CAN I CONVERT MY GARAGE, ADD A ROOM, OR CHANGE HOW I USE THE SPACE?



► **SHORT ANSWER: MAYBE.**

Changing how a space is used can affect safety, parking, setbacks, exits, windows, air conditioning, electrical, plumbing, and fire requirements. Garage conversions (e.g. Sleeping Room, Gym or Office), room additions, enclosed patios, efficiency units, home offices, or rented rooms may need zoning review, permits, inspections, and final approval before the space can be used. What seems like "extra space" may create new code requirements. Before converting, enclosing, renting, or adding living space, contact Development Services to confirm what is allowed.

Before you add space, check the rules.

AM I RESPONSIBLE FOR UNPERMITTED WORK?

► **SHORT ANSWER: YES.**

When you buy a home, you may also inherit past issues like open permits, expired permits, violations, liens, or work completed without approval. Even if the work was done by a prior owner, it can affect future permits, insurance, refinancing, resale, or new improvements. Before starting a new project, check the property history and ask whether anything needs to be closed, corrected, or legalized. Visit with our Records Management Team for more info!

Before you move forward, check what came before.



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WHAT INSPECTIONS OR APPROVALS WILL I NEED?

Getting a permit is not the final step. Most permitted work needs inspections before it is approved and closed. Inspections help confirm the work was completed safely and matches the approved plans. Depending on the project, you may need Building, electrical, plumbing, mechanical, roofing, zoning, fire, or other approvals.

Do not assume the job is finished just because the contractor is finished. Before making final payment, confirm that all inspections passed and the permit is closed.

Before the job is done, close the permit.

WHO SHOULD I CALL FIRST?



► **WE'RE HERE FOR YOU!**

Not sure where to start? Contact Development Services. We can help point you in the right direction before you begin work, hire a contractor, or spend money on materials. Depending on your project, you may need help from Building, Planning and Zoning, Code Compliance, Licensing, Public Works, Fire, or another agency. You do not need to know the whole process before calling. That is why we are here.

Before you guess, ask Development Services.

IMPORTANT NUMBERS & WEB PAGES

CITY OF DORAL

WWW.CITYOFDORAL.COM
(305) 593-6725 MAIN SWITCHBOARD

CONSTITUENT SERVICES

CONSTITUENTSERVICES@CITYOFDORAL.COM
(305) 593-6725 EXT 7027

BUILDING DEPARTMENT

WWW.CITYOFDORAL.COM/BUILDING
(305) 593-6700

PLANNING & ZONING

WWW.CITYOFDORAL.COM/PLANNING
(305) 593-6630

CODE COMPLIANCE DEPARTMENT

WWW.CITYOFDORAL.COM/CODE
(305) 593-6780

CUSTOMER ACCESS PORTAL

WWW.CITYOFDORAL.COM/PERMITTING

FLORIDA BUILDING CODE

WWW.FLORIDABUILDING.ORG

CODE OF ORDINANCES & LAND DEVELOPMENT CODE

LIBRARY.MUNICODE.COM/FL/DORAL

