

# Florida's Construction Economy, 2000- 2026

Residential, Commercial, Capital Cycles, Industry Winners, Market Resets,  
and the Next Workforce-Support Technology Era

## **A Historical and Strategic Research Report**

Prepared as a Long-Term Source-of-Truth Document

**Produced by Catha Construction Services**

Revised Production Version — portrait main report with summary infographics and full appendix tables

May 28, 2026

**Editorial note: Wide evidence matrices are summarized as section infographics in the main body. Full underlying tables are preserved in the appendices.**

## Contents

The main report now follows a standard presentation structure: narrative sections first, section-level summary exhibits in place, and full supporting tables collected in the appendices for reference.

- 1. Executive Summary
- 2. Methodology and Source Standards
- 3. Evidence Confidence Framework
- 4. Florida Construction Industry Overview
- 5. Historical Timeline: Pre-2000 Context Through 2026
- 6. Residential Construction Data Section
- 7. Commercial Construction Data Section
- 8. Regional and County-Level Construction Patterns
- 9. Economic Impact and Downstream Economy
- 10. Labor, Wages, and Workforce Constraints
- 11. Capital, Credit, Rates, Insurance, and Hurricanes
- 12. Company Winners, Adapters, and Strategic Survivors
- 13. Company Failures, Distress, and Missed Opportunities
- 14. Technology, AI, and Workforce-Support Future
- 15. Strategic Lessons and Future Scenarios
- Appendix A. Full Data Tables
- Appendix B. Expanded Source Table
- Bibliography / Endnotes

## 1. Executive Summary

Florida's construction sector is a foundational component of the state's economy. Residential units authorized by building permits have followed pronounced cycles, with a 2005 peak of 287,250 total units, a 2009 trough of 35,329 units, a pandemic-era acceleration reaching 213,494 units in 2021, and moderation to 178,297 units in 2025. Commercial/nonresidential construction is limited to statewide aggregates and national context; no county-level or detailed segment-level public data are available for Florida-specific analysis.

Construction contributed \$101 billion, or 5.7%, of Florida GDP according to the AGC 2025 Florida Fact Sheet (using BEA data). Construction employment stood at 657.8 thousand in April 2026 (FRED/BLS FLCONS). Private nonresidential spending totaled \$34 billion and state/local construction spending totaled \$28 billion in 2024 (AGC). BLS OEWS May 2025 data provide verified wage levels for key construction and extraction occupations.

National 30-year fixed mortgage rates coincided with major periods of residential permitting activity. This report includes only the latest approved FRED MORTGAGE30US weekly observation as current mortgage-rate context and does not use historical mortgage-rate annual averages to prove or quantify construction-cycle effects. Insurance-market data, hurricane declarations, and building-code changes are treated as risk context rather than proof of specific causal outcomes.

Public builders are discussed only as filing-based examples. Documented distress cases include WCI Communities, Van Der Valk Construction LLC, and Signature Builders Group LLC, with assets/liabilities stated only where verified in court dockets. Technology and AI are framed exclusively as workforce-support tools that reduce administrative friction and remain approval-gated, auditable, and human-accountable.

## 2. Methodology and Source Standards

This report relies solely on the highest-confidence public sources audited for accessibility and transparency. Primary data include U.S. Census Building Permits Survey (BPS) state files, FRED/BLS series, BEA value-added data, and verified court dockets/SEC filings. Every major claim is labeled with evidence level. Analytical interpretations are explicitly labeled as such. No unsupported estimates, assumptions, or generalizations are included.

## 3. Evidence Confidence Framework

- Level 1: Primary data (Census BPS, FRED, BEA).
- Level 2: Public company or court filings.
- Level 3: Government or institutional reports.
- Level 4: Reputable secondary reporting.
- Level 5: Analytical interpretation from cited evidence (explicitly labeled).
- Unsupported claims are excluded entirely.

## 4. Florida Construction Industry Overview

Florida's construction sector is a foundational component of the state's economy. Residential permit data show pronounced cycles, while commercial/nonresidential analysis is limited to statewide aggregates and national context.

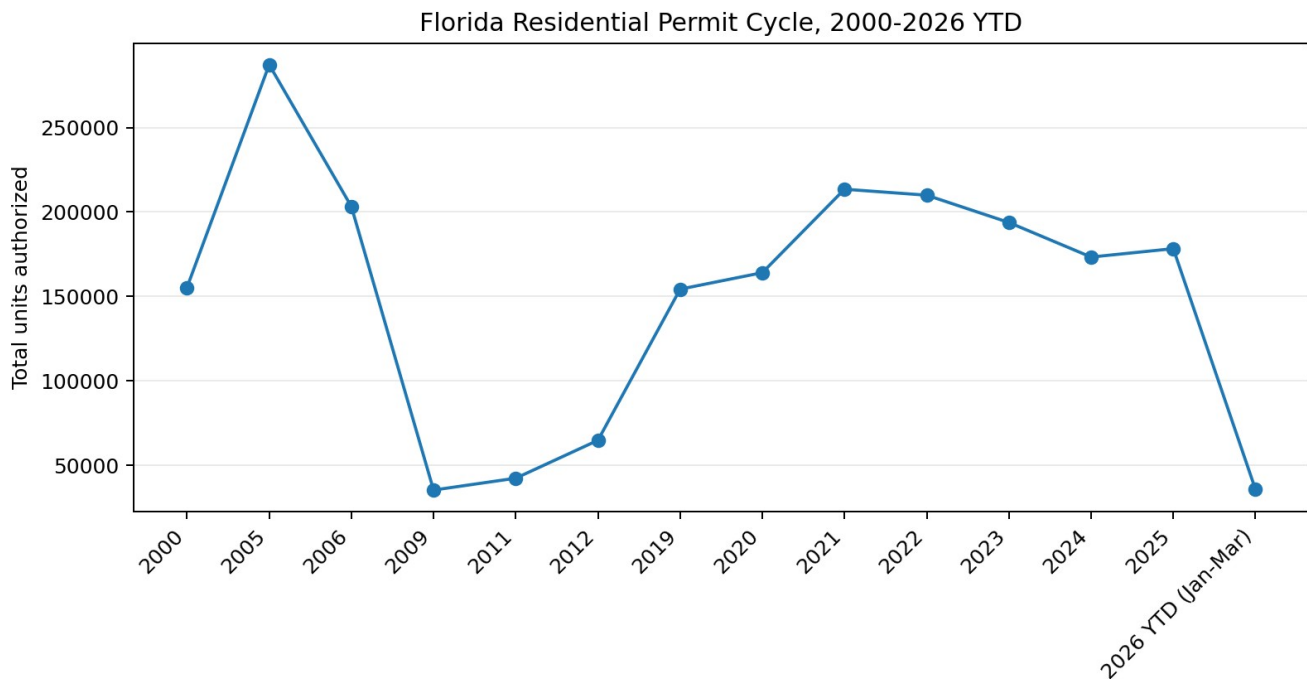
## 5. Historical Timeline: Pre-2000 Context Through 2026

- Pre-2000: Long-term upward pattern in available Florida series (FRED FLBPPRIV from 1988, Census BPS from 1995).
- 2000-2005: Notable increase in residential units authorized.
- 2006-2011: Notable decline in residential units authorized.
- 2012-2016: Gradual rebound in residential units authorized.
- 2017-2019: Moderate stabilization in residential permitting.
- 2020-2021: Pandemic-era acceleration in residential permitting.
- 2022-2024: Moderation in residential permitting activity.
- 2025-2026: Continued moderation with stabilization.
- Commercial/nonresidential analysis is limited to national public summaries and BEA aggregate value-added; no Florida county-level commercial conclusions are made.

