

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2026-55**

A RESOLUTION OF THE CITY COMMISSION DIRECTING CITY STAFF TO DENY THE ISSUANCE OF BUILDING PERMITS TO CONTRACTORS WITH EXPIRED PERMITS WITHIN THE CITY CONSISTENT WITH APPLICABLE LAW.

**WHEREAS**, expired permits are considered violations of Section 105-26 of the City Code and applicable Florida Building Code provisions; and

**WHEREAS**, consistent with the City Building Official’s authority under the Florida Building Code, and F.S. 553.79, the City will not issue new permits to contractors who have expired permits within the City; and

**WHEREAS**, the City Building Official retains any and all authority to require reactivation of permits, change of contractors, or the ability to issue permits if there are special circumstances surrounding the expiration of other permits within the City;

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:**

**SECTION 1.** That the foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.


**SECTION 2.** That the City Commission directs City staff to deny the issuance of any building permit to contractors with expired permits within the City, consistent with the Florida Building Code and Section 553.79, Florida Statutes.

**SECTION 3.** That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-FOURTH DAY OF FEBRUARY, A.D., 2026

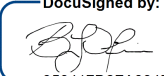
(Moved: Fernandez / Seconded: Anderson)  
(Yeas: Fernandez, Lara, Anderson, Castro, Lago)  
(Unanimous: 5-0 Vote )  
(Agenda Item: F-1)

APPROVED:

DocuSigned by:  
  
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VINCE LAGO  
MAYOR

ATTEST:

DocuSigned by:  
  
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BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

DocuSigned by:  
  
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CRISTINA M. SUÁREZ  
CITY ATTORNEY