

THE FLORIDA SENATE  
2024 SUMMARY OF LEGISLATION PASSED  
**Committee on Community Affairs**

**CS/CS/CS/SB 812 — Expedited Approval of Residential Building Permits**

by Rules Committee; Regulated Industries Committee; Community Affairs Committee; and  
Senator Ingoglia

The bill requires certain local governments to create a program to expedite the issuance of residential building permits based on a preliminary plat and to issue the number or percentage of permits requested by an applicant if certain conditions are met. Local governments required to establish this expedited program are counties with 75,000 residents or more (except for Monroe County) and municipalities that have 10,000 residents or more and 25 acres or more of contiguous land designated for agricultural or residential purposes.

By October 1, 2024, applicable local governments must establish the program and allow an applicant to request up to 50 percent of the permits for a residential subdivision or planned community. By December 31, 2027, applicable local governments must update their program to allow an applicant to request up to 75 percent of the permits of the development.

The bill provides that an applicant for a building permit may not obtain a temporary or final certificate of occupancy for each residential structure or building until the final plat is approved by the governing body and recorded in the public records. Additionally, an applicant may contract to sell, but may not transfer ownership of, a residential structure or building located in the preliminary plat before the final plat is approved by the local government.

The bill further allows an applicant to use a private provider to expedite the application process for building permits after a preliminary plat is approved, and requires local governments to establish a registry of qualified contractors whom the local government can use for assistance in processing and expediting the review of applications for preliminary plats.

Finally, the bill provides that vested rights may be formed in a preliminary plat, under certain circumstances.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect upon becoming law.

*Vote: Senate 40-0; House 89-25*