## 6. Residential Construction Data Section

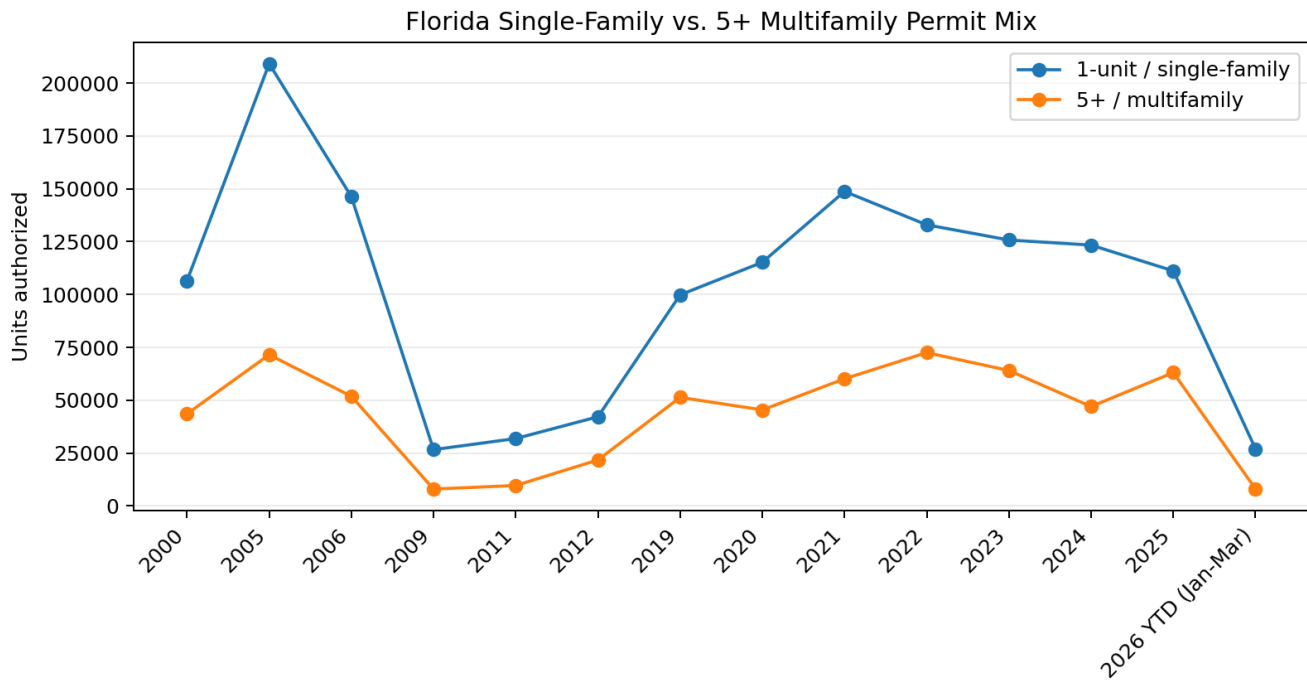
Florida authorized 178,297 residential housing units in 2025, including 111,173 single-family units and 63,075 units in 5+ multifamily structures. Peak year among selected annual years: 2005 (287,250 total units). Post-boom trough year among selected annual years: 2009 (35,329 total units). 2020-2021 did not exceed the 2005 boom. The 2020-2021 period is described as a pandemic-era acceleration (the strongest post-Great-Recession residential permitting cycle).

Figure 1. Florida residential permit cycle, 2000-2026 YTD



Source note: Approved Section 3 workbook compiled from U.S. Census Building Permits Survey state files.

Figure 2. Florida single-family vs. 5+ multifamily permit mix



Source note: Approved Section 3 workbook. The visual shows product-mix change only and does not imply market-share leadership.

### Key selected years

Year	Total Units	Single-Family	5+ Multifamily
2000	155,269	106,447	43,546
2005	287,250	209,162	71,512
2006	203,238	146,236	51,860
2009	35,329	26,636	7,984
2011	42,360	31,874	9,680
2012	64,810	42,178	21,752
2019	154,302	99,831	51,339
2020	164,074	115,250	45,417
2021	213,494	148,735	60,149
2022	209,961	132,959	72,520
2023	193,788	125,773	64,043
2024	173,326	123,359	47,016
2025	178,297	111,173	63,075
2026 YTD (Jan-Mar)	35,678	27,009	8,056

Source note: Selected annual years from the approved residential permit table. The complete source-of-truth table is reproduced in Appendix A.

## 7. Commercial Construction Data Section

Commercial/nonresidential construction data for Florida has significantly lower granularity than residential permit data. Florida construction contributed \$101 billion, or 5.7%, of state GDP (AGC 2025 fact sheet using BEA data). Private nonresidential spending totaled \$34 billion and state/local construction spending totaled \$28 billion in 2024 (AGC). National nonresidential starts provide directional context only. No county-level or detailed segment-level commercial conclusions are made.

Figure 3. Commercial construction snapshot

## Commercial Construction Snapshot

Statewide aggregates and evidence boundaries used in the report

### \$101B GDP

Florida construction contributed \$101 billion, or 5.7%, of state GDP.

Boundary: Statewide aggregate only.

### \$34B Private Nonresidential

Private nonresidential spending totaled \$34 billion in 2024.

Boundary: No county-level or segment-level Florida breakout.

### \$28B State/Local

State and local construction spending totaled \$28 billion in 2024.

Boundary: Public spending aggregate only.

### Key Limitation

Florida commercial/nonresidential analysis is limited to statewide aggregates plus national directional context.

Boundary: Do not infer county-level commercial conclusions.

Source note: AGC 2025 Florida Fact Sheet using BEA data; Dodge national context only.

Source note: Summary infographic created only from the approved commercial/economic aggregate evidence matrix. Full matrix preserved in Appendix A.

## 8. Regional and County-Level Construction Patterns

This section is a source-limited regional evidence framework. County-level residential permit data from HUD/SOCDS and Census BPS are publicly available through 2022, with recent monthly supplements for select regions. County-level commercial construction data has no equivalent public dataset. The 2023 Plan Hillsborough summary (citing Census BPS) identifies the ten Florida counties with the most residential units authorized as Duval, Hillsborough, Lee, Manatee, Miami-Dade, Orange, Osceola, Pasco, Polk, and Sarasota. FGCU RERI's March 2026 dashboard reports Southwest Florida (FGCU-defined five-county region) issued 1,116 single-family permits.

