

THE FLORIDA SENATE
2025 SUMMARY OF LEGISLATION PASSED
Committee on Community Affairs

CS/CS/CS/HB 683 — Construction Regulations

by Commerce Committee; Intergovernmental Affairs Subcommittee; Industries & Professional Activities Subcommittee; and Rep. Griffiths and others (CS/CS/CS/SB 712 by Rules Committee; Appropriations Committee on Agriculture, Environment, and General Government; Community Affairs Committee; and Senator Grall)

The bill makes the following changes to current law:

- Requires the Department of Environmental Protection to adopt standards for installing synthetic turf, also known as “artificial grass,” on residential areas and prohibits local governments from adopting regulations inconsistent with such standards.
- Revises prompt payment provisions for local government construction contracts entered into on or after July 1, 2025, requiring local governments to approve or deny a price quote for a change order from a contractor within 35 days.
- Provides that the state or any political subdivision, when contracting for public works projects, may not penalize a bidder for performing a larger volume of construction work for the state or political subdivision, or reward a bidder for performing a smaller volume of construction work.
- Amends the “private provider” statute to authorize single-trade plans review and require expedited permit processing for such; allow single-trade inspections, as authorized under current law, to be conducted virtually; and authorize single-trade inspections and plans review for solar energy and energy storage installations or alterations.
- Revises the scope of certification for certified alarm system contractors to include surveillance cameras.
- Specifies that only one interior support rail in an elevator must be continuous and at least 42 inches long.
- Exempts from the provisions of the Florida Building Code any system or equipment located on the property of a spaceport which is used for space launch vehicles, payloads, or spacecraft.
- Prohibits local building departments from requiring a copy of a contract between a builder and an owner, or any associated documents, as a requirement to apply for or receive a building permit.

If approved by the Governor, or allowed to become law without the Governor’s signature, these provisions take effect July 1, 2025.

Vote: Senate 36-0; House 114-0