



462060

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
04/09/2019	.	
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The Committee on Community Affairs (Perry) recommended the following:

**Senate Amendment (with title amendment)**

Delete everything after the enacting clause  
and insert:

Section 1. Subsection (2) of section 125.56, Florida  
Statutes, is amended to read:

125.56 Enforcement and amendment of the Florida Building  
Code and the Florida Fire Prevention Code; inspection fees;  
inspectors; etc.—

(2) (a) The board of county commissioners of each of the



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11 several counties may provide a schedule of reasonable inspection  
12 fees in order to defer the costs of inspection and enforcement  
13 of the provisions of this act, and of the Florida Building Code  
14 and the Florida Fire Prevention Code.

15 (b) A county that imposes inspection fees as described in  
16 paragraph (a) may establish an expedited inspection process that  
17 provides priority processing for such inspections. The county  
18 may charge an additional fee in an amount not to exceed two  
19 times the fee for the inspection for which the applicant  
20 requests expedited processing.

21 Section 2. Section 166.222, Florida Statutes, is amended to  
22 read:

23 166.222 Building code inspection fees.—

24 (1) The governing body of a municipality may provide a  
25 schedule of reasonable inspection fees in order to defer the  
26 costs of inspection and enforcement of the provisions of its  
27 building code.

28 (2) A municipality that imposes inspection fees as  
29 described in subsection (1) may establish an expedited  
30 inspection process that provides priority processing for such  
31 inspections. The municipality may charge an additional fee in an  
32 amount not to exceed two times the fee for the inspection for  
33 which the applicant requests expedited processing.

34 Section 3. Present subsection (2) of section 553.792,  
35 Florida Statutes, is redesignated as subsection (3), subsection  
36 (1) and present subsection (2) of that section are amended, and  
37 a new subsection (2) is added to that section, to read:

38 553.792 Building permit application to local government.—

39 (1)(a) Within 10 days of an applicant submitting an



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40 application to the local government, the local government shall  
41 advise the applicant what information, if any, is needed to deem  
42 the application properly completed in compliance with the filing  
43 requirements published by the local government. If the local  
44 government does not provide written notice that the applicant  
45 has not submitted the properly completed application, the  
46 application shall be automatically deemed properly completed and  
47 accepted. Within 45 days after receiving a completed  
48 application, a local government must notify an applicant if  
49 additional information is required for the local government to  
50 determine the sufficiency of the application, and shall specify  
51 the additional information that is required. The applicant must  
52 submit the additional information to the local government or  
53 request that the local government act without the additional  
54 information. While the applicant responds to the request for  
55 additional information, the 120-day period described in this  
56 subsection is tolled. Both parties may agree to a reasonable  
57 request for an extension of time, particularly in the event of a  
58 force major or other extraordinary circumstance. The local  
59 government must approve, approve with conditions, or deny the  
60 application within 120 days following receipt of a completed  
61 application.

62 (b) A local government that imposes permit fees may  
63 establish an expedited permitting process that provides priority  
64 processing for such permits. The local government may charge an  
65 additional fee in an amount not to exceed two times the fee for  
66 the permit for which the applicant requests expedited  
67 processing.

68 (2) (a) Upon receipt of an application to the local



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69 government, the local government must require the applicant to  
70 pay only 50 percent of the fees due.

71 (b) Whenever a local government does not meet an  
72 established deadline for processing a completed application, the  
73 fee associated with such deadline must be reduced by 10 percent  
74 of the original amount for every 10 business days the local  
75 government fails to meet its established deadline.

76 (c) Upon approval of an application, the local government  
77 must notify and inform the applicant of the amount of fees due,  
78 reduced by the amount, if any, required under paragraph (b), and  
79 must require payment of such fees before the issuance of any  
80 certificate or permit.

81 (d) If the amount of fees due has been reduced by more than  
82 50 percent of the original fee, the local government must issue  
83 a refund of any fees that are due to the applicant upon issuance  
84 of the certificate or permit.

85 (3)-(2) The procedures in this section set forth in  
86 subsection (1) apply to the following building permit  
87 applications: accessory structure; alarm permit; nonresidential  
88 buildings less than 25,000 square feet; electric; irrigation  
89 permit; landscaping; mechanical; plumbing; residential units  
90 other than a single family unit; multifamily residential not  
91 exceeding 50 units; roofing; signs; site-plan approvals and  
92 subdivision plats not requiring public hearings or public  
93 notice; and lot grading and site alteration associated with the  
94 permit application set forth in this subsection. The procedures  
95 in this section set forth in subsection (1) do not apply to  
96 permits for any wireless communications facilities or when a  
97 law, agency rule, or local ordinance specifies specify different



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98 timeframes for review of local building permit applications.

99 Section 4. This act shall take effect October 1, 2019.

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101 ===== T I T L E A M E N D M E N T =====

102 And the title is amended as follows:

103 Delete everything before the enacting clause

104 and insert:

105 A bill to be entitled

106 An act relating to inspections and permits; amending  
107 ss. 125.56 and 166.222, F.S.; authorizing a county or  
108 municipality that imposes inspection fees to establish  
109 an expedited inspection process that provides priority  
110 processing for such inspections; authorizing the  
111 county or municipality to charge an additional fee up  
112 to a specified amount for the expedited inspection  
113 process; amending s. 553.792, F.S.; authorizing a  
114 local government that imposes permit fees to establish  
115 an expedited permitting process that provides priority  
116 processing for such permits; authorizing the local  
117 government to charge an additional fee up to a  
118 specified amount for the expedited inspection process;  
119 providing that the local government must require the  
120 applicant to pay only a specified percentage of the  
121 fees due upon receipt of an application; providing for  
122 a reduction of the outstanding fees due under certain  
123 circumstances; providing for a refund of fees under  
124 certain circumstances; specifying that certain  
125 procedures apply to building permit applications for  
126 any nonresidential buildings, instead of



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nonresidential buildings less than a specified size;  
providing an effective date.