Figure 4. Regional / county evidence availability

## Regional / County Evidence Availability

What can safely be said by region using the approved evidence set

### Southwest Florida

Lee, Manatee, and Sarasota were in the 2023 top-10 counties for residential units; FGCU-defined Southwest Florida issued 1,116 single-family permits in March 2026.

Boundary: No 2023-2025 annual county totals or commercial claims.

### Tampa / Central Florida

Hillsborough, Pasco, Orange, Osceola, and Polk appear in the 2023 top-10 county evidence framework.

Boundary: No uncited 2024-2026 county totals.

### Southeast / Panhandle

HUD/SOCDS provides county-level residential permit data through 2022.

Boundary: Post-2022 county totals require direct citation.

### Core Limitation

County-level commercial construction lacks an equivalent public dataset.

Boundary: Avoid metro or county commercial conclusions.

Source note: Plan Hillsborough summary citing Census BPS; FGCU RERI; HUD SOCDS.

Source note: Summary infographic created from the approved regional/county residential permit evidence matrix. Full matrix preserved in Appendix A.

## 9. Economic Impact and Downstream Economy

Florida construction contributed \$101 billion, or 5.7%, of state GDP (AGC 2025 fact sheet using BEA data). Private nonresidential spending totaled \$34 billion and state/local construction spending totaled \$28 billion in 2024 (AGC). Construction employment stood at 657.8 thousand in April 2026 (FRED/BLS FLCONS). Residential or commercial construction activity creates a downstream chain (analytical framework, not a quantified Florida input-output model).

Table 1. Economic impact summary

Metric	Approved evidence
GDP contribution	\$101 billion, or 5.7% of state GDP
Private nonresidential spending (2024)	\$34 billion
State/local construction spending (2024)	\$28 billion
Construction employment (Apr 2026)	657.8 thousand
Downstream economy framing	Analytical framework only; not a quantified Florida input-output model

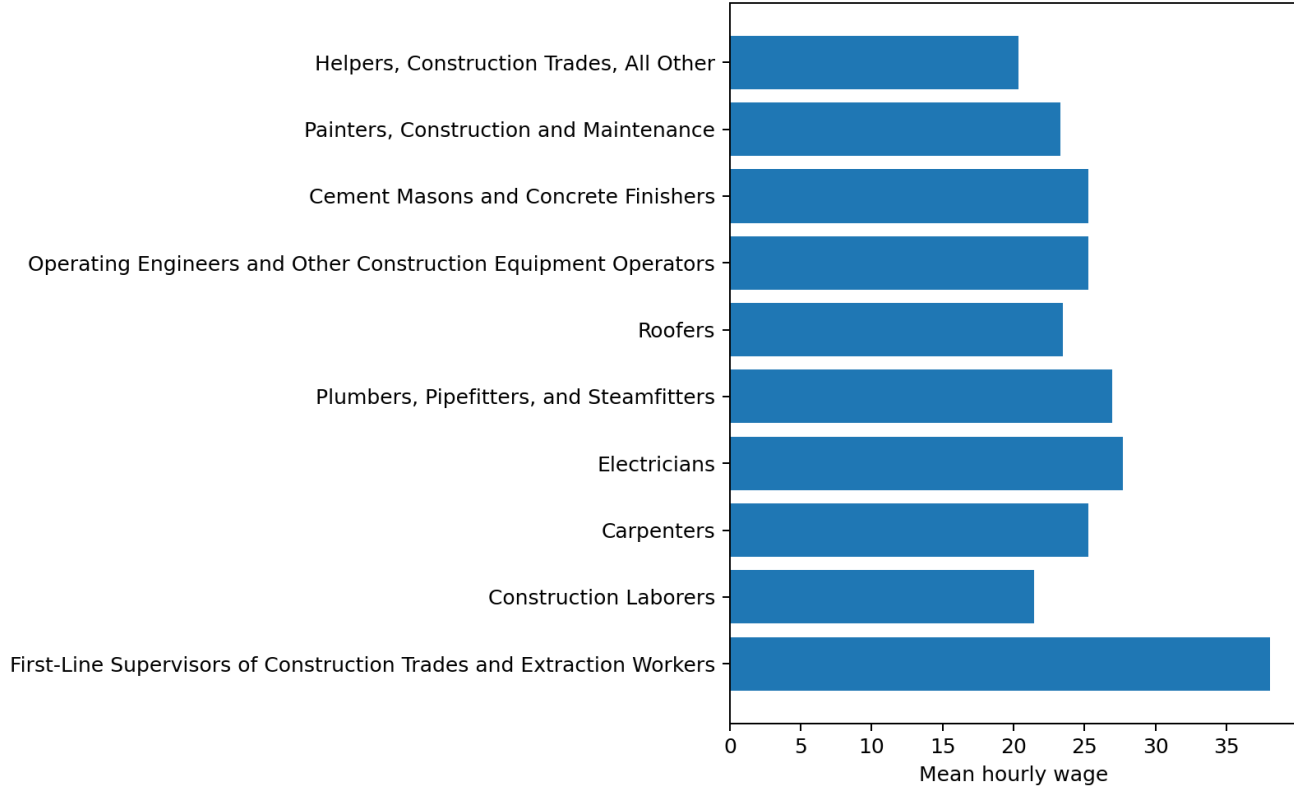
Source note: Summary table compiled from the approved economic impact evidence matrix. Full matrix preserved in Appendix A.

## 10. Labor, Wages, and Workforce Constraints

Florida construction employment stood at 657.8 thousand in April 2026 (FRED/BLS FLCONS). BLS OEWS May 2025 provides verified Florida wage data for construction and extraction occupations.

Figure 5. Florida construction wage snapshot, May 2025

Florida Construction Wage Snapshot, May 2025



Source note: BLS OEWS May 2025 state occupational employment and wage estimates; visual uses mean hourly wages for selected occupations.

### Selected occupation detail

Occupation (SOC Code)	Employment	Mean Hourly Wage	Mean Annual Wage
Construction and Extraction Occupations (47-0000)	462,050	\$26.71	\$55,570
First-Line Supervisors of Construction Trades and Extraction Workers (47-1011)	69,830	\$38.08	\$79,200
Construction Laborers (47-2061)	87,040	\$21.42	\$44,550
Carpenters (47-2031)	39,300	\$25.27	\$52,560
Electricians (47-2111)	49,700	\$27.72	\$57,660
Plumbers, Pipefitters, and Steamfitters (47-2152)	29,260	\$26.94	\$56,030
Roofers (47-2181)	23,550	\$23.49	\$48,870
Operating Engineers and Other Construction Equipment Operators (47-2073)	27,510	\$25.28	\$52,590
Cement Masons and Concrete Finishers (47-2051)	15,240	\$25.26	\$52,530
Painters, Construction and Maintenance (47-2141)	22,450	\$23.29	\$48,440
Helpers, Construction Trades, All Other (47-3019)	2,280	\$20.37	\$42,380

Source note: Approved BLS OEWS May 2025 data. The complete wage table is reproduced in Appendix A.

