



26 Code and the Florida Fire Prevention Code; inspection fees;  
 27 inspectors; etc.—

28 (4)

29 (c) A county that issues building permits shall send a  
 30 written notice of expiration, by e-mail or United States Postal  
 31 Service, to the owner of the property and the contractor listed  
 32 on the permit, no less than 30 days before a building permit is  
 33 set to expire or will become null and void or invalid. The  
 34 written notice must identify the permit that is set to expire or  
 35 that will become null and void or invalid and the date the  
 36 permit will expire or become null and void or invalid.

37 (d) A county that issues building permits may not charge a  
 38 person an additional search fee for identifying building permits  
 39 for each unit or subunit assigned by the county to a particular  
 40 tax parcel identification number.

41 Section 2. Section 166.222, Florida Statutes, is amended  
 42 to read:

43 166.222 Building code inspection fees.—

44 (1) The governing body of a municipality may provide a  
 45 schedule of reasonable inspection fees in order to defer the  
 46 costs of inspection and enforcement of the provisions of its  
 47 building code.

48 (2) The governing body of a municipality that issues  
 49 building permits may not charge a person an additional search  
 50 fee for identifying building permits for each unit or subunit

51 assigned by the governing body to a particular tax parcel  
52 identification number.

53 Section 3. Paragraph (c) is added to subsection (1) of  
54 section 553.79, Florida Statutes, and subsections (15) through  
55 (20) are renumbered as subsections (16) through (21),  
56 respectively, and a new subsection (15) is added to that  
57 section, to read:

58 553.79 Permits; applications; issuance; inspections.—

59 (1)

60 (c) A local government that issues building permits shall  
61 send a written notice of expiration, by e-mail or United States  
62 Postal Service, to the owner of the property and the contractor  
63 listed on the permit, no less than 30 days before a building  
64 permit is set to expire or will become null and void or invalid.  
65 The written notice must identify the permit that is set to  
66 expire or that will become null and void or invalid and the date  
67 the permit will expire or become null and void or invalid.

68 (15) For the alteration, improvement, modification, or  
69 repair of a one-family or two-family dwelling, a townhome, an  
70 accessory structure of a one-family or two-family dwelling or  
71 townhome, an individual residential condominium unit, or an  
72 individual residential cooperative unit, a local enforcement  
73 agency may close an expired, null and void, or invalid permit if  
74 the permit has been expired, null and void, or invalid for at  
75 least 6 years, and the building official determines that the

76 | dwelling, townhome, accessory structure, or individual unit for  
77 | which the permit was issued has no apparent safety hazards. For  
78 | purposes of this subsection, the term "close" means that the  
79 | requirements of the permit have been satisfied.

80 | Section 4. Paragraph (e) is added to subsection (7) of  
81 | section 553.80, Florida Statutes, to read:

82 | 553.80 Enforcement.—

83 | (7) The governing bodies of local governments may provide  
84 | a schedule of reasonable fees, as authorized by s. 125.56(2) or  
85 | s. 166.222 and this section, for enforcing this part. These  
86 | fees, and any fines or investment earnings related to the fees,  
87 | shall be used solely for carrying out the local government's  
88 | responsibilities in enforcing the Florida Building Code. When  
89 | providing a schedule of reasonable fees, the total estimated  
90 | annual revenue derived from fees, and the fines and investment  
91 | earnings related to the fees, may not exceed the total estimated  
92 | annual costs of allowable activities. Any