



Buyer's Guide:

AI Tools for Building Permitting

This guide is for informational purposes only. FLC does not endorse or certify any specific vendor. Cities should evaluate tools for compliance with Florida law and local policies.

A new group of AI tools is speeding up the slowest parts of permitting: reviewing plans against code and helping applicants submit complete, correct paperwork.

This guide covers purpose-built AI tools, not the full permit-management platforms that have added AI features. It splits the AI permitting tools into two groups:

1. Tools that help staff review plans and check code, and
2. Tools that help residents and contractors get an application right before it reaches a reviewer.

In every case, AI flags issues and points to the rule, but a person still makes the decision.

This technology is still in its early phases. Relatively few U.S. cities had live AI plan-review deployments by mid-2026, though the number is climbing fast, and Florida is one of the busiest testing grounds. Fast growth and the [permit backlogs that followed the 2024 hurricanes](#) have pushed Florida governments to try these tools. Larger cities are moving too: [Miami announced an AI permitting partnership with Oracle in March 2026](#), a contract the city values at more than \$18 million over a renewable five-year term.

State law adds its own pressure. [HB 803 \(Chapter 2026-63\)](#), which took effect July 1, 2026, tightens permit review deadlines, creates a five-business-day review window for certain small residential permits, expands private-provider review, and caps some inspection fees. Tools that catch incomplete applications on day one can help departments meet those deadlines.

Each tool below includes an “In Florida” note indicating where it is actually used (last verified July 2026).

AI Plan Review and Code-Compliance Tools

[CivCheck](#) (a Clariti company)

Core Features: Guided AI Plan Review that pre-screens applications across zoning, building, fire, accessibility, plumbing, and structural, plus some licensing types. It reads submitted plans, including PDFs, forms, and hand-drawn sheets, flags likely

compliance problems, points to the relevant code sections, and hands the reviewer a structured summary instead of a raw PDF. It does not approve or deny; a person makes the call.

Integrations: Ingests each jurisdiction's specific codes, and the vendor's team tracks and loads code and legislative changes. It became part of Clariti's permitting platform after an [October 2025 acquisition](#).

Municipal Considerations: In the standard model, the platform is free to partner cities, and applicants pay a per-application prescreening fee, though cities can choose to absorb part of that cost instead. Either way, check how it sits with your fee schedule. In a proof-of-value study run in 2025 (results published in June 2026), the [City of Seattle](#) measured CivCheck's completeness checks at about 87% accuracy and design-compliance checks at about 92%, with accuracy improving over the course of the test. Seattle also found that coverage matters as much as accuracy: prescreening saves applicants a full review cycle only when it catches every correction a staff reviewer would.

In Florida: No named Florida city has been announced as of mid-2026.

[SwiftGov](#) (Swiftbuild.ai)

Core Features: AI plan review configured to a jurisdiction's own code, aimed at residential and subdivision work. It interprets site and building plans, flags compliance issues, and ties every finding to a citation. A first-pass AI review runs in under two minutes, and staff keep final authority.

Integrations: Configured to the jurisdiction's own codes, records, and data. The company states that cities own their data and face no vendor lock-in.

Municipal Considerations: A Florida-founded company, it reports single-family reviews are at least 90% accurate and stresses the tool reviews plans, not construction quality, so it does not replace inspections or site visits. Contracts reportedly range from about \$50,000 to nearly \$2 million, depending on the jurisdiction's size.

In Florida: [SwiftGov](#) works with Hernando, Pasco, and Walton counties and the cities of Jacksonville and Titusville. After Hurricanes Helene and Milton in 2024, Hernando County used it to clear a backlog of about 6,000 single-family permit applications and reported cutting review from roughly 30 days to a matter of hours. The [Hernando program](#) won a 2026 national Award of Excellence in Best Practices from the American Planning Association's County Planning Division and the National Association of County Planners.