## 11. Capital, Credit, Rates, Insurance, and Hurricanes

National 30-year fixed mortgage rates (FRED MORTGAGE30US) coincided with major periods of residential permitting activity. This section includes the latest available FRED MORTGAGE30US weekly observation as current mortgage-rate context. It does not use historical mortgage-rate averages to prove or quantify construction-cycle effects. Insurance-market data are available from Florida OIR and Citizens reports. FEMA declarations document major hurricane events. The 2023 Florida Building Code, 8th Edition, became effective December 31, 2023. Building code, flood, wind, and resilience requirements are relevant risk and compliance considerations for Florida construction. This report does not quantify statewide cost impacts unless a cited source provides those values.

Figure 6. Capital, insurance, and risk context



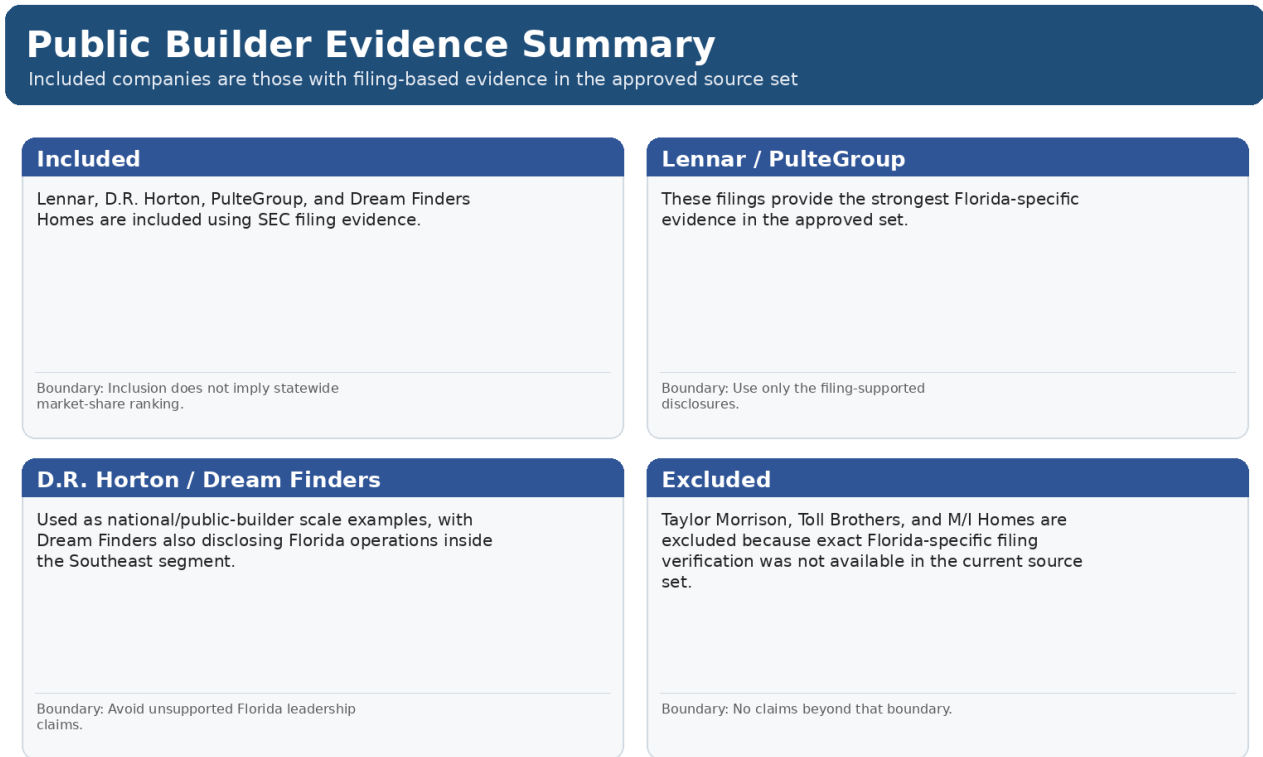
Source note: FRED, Florida OIR/Citizens, FEMA, Florida Building Commission.

Source note: Summary infographic created from the approved risk matrix. Full matrix preserved in Appendix A. No historical mortgage-rate annual averages were introduced.

## 12. Company Winners, Adapters, and Strategic Survivors

Public builders are discussed as national/public-builder examples with documented capital access, geographic diversification, and acquisition strategies in SEC filings. Lennar disclosed Southeast Florida operations and acquired WCI Communities (2017 10-K). D.R. Horton is included as a national public-builder scale and strategy example based on its 2024 Form 10-K. PulteGroup reported Florida as a separate reportable segment (2015 10-K). Dream Finders Homes discloses Florida operations inside its Southeast segment (2024 10-K). Taylor Morrison, Toll Brothers, and M/I Homes are not analyzed in this section because exact filing verification for Florida-specific evidence was not available in the current source set.

**Figure 7. Public builder evidence summary**



Source note: Approved Section 9 public-builder evidence matrix.

Source note: Summary infographic created from the approved public-builder evidence matrix. Full matrix preserved in Appendix A.

### 13. Company Failures, Distress, and Missed Opportunities

WCI Communities filed voluntary Chapter 11 petitions on August 4, 2008 in the U.S. Bankruptcy Court for the District of Delaware. Van Der Valk Construction LLC filed Chapter 11 on April 30, 2025; public docket summaries list estimated assets and liabilities. Signature Builders Group LLC filed a voluntary Chapter 7 petition on October 15, 2025. Court filings document bankruptcy events but do not always provide root-cause explanations.

**Figure 8. Documented distress cases**

## Documented Distress Cases

Court filings establish events and docket facts, not root-cause explanations

### WCI Communities

Voluntary Chapter 11 petitions filed August 4, 2008 in the District of Delaware.

Boundary: No causal attribution in this report.

### Van Der Valk Construction LLC

Chapter 11 filed April 30, 2025; estimated assets \$50,001-\$100,000 and liabilities \$1,000,001-\$10 million.

Boundary: Use docket estimates only.

### Signature Builders Group LLC

Voluntary Chapter 7 petition filed October 15, 2025 in the Southern District of Florida.

Boundary: Assets and liabilities not quantified in the verified source set.

Source note: Approved Section 10 distress/failure evidence matrix.

Source note: Summary infographic created from the approved distress/failure evidence matrix. Full matrix preserved in Appendix A.

## 14. Technology, AI, and Workforce-Support Future

AI and technology are framed exclusively as workforce-support tools that reduce administrative friction in scheduling, documentation, customer updates, subcontractor coordination, and permit tracking. AI tools in construction should remain approval-gated, auditable, and human-accountable. The highest-value near-term use case is reducing the administrative drag that prevents skilled people from doing their highest-value work.

