

Project 2: Permits — Data Source Review

Goal: confirm that permit and home-closing data sources are accessible before scoping the full project. Sources checked live on Sept 2, 2026.

TL;DR

- **Permit data: all three counties (LA, SF, Miami-Dade) are available for free** and were tested successfully. Green light to scope.
- **Gaps within LA County:** Beverly Hills and West Hollywood run their own permit systems with no public feed (would need scraping or a paid aggregator).
- **MLS closing data is not available for free.** RETS is discontinued industry-wide; direct MLS access needs a licensed broker + data agreement. **ATTOM** is the practical route (paid, 30-day free trial). PropStream is a point-and-click tool, not a true API.
- Free alternative for closings: county recorder deed records — but bulk access is fee-based and easier to buy via ATTOM.

Available Partial / caveats Not available

1. The 4 sources from the original brief

Source	What it gives us	Status	Cost	Plain-English notes
LA County permit data	Building permits: address, type, value, issue date, status, parcel ID	Available	Free	City of LA (LADBS) has a full public feed from 2020 to present. Unincorporated county areas are covered by a separate feed (EPIC-LA). Beverly Hills and West Hollywood run their own systems with no public feed.
SF County permit data	Building permits: address, type, description, estimated cost, filed/issued dates	Available	Free	Full public feed from DataSF, back to 2013. Well documented.
Miami-Dade County permit data	Building permits: address, folio, type, category	Available	Free	Public feed covering the last 3 years, refreshed weekly. City of Miami has its own separate feed (since 2014).
MLS closings (RETS / ATTOM / PropStream)	Recent home sales: address, price, close date, buyer/seller	Not available (free)	\$\$	RETS is discontinued. Direct MLS access needs a licensed agent/broker and a data agreement with each MLS (CRMLS for LA, SFAR for SF, MIAMI Realtors for Miami-Dade). ATTOM provides this via a paid API with a 30-day free trial. PropStream has no real API.

2. Coverage by market

Market	Permits	Closings	Notes
City of Los Angeles	Free	Paid	LADBS feed; closings via ATTOM or CRMLS license
LA County (unincorporated)	Free	Paid	EPIC-LA feed
Beverly Hills / West Hollywood	No free feed	Paid	Own permit portals (scrape) or paid aggregator (Shovels.ai, SignedOff)
San Francisco	Free	Paid	DataSF feed; closings via ATTOM or SFAR license
Miami-Dade County	Free	Paid	County feed; closings via ATTOM or MIAMI Realtors license

3. Additional sources we recommend considering (all have APIs)

Source	Category	Cost	Why it helps
ATTOM	Closings / owner	Paid (free trial)	Sales history, deeds, owner name, market value — nationwide, one API
Shovels.ai	Permits	Paid	Permits + contractor data across all US jurisdictions, incl. Beverly Hills / WeHo; flags security-related permits (gates, cameras, alarms)
PermitStack	Permits	Free tier	Normalized multi-county permit search (100 requests/day free)

SignedOff	Permits	Free tier	Live LADBS + EPIC-LA search in one call
Accela Civic Platform	Permits	Agency-enabled	The system Beverly Hills / WeHo portals run on; API access requires the city to enable it
Zillow (Bridge Interactive)	Closings	Partner approval	Recent sales and value estimates

4. Recommended path

Step	Action	Cost
1	Connect the three free permit feeds (LADBS, DataSF, Miami-Dade) and define the permit types / value thresholds that matter	Free
2	Add EPIC-LA for unincorporated LA County	Free
3	Start an ATTOM trial for closing data; validate volume and match rate in one zip before committing	Free trial → paid
4	Decide whether Beverly Hills / WeHo permits justify a paid aggregator (Shovels.ai) or scraping	Paid, TBD
5	Scope the full project once steps 1–3 confirm data quality	—

Technical details and a live interactive API explorer: <https://datasources-site-xuycdhcf.devinapps.com/api.html>