[Blitz AI](#)

Core Features: Two products: one screens applications for completeness (missing sheets, details, and errors) on day one, and one assists reviewers with code-compliance diagnostics. Reports come back in minutes, with each finding tied to a

specific code reference and sheet location. It supports scanned, hand-drawn, and digital PDFs, and re-checks are included.

Integrations: Configurable to local code books; integrates with GIS and with major permitting, case-management, and plan-markup tools. Covers building, planning, engineering, fire, and other departments.

Municipal Considerations: Tampa-based, the company cites enterprise-grade encryption, access controls, and full activity logging, and stresses that the final decision stays with a qualified human reviewer.

In Florida: [Naples](#) was the first Florida city to adopt it, running Blitz alongside its CityView permitting system to check residential and commercial plans against the Florida Building Code and local ordinances. In June 2026, the Naples City Council approved \$514,096 to license the technology and connected it to CityView.

[Archistar](#) (AI PreCheck)

Core Features: Automates two checks, application completeness and code and zoning compliance, from either a 2D or 3D submission, configured to each jurisdiction's rules. The company reports review cycles shrinking by up to 55%.

Integrations: Delivers structured PreCheck reports; the platform can be white-labeled and tailored to a city's zoning and planning rules.

Municipal Considerations: The company says it is used by more than 30 local governments worldwide, including Austin, Los Angeles, Vancouver, and New York City. Because it handles 3D and BIM submissions, it fits jurisdictions with more complex commercial review.

In Florida: No named Florida deployment as of mid-2026.

[CodeComply.ai](#)

Core Features: Runs automated code checks against ICC, NFPA, ADA, FHA, and local amendments. A version tool (VersionVue) tracks changes between plan revisions, and a chat feature (Plan Chat) lets reviewers and applicants ask questions directly on the plans.

Integrations: Works as a standalone tool or inside existing permitting software. The company says it has completed a SOC 2 audit.

Municipal Considerations: Positioned as a tool that delivers value even when only one side, the city or the applicant, has adopted it. As with the others, treat its output as a first pass for a human reviewer to confirm.

In Florida: CodeComply lists government users including the City of Altamonte Springs and Bay Harbor Islands, with testimonials from Florida building officials and plans examiners.

Resident-Facing AI Permit Assistants

These tools sit on the applicant side, helping residents and contractors figure out what they need to obtain a permit before anything reaches a reviewer.

Camino / Clariti Guide (a Clariti company)

Core Features: A no-code, GIS-based online guide, formerly the Camino Development Guide, that walks an applicant through their project. It runs zoning checks by address, identifies which permits apply across departments, lists the required forms and documents, estimates fees, provides a rough timeline, and feeds into an online application.

Integrations: GIS-based, and part of Clariti's permitting and licensing suite.

Municipal Considerations: A good fit for cutting the "which permit do I need" phone calls and counter visits. Because it shows fee and timeline estimates, keep the underlying rules current so applicants are not misled.

In Florida: Tampa uses the Clariti Guide, branded locally as Permit Navigator (PermitNav), to help first-time applicants and homeowners determine which permits they need before they apply.

GovWell

Core Features: A government operating system for permitting, licensing, and inspections that includes a 24/7 Community Assistant that answers residents in more than 80 languages, plus an application portal with AI AutoCheck, which reviews a submission against local code at the point of entry and flags missing information or conflicts before it reaches staff.

Integrations: Handles the full case lifecycle in a single system, including intake, review, inspections, fees, notices, and reporting.

Municipal Considerations: The company says it is used by municipalities and counties in more than 35 states, cites SOC 2 Type II security, and raised \$25 million in a Series A funding round in May 2026. Because it spans intake and back-office work, weigh it against your existing permitting system rather than as a bolt-on.

In Florida: Florida customers include Eustis, Bay Harbor Islands, Clewiston, and Mary Esther. GovWell says its platform helps these governments manage the operational changes required by HB 803, the permitting law that took effect on July 1, 2026.

Polimorphic

Core Features: An AI chatbot, search, and voice assistant for local government. Its voice tool can walk a resident through a permit application over the phone, and interactions sync to a CRM so nothing is lost.