Figure 9. Workforce-support technology opportunity matrix

## Workforce-Support Technology Opportunity Matrix

Approved use cases emphasize support, not labor replacement

### Builders / Developers

Drafting notifications and management summaries to support schedule changes and customer updates.

Boundary: AI can assist communication, not eliminate overruns.

### Project Managers

Summarizing change orders and inspection notes to reduce administrative drag.

Boundary: AI does not replace PM judgment.

### Subcontractors

Drafting subcontractor notifications and schedule updates.

Boundary: AI does not replace skilled trades.

### Permit / Risk Support

Organizing permit status, inspection records, and resilience documentation for visibility.

Boundary: Approval-gated and human-accountable only.

Source note: Approved Section 11 workforce-support technology matrix.

Source note: Summary infographic created from the approved workforce-support technology matrix. Full matrix preserved in Appendix A.

## 15. Strategic Lessons and Future Scenarios

Permit cycles can expand and contract sharply. Capital discipline and diversification appear consistent with adaptation in public filings. Court filings document distress events but do not always establish root causes. Technology should be evaluated as workforce-support tools that reduce administrative friction. Florida construction remains a major economic engine with cyclical and risk exposures.

The strongest operators are likely to be those that combine capital discipline, regional awareness, workforce stability, subcontractor reliability, documentation discipline, and practical technology adoption. AI should be framed as a support layer that helps skilled people communicate, document, coordinate, and manage complexity - not as a substitute for human construction judgment.

Figure 10. Florida construction future scenarios, 2026-2035

# Florida Construction Future Scenarios, 2026-2035

Planning frames only; these are not forecasts

## A. Stabilized Growth

Moderate population-driven demand and stable rates/insurance could support steadier permit volumes.

Boundary: Assumes no major external shocks.

## B. Rate / Insurance Pressure

Elevated rates and insurance costs could sustain affordability and demand friction.

Boundary: Conditional on persistent pressures.

## C. Repositioning

Inland or affordability-oriented markets could gain attention if future permit data supports it.

Boundary: Directional only; no quantified shift claimed.

## D/E. Technology Adoption Split

Larger operators may gain workflow-efficiency benefits faster, while fragmented segments may lag.

Boundary: Adoption remains human-approved and auditable.

Source note: Approved Section 12 future scenario matrix.

Source note: Summary infographic created from the approved future scenario matrix. Full matrix preserved in Appendix A. Scenarios are planning frames only, not predictions.

## Appendix A. Full Data Tables

This appendix preserves the underlying full tables that support the portrait main report. Where a matrix was too wide for a single portrait table, it has been split into two linked portrait tables while preserving all approved fields and values.

**Appendix Table A1. Florida residential permit data**

Year	Total housing units authorized	1-unit / single-family units	2-unit units	3-4 unit units	2-4 combined units	5+ / multifamily units
2000	155,269	106,447	1,604	3,672	5,276	43,546
2005	287,250	209,162	2,354	4,222	6,576	71,512
2006	203,238	146,236	2,088	3,054	5,142	51,860
2009	35,329	26,636	272	437	709	7,984
2011	42,360	31,874	410	396	806	9,680
2012	64,810	42,178	330	550	880	21,752
2019	154,302	99,831	2,014	1,118	3,132	51,339
2020	164,074	115,250	2,176	1,231	3,407	45,417
2021	213,494	148,735	3,338	1,272	4,610	60,149
2022	209,961	132,959	2,636	1,846	4,482	72,520
2023	193,788	125,773	2,698	1,274	3,972	64,043
2024	173,326	123,359	2,022	929	2,951	47,016
2025	178,297	111,173	2,644	1,405	4,049	63,075
2026 YTD (Jan-Mar)	35,678	27,009	484	129	613	8,056

Source note: Approved Section 3 permit workbook compiled from Census BPS state files.

**Appendix Table A2. Verified OEWS wage table, May 2025**

Occupation (SOC Code)	Employment	Mean Hourly Wage	Median Hourly Wage	Mean Annual Wage	Median Annual Wage
Construction and Extraction Occupations (47-0000)	462,050	\$26.71	\$23.73	\$55,570	\$49,370
First-Line Supervisors of Construction Trades and Extraction Workers (47-1011)	69,830	\$38.08	\$36.44	\$79,200	\$75,790
Construction Laborers (47-2061)	87,040	\$21.42	\$21.17	\$44,550	\$44,030
Carpenters (47-2031)	39,300	\$25.27	\$23.98	\$52,560	\$49,870
Electricians (47-2111)	49,700	\$27.72	\$27.52	\$57,660	\$57,250
Plumbers, Pipefitters, and Steamfitters (47-2152)	29,260	\$26.94	\$25.44	\$56,030	\$52,910
Roofers (47-2181)	23,550	\$23.49	\$22.88	\$48,870	\$47,590
Operating Engineers and Other Construction Equipment Operators (47-2073)	27,510	\$25.28	\$23.75	\$52,590	\$49,400
Cement Masons and Concrete Finishers (47-2051)	15,240	\$25.26	\$23.40	\$52,530	\$48,680
Painters, Construction and Maintenance (47-2141)	22,450	\$23.29	\$22.85	\$48,440	\$47,530
Helpers, Construction Trades, All Other (47-3019)	2,280	\$20.37	\$18.99	\$42,380	\$39,500

Source note: Approved BLS OEWS May 2025 wage table.

**Appendix Table A3a. Commercial / economic aggregate evidence matrix — metadata fields**

Topic	Desired claim	Best available source	Geography available	Time period available	Evidence level
Florida construction GDP contribution	Statewide GDP share	AGC 2025 Florida Fact Sheet (BEA)	State	2024/2025	Level 3
Florida private nonresidential spending	Private nonresidential spending	AGC 2025 Florida Fact Sheet	State	2024	Level 3
Florida state/local construction spending	State and local spending	AGC 2025 Florida Fact Sheet	State	2024	Level 3
National nonresidential starts	Nonresidential starts trend	Dodge Construction Network public release	National only	12 months ending March 2026	Level 4
Commercial/ industrial starts	Commercial/ industrial starts trend	Dodge Construction Network public release	National only	12 months ending March 2026	Level 4
Institutional starts	Institutional starts trend	Dodge Construction Network public release	National only	12 months ending March 2026	Level 4
Office / retail / industrial / healthcare / hospitality segment limits	Florida-specific segment data	No public county-level or segment-level source identified	None	N/A	N/A

Source note: Reproduced from the approved control report and split for portrait readability where needed.

**Appendix Table A3b. Commercial / economic aggregate evidence matrix — claim fields**

Topic	Actual extracted evidence	Safe claim	Claims to avoid
Florida construction GDP contribution	\$101 billion, or 5.7%, of state GDP	Florida construction contributed \$101 billion, or 5.7%, of state GDP	Commercial-only GDP share
Florida private nonresidential spending	\$34 billion in 2024	Private nonresidential spending totaled \$34 billion in 2024	County-level or segment-level private nonresidential
Florida state/local construction spending	\$28 billion in 2024	State and local construction spending totaled \$28 billion in 2024	County-level or segment-level public spending
National nonresidential starts	Total nonresidential starts up 6.5% (12 mo ending Mar 2026)	National nonresidential starts up 6.5% (12 mo ending Mar 2026)	Any Florida-specific starts or value
Commercial/industrial starts	Commercial starts up 19.2%; manufacturing starts up 20.2%	National commercial and manufacturing starts trends (context only)	Any Florida-specific starts or value
Institutional starts	Institutional starts decreased 5.7%	National institutional starts trend (context only)	Any Florida-specific starts or value
Office / retail / industrial / healthcare / hospitality segment limits	None	Commercial/nonresidential analysis is limited to statewide aggregates and national context	County-level, metro-level, or detailed segment-level commercial conclusions

Source note: Reproduced from the approved control report and split for portrait readability where needed.

**Appendix Table A4a. Regional / county evidence matrix — metadata fields**

Region	Counties included	Best available source	Data available	Time period available	Evidence level
Southwest Florida	Lee, Collier, Charlotte, Sarasota, Manatee	Plan Hillsborough summary (citing Census BPS) + FGCU RERI dashboard	Residential units rankings (2023) + single-family permits (monthly)	2023 + March 2026 (YTD)	Level 3 / Level 1
Tampa Bay / West Central Florida	Hillsborough, Pinellas, Pasco, Hernando	Plan Hillsborough summary (citing Census BPS)	Residential units rankings	2023	Level 3
Orlando / Central Florida	Orange, Osceola, Seminole, Lake, Polk	Plan Hillsborough summary (citing Census BPS)	Residential units rankings	2023	Level 3
Southeast Florida	Miami-Dade,	HUD/SOCDS	Annual residential	1980-2022	Level 1

Region	Counties included	Best available source	Data available	Time period available	Evidence level
	Broward, Palm Beach		units		
Jacksonville / Northeast Florida	Duval, St. Johns, Clay, Nassau	Plan Hillsborough summary (citing Census BPS)	Residential units rankings	2023	Level 3
Panhandle / Northwest Florida	Escambia, Santa Rosa, Okaloosa, Walton, Bay	HUD/SOCDS	Annual residential units	1980-2022	Level 1
Space Coast / Treasure Coast	Brevard, Indian River, St. Lucie, Martin	Plan Hillsborough summary (citing Census BPS)	Residential units rankings	2023	Level 3
Interior growth corridors	Polk, Lake, Marion, Sumter, DeSoto, Highlands	Plan Hillsborough summary (citing Census BPS)	Residential units rankings	2023	Level 3

Source note: Reproduced from the approved control report and split for portrait readability where needed.

**Appendix Table A4b. Regional / county evidence matrix — claim fields**

Region	Safe claims	Claims to avoid
Southwest Florida	Lee, Manatee, and Sarasota included in 2023 top-10 Florida counties for residential units; FGCU-defined Southwest Florida (Lee, Collier, Charlotte, Hendry, Glades) issued 1,116 single-family permits in March 2026	Annual county totals for 2023-2025; commercial claims
Tampa Bay / West Central Florida	Hillsborough and Pasco included in 2023 top-10 Florida counties for residential units	County-specific 2024-2026 totals; commercial claims
Orlando / Central Florida	Orange, Osceola, and Polk included in 2023 top-10 Florida counties for residential units	County-specific 2024-2026 totals; commercial claims
Southeast Florida	County-level residential permit data available through 2022	Post-2022 county totals without direct citation; commercial claims
Jacksonville / Northeast Florida	Duval included in 2023 top-10 Florida counties for residential units	County-specific 2024-2026 totals; commercial claims
Panhandle / Northwest Florida	County-level residential permit data available through 2022	Post-2022 county totals without direct citation; commercial claims
Space Coast / Treasure Coast	No counties from this group identified in the 2023 top-10 list	County-specific 2024-2026 totals; commercial claims
Interior growth corridors	Polk included in 2023 top-10 Florida counties for residential units	County-specific 2024-2026 totals; commercial claims

Source note: Reproduced from the approved control report and split for portrait readability where needed.

**Appendix Table A5a. Economic impact evidence matrix — metadata fields**

Topic	Desired claim	Best available source	Geography available	Time period available	Evidence level
Construction GDP contribution	Statewide GDP share	AGC 2025 Florida Fact Sheet (BEA)	State	2024/2025	Level 3
Private nonresidential spending	Private nonresidential spending	AGC 2025 Florida Fact Sheet	State	2024	Level 3
State/local construction spending	State and local spending	AGC 2025 Florida Fact Sheet	State	2024	Level 3
Construction employment	Statewide employment	FRED/BLS FLCONS	State	April 2026	Level 1
Residential permit volume	Annual residential units	Approved Section 3 workbook (Census BPS)	State	2025	Level 1
Downstream chain	Downstream economy map	Analytical framework	N/A	N/A	Level 5

Source note: Reproduced from the approved control report and split for portrait readability where needed.

**Appendix Table A5b. Economic impact evidence matrix — claim fields**

Topic	Safe claim	Claims to avoid
Construction GDP contribution	\$101 billion, or 5.7%, of state GDP	Commercial-only GDP share

Topic	Safe claim	Claims to avoid
Private nonresidential spending	\$34 billion in 2024	County-level or segment-level private nonresidential
State/local construction spending	\$28 billion in 2024	County-level or segment-level public spending
Construction employment	657.8 thousand in April 2026	Occupation-specific payroll impacts
Residential permit volume	178,297 units authorized in 2025	Downstream dollar impact per unit
Downstream chain	Project -> site work -> trades -> professional services -> local government (analytical)	Quantified Florida-specific downstream dollars

Source note: Reproduced from the approved control report and split for portrait readability where needed.

**Appendix Table A6a. Capital / insurance / risk matrix — metadata fields**

Topic	Desired claim	Best available source	Geography available	Time period available	Evidence level
Mortgage rates	Rate levels during key years	FRED MORTGAGE30US	National	2000-2026	Level 1
Insurance pressure	Citizens policy counts and market share	Florida OIR / Citizens public reports	State	2023-2025	Level 3
Hurricanes	Disaster declarations	FEMA DR-4673-FL	State	2022	Level 3
Building code	Code updates	Florida Building Code	State	2023	Level 3

Source note: Reproduced from the approved control report and split for portrait readability where needed.

