



Build Responsibly

For Building Contractors and Homeowners

In accordance with the National Flood Insurance Program, Article 4.3 of the Osceola County Land Development Code requires that all construction located fully or partially within the Special Flood Hazard Area must comply with provisions for flood hazard reduction. To ensure compliance with these requirements all properties in the floodplain require a floodplain development permit.

Before you begin any construction, please contact the Osceola County Building Office for the appropriate permit applications.

Know the Substantial Damage Rules!

Substantial Damage : Any damage sustained by a structure whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50% of the structure's pre-damage market value.

Substantial Improvement : Any repair, reconstruction, rehabilitation, addition, alteration, or other improvement to a structure, the cost of which equals or exceeds 50% of the structure's market value before the start of construction of the improvements.

All substantial improvements must comply with the current provisions for flood hazard reduction detailed in the Osceola County Land Development Code.

If your home has been in a flood, contact the Building Office at 407-742-0200 before beginning repairs. A Substantial Damage Estimate (SDE) must be completed in accordance with Osceola County Land Development Code, Article 4.3 before repairs can begin.

Keep Areas Open Between Homes & Property Lines

To allow for proper drainage and avoid flood damages, do not obstruct or alter drainage areas located between homes and property lines. Do not regrade or place fill in these areas, as doing so may redirect floodwaters away from the stormwater system and toward structures where they can cause damages.



For additional information, contact the Osceola County Building Office:

1 Courthouse Square, Suite 1400 ♦ Kissimmee, FL 34741 ♦ 407-742-0200 ♦ www.osceola.org