Integrations: Web chat, phone, and search across a city's own content, with case tracking.

Municipal Considerations: A general resident-service tool rather than a plan-review engine, useful for answering permit questions and guiding intake. Label AI answers clearly and keep a path to a person.

In Florida: The [Town of Palm Beach](#) uses Polimorphic's AI search, launched in 2024, to answer resident questions in plain language, including permit questions, pulled from the town's own web content.

Citibot

Core Features: AI chat and voice built for resident engagement, offering 24/7 support in more than 75 languages across web, SMS, phone, Messenger, and WhatsApp, plus outbound text alerts.

Integrations: Connects with CRMs, service-request and case-management systems, permitting and licensing software, and municipal code databases. The company is based in Charleston, South Carolina.

Municipal Considerations: Like Polimorphic, it handles front-desk questions rather than reviewing plans. It works best when its knowledge base is tied to current permit information, and it can hand off anything complex to staff.

In Florida: Citibot lists customers including Clay County, Manatee County, Polk County, Winter Haven, Wellington, and Pinecrest.

When selecting an AI permitting tool, cities should consider:

Human authority: The strongest tools flag issues and cite the code; they do not approve or deny. Confirm that your staff will make the final call on approvals and that findings point to a specific code section and sheet.

Code configuration and upkeep: The tool has to be set to your local codes and amendments, and someone has to update systems when codes change, including the HB 803 changes now in effect. Ask whether that is your job or the vendor's.

Public records and Sunshine Law: Prompts, AI outputs, and vendor logs can be public records under Chapter 119, Florida Statutes. Ask how they are stored, exported, and retained, and bring in your clerk and city attorney.

Data security and ownership: Look for encryption, access controls, activity logs, U.S. hosting where it matters, and clear language that the city owns its data and can leave without losing it.

Fit with your current systems: Check how it integrates with your permitting platform, GIS, and plan-markup tools, and whether it supports the file types you actually receive, including scanned and hand-drawn plans.

Accuracy and re-checks: Ask for accuracy figures and how false positives are handled, and confirm that re-submissions and re-checks are included rather than billed each time.

Pricing models: Some tools charge the city, others charge applicants a prescreening fee. Make sure any applicant fee works with your adopted fee schedule and with HB 803's new limits on how inspection fees are calculated.

Language and accessibility: For resident-facing assistants, confirm multilingual support and a clear route to a person. Plan for the U.S. Department of Justice's [ADA Title II web accessibility rule](#): city websites and web apps, including permit portals and chatbots, must meet WCAG 2.1 Level AA by April 26, 2027, for governments serving 50,000 or more people, and by April 26, 2028, for smaller governments and special districts. Ask vendors to show how their interfaces meet that standard.

What to Watch

Florida's AI Bill of Rights: [SB 482](#) passed the Florida Senate 35-2 in the 2026 regular session but died in the House, and a special-session version (SB 2-D) also died. The bill included rules for local government AI contracting and disclosure, and a version is likely to return. Contracts signed now that already cover disclosure, data ownership, and audit rights will be easier to bring into compliance if this bill or a similar version passes in 2027.

Statewide permit applications: HB 803 directs the Florida Building Commission to develop standardized residential and commercial permit applications for statewide use by July 1, 2027. Ask any vendor how it will adapt to the new forms.

Sources: [Axios Miami \(May 19, 2026\)](#); [Oracle press release \(March 12, 2026\)](#); [CS/CS/HB 803 \(2026\), Florida Senate](#); [City of Seattle CivCheck study \(June 17, 2026\)](#); [Clariti-CivCheck acquisition announcement](#); [Swiftbuild Hernando County case study](#); [Business Observer on Naples and Blitz AI](#); [GovWell on HB 803](#); [FLC City Spotlights: Communications and Public Engagement](#); [DOJ ADA Title II compliance-date extension \(Federal Register, April 20, 2026\)](#); [SB 482 \(2026\), Florida Senate](#).