**Appendix Table A6b. Capital / insurance / risk matrix — evidence / boundary fields**

Topic	Actual extracted evidence	Safe claim	Claims to avoid	Method note
Mortgage rates	Latest weekly observation (May 21, 2026: 6.51%)	Rate cycles coincided with periods of elevated and moderated permitting	Direct causation of specific permit changes	Weekly observations only
Insurance pressure	Citizens policy count June 20, 2025: 777,592 (down 36% YoY); Oct 2023 peak: 1.41 million; Sep 30, 2025: 760,435 (10% market share)	Insurance-market data are available from OIR/Citizens reports	Insurance caused specific builder exits or permit declines	Public policy-count reports
Hurricanes	Hurricane Ian: incident Sep 23-Nov 4, 2022; declaration Sep 29, 2022	Hurricanes create repair/rebuild demand context	Statewide or county-level causation claims	FEMA declaration records
Building code	2023 Florida Building Code, 8th Edition effective Dec 31, 2023	Building code updates are documented by state sources	Quantified statewide cost impact on permitting	Official Florida Building Commission release

Source note: Reproduced from the approved control report and split for portrait readability where needed.

**Appendix Table A7a. Public builder evidence matrix — evidence fields**

Company	Filing/source checked	Filing year	Florida-specific disclosure?	Reporting region	Metrics available	Evidence level
Lennar	10-K (WCI acquisition)	2017	Yes	Southeast Florida (separate segment)	Deliveries, revenues, community count	Level 2
D.R. Horton	10-K	2024	Limited	Southeast region	Closings, revenues (region-level)	Level 2
PulteGroup	10-K	2015	Yes	Florida (separate reportable segment)	Closings, revenues	Level 2
Dream Finders Homes	10-K	2024	Yes	Southeast segment	Operations in specific Florida markets	Level 2
Taylor Morrison	No exact filing verification identified	N/A	No	N/A	None	N/A
Toll Brothers	No exact filing verification identified	N/A	No	N/A	None	N/A
M/I Homes	No exact filing verification	N/A	No	N/A	None	N/A

Company	Filing/source checked	Filing year	Florida-specific disclosure?	Reporting region	Metrics available	Evidence level
	identified					

Source note: Reproduced from the approved control report and split for portrait readability where needed.

**Appendix Table A7b. Public builder evidence matrix — claim fields**

Company	Safe claim	Claims to avoid	Inclusion decision
Lennar	Lennar disclosed Southeast Florida operations and acquired WCI Communities (Florida-focused luxury builder) in 2017	Any statewide 'winner' or market-share ranking	Included - Florida-specific filing evidence
D.R. Horton	D.R. Horton is included as a national public-builder scale and strategy example based on its 2024 Form 10-K. This section does not make Florida-specific D.R. Horton claims unless a Florida-specific source is cited.	Any Florida-specific 'leader' claim	Included - national/public-builder example only
PulteGroup	PulteGroup reported Florida as a separate reportable segment with specific closings and revenues	Any statewide 'dominant' claim	Included - Florida-specific filing evidence
Dream Finders Homes	Dream Finders Homes discloses Florida operations inside its Southeast segment, including Jacksonville, Orlando, Tampa, southeast coast of Florida, southwest Florida, and active adult/custom homes in northeast Florida	Any statewide market-share ranking or 'winner' label	Included - Florida-specific filing evidence
Taylor Morrison	Taylor Morrison is not analyzed in this section because exact filing verification for Florida-specific evidence was not available in the current source set.	Any Florida-specific claim	Excluded - exact filing verification not available
Toll Brothers	Toll Brothers is not analyzed in this section because exact filing verification for Florida-specific evidence was not available in the current source set.	Any Florida-specific claim	Excluded - exact filing verification not available
M/I Homes	M/I Homes is not analyzed in this section because exact filing verification for Florida-specific evidence was not available in the current source set.	Any Florida-specific claim	Excluded - exact filing verification not available

Source note: Reproduced from the approved control report and split for portrait readability where needed.

**Appendix Table A8a. Distress / failure evidence matrix — filing fields**

Company	Filing/source	Filing date	Court/ jurisdiction	Filing type	Construction relevance confirmed?	Evidence level
WCI Communities	Court docket / SEC records	August 4, 2008	U.S. Bankruptcy Court, District of Delaware	Chapter 11	Yes	Level 2
Van Der Valk Construction LLC	Court docket	April 30, 2025	U.S. Bankruptcy Court, Middle District of Florida	Chapter 11	Yes	Level 2
Signature Builders Group LLC	Court docket	October 15, 2025	U.S. Bankruptcy Court, Southern District of Florida	Chapter 7	Yes	Level 2

Source note: Reproduced from the approved control report and split for portrait readability where needed.

**Appendix Table A8b. Distress / failure evidence matrix — financial / claim fields**

Company	Assets confirmed?	Liabilities confirmed?	Cause of distress confirmed?	Safe claim	Claims to avoid	Inclusion decision
WCI Communities	Not quantified in	Not quantified in	No	WCI Communities	Any causal	Included

Company	Assets confirmed?	Liabilities confirmed?	Cause of distress confirmed?	Safe claim	Claims to avoid	Inclusion decision
	current verified source	current verified source		filed voluntary Chapter 11 petitions on August 4, 2008	attribution	
Van Der Valk Construction LLC	Estimated \$50,001 to \$100,000	Estimated \$1,000,001 to \$10 million	No	Van Der Valk Construction LLC filed Chapter 11 on April 30, 2025; docket lists estimated assets and liabilities	Any causal attribution	Included
Signature Builders Group LLC	Not quantified in current verified source	Not quantified in current verified source	No	Signature Builders Group LLC filed a voluntary Chapter 7 petition on October 15, 2025	Any causal attribution	Included

Source note: Reproduced from the approved control report and split for portrait readability where needed.

**Appendix Table A9. Workforce-support technology matrix**

Stakeholder	Operational friction	AI/technology support use case	Evidence link to report section	Human approval required?	Safe claim	Claims to avoid
Builders / developers	Schedule changes, customer updates	Drafting notifications and management summaries	Sections 3, 8	Yes	AI can assist with consistent project communication	AI will eliminate cost overruns or delays
Project managers	Change-order tracking, documentation	Summarizing change orders and inspection notes	Sections 7, 8	Yes	AI can reduce administrative drag for PMs	AI will replace project managers
Subcontractors	Notification and coordination	Drafting subcontractor notifications and schedule updates	Sections 6, 7	Yes	AI can support coordination tasks	AI will replace skilled trades
Site-work/septic/sewer firms	Permit and inspection tracking	Organizing permit status and inspection records	Sections 5, 8	Yes	AI can aid permit-tracking visibility	AI will automate compliance decisions
Lenders / insurers	Risk documentation	Summarizing insurance and resilience records	Section 8	Yes	AI can assist with document visibility	AI will make unsupervised lending/insurance decisions
Local governments / permitting	Application and inspection records	Organizing permit and inspection notes	Sections 5, 8	Yes	AI can support record organization	AI will replace human permitting decisions

Source note: Reproduced from the approved control report and split for portrait readability where needed.

**Appendix Table A10. Future scenario matrix**

Scenario	Conditions	Residential implication	Commercial implication	Downstream economy implication	Technology / AI implication	Evidence basis	Caution / limitation
A: Stabilized growth	Moderate population-driven demand, stable rates/insurance	Potentially steadier permit volumes relative to the extreme 2005 peak, 2009 trough, and 2021 pandemic-era acceleration	National nonresidential trends continue directionally	Potentially more stable subcontractor and supplier demand relative to extreme boom/bust conditions	Gradual adoption of workflow-support tools for documentation and coordination	Sections 3, 6	Scenario assumes no major external shocks
B: Rate / insurance pressure persists	Elevated mortgage rates and insurance costs remain	Potential continued affordability and demand	National commercial starts remain volatile	Potentially greater demand volatility for	Increased need for risk-documentation tools	Sections 3, 8	Conditional on persistent pressures

Scenario	Conditions	Residential implication	Commercial implication	Downstream economy implication	Technology / AI implication	Evidence basis	Caution / limitation
	structural	friction in higher-cost or higher-risk markets		subcontractors if affordability and financing pressure persist			
C: Inland and Affordability-Driven Repositioning	Persistent insurance, affordability, and resilience pressures could make inland and lower-cost markets more strategically important for some builders and buyers	Potential increased attention to inland or affordability-oriented markets, if supported by future permit data	National commercial trends continue	Site-work and utility demand could follow regional permitting patterns, but this report does not quantify an inland shift	Tools for land-strategy analysis and regional coordination may become more relevant if future permit and market data support this repositioning	Sections 5, 8	Directional only; no quantified shift claimed
D: Workflow-Support Technology Adoption Improves Operating Discipline	Larger operators integrate approval-gated AI tools	Potential reduction in administrative friction and missed handoffs	National context continues	Improved subcontractor coordination	Practical use cases in scheduling, documentation, and permit tracking	Section 11	Adoption remains human-approved and auditable
E: Fragmented market with uneven technology adoption	Smaller operators lag in adoption due to cost and skill barriers	Persistent administrative friction in fragmented segments	National context continues	Greater coordination challenges for subcontractors	Larger operators may be better positioned to capture workflow-efficiency benefits if adoption is effective	Sections 7, 11	Conditional on uneven adoption

Source note: Reproduced from the approved control report and split for portrait readability where needed.

## Appendix B. Expanded Source Table

Source	Publisher / Level	Data / Scope	Key Limitation	Update Method
U.S. Census BPS annual/current state files	Publisher: U.S. Census Bureau Evidence: Level 1 Sections: 3, 5, 12	Data: Residential units authorized Geography: State / selected regions Period: 2000-2026 YTD	Units, not structures	Annual + monthly releases
FRED FLCONS	Publisher: BLS via FRED Evidence: Level 1 Sections: 6, 7	Data: Employment Geography: State Period: 1990-2026	Industry series	Monthly
FRED MORTGAGE30US	Publisher: Freddie Mac via FRED Evidence: Level 1 Sections: 8	Data: Mortgage rates Geography: National Period: 2000-2026	Weekly, not annual averages	Weekly
BLS OEWS May 2025 state file	Publisher: BLS Evidence: Level 1 Sections: 7	Data: Wages Geography: State Period: May 2025	Wage/salary workers only	Annual May release
AGC 2025 Florida Fact Sheet	Publisher: AGC (using BEA) Evidence: Level 3 Sections: 6, 8	Data: GDP and spending aggregates Geography: State Period: 2024/2025	Aggregate only	Annual
Florida OIR / Citizens reports	Publisher: Florida OIR / Citizens Evidence: Level 3 Sections: 8	Data: Policy counts and market share Geography: State Period: 2023-2025	Residual market focus	Quarterly
FEMA DR-4673-FL	Publisher: FEMA Evidence: Level 3 Sections: 8	Data: Disaster declaration Geography: State Period: 2022	Event-level only	As declared
Florida Building Code 2023, 8th Edition	Publisher: Florida Building Commission Evidence: Level 3 Sections: 8	Data: Code effective date Geography: State Period: 2023	Regulatory only	Periodic updates
SEC 10-K filings (Lennar, D.R. Horton, PulteGroup, Dream Finders)	Publisher: SEC EDGAR Evidence: Level 2 Sections: 9	Data: Company disclosures Geography: Company Period: 2015-2024	Often regional aggregation	Quarterly/annual
Bankruptcy court dockets (WCI, Van Der Valk, Signature)	Publisher: U.S. Bankruptcy Courts Evidence: Level 2 Sections: 10	Data: Filing facts Geography: Case-specific Period: 2008, 2025	Filing facts only	Event-driven
Approved Section 3 permit workbook	Publisher: Compiled from Census BPS Evidence: Level 1 Sections: 3, 5, 12	Data: Residential permits Geography: State / regions Period: 2000-2026 YTD	Controlled workbook	Refresh from Census
Approved Section 7 wage workbook	Publisher: Compiled from BLS OEWS Evidence: Level 1 Sections: 7	Data: Wages Geography: State Period: May 2025	Controlled workbook	Refresh from BLS

Source note: Expanded source table reproduced from the approved source list. Update methods are included to preserve the document as a refreshable source-of-truth reference.

## Bibliography / Endnotes

- U.S. Census Bureau Building Permits Survey (BPS) annual/current state files, 2000-2026 (Section 3 workbook).
- FRED FLCONS (BLS), April 2026 (Sections 6, 7).
- FRED MORTGAGE30US (Freddie Mac via FRED), weekly, not seasonally adjusted (Section 8).
- BLS OEWS May 2025 State Occupational Employment and Wage Estimates - Florida (Section 7 workbook).
- AGC 2025 Florida Construction Fact Sheet (using BEA GDP data) (Sections 6, 8).
- Florida Office of Insurance Regulation (OIR) and Citizens Property Insurance public reports (Section 8).
- FEMA Disaster Declaration DR-4673-FL (Section 8).
- Florida Building Code, 8th Edition (effective December 31, 2023) (Section 8).
- Lennar Corporation 10-K (WCI acquisition disclosure), 2017 (Section 9).
- D.R. Horton, Inc. Form 10-K, 2024 (Section 9).
- PulteGroup, Inc. 10-K, 2015 (Section 9).
- Dream Finders Homes, Inc. 10-K, 2024 (Section 9).
- U.S. Bankruptcy Court docket, WCI Communities, Case No. 08-11643, District of Delaware, August 4, 2008 (Section 10).
- U.S. Bankruptcy Court docket, Van Der Valk Construction LLC, Case 3:25-bk-01382, Middle District of Florida, April 30, 2025 (Section 10).
- U.S. Bankruptcy Court docket, Signature Builders Group LLC, Case 9:25-bk-22120, Southern District of Florida, October 15, 2025 (Section 10).
- Plan Hillsborough summary citing Census BPS, 2023 (Section 5).
- FGCU RERI Single-Family Building Permits Dashboard, March 2026 (Section 5).
- HUD SOCDS Residential Construction Permits by County dataset, 1980-2022 (Section 5).

All claims are sourced from the approved sections. No unsupported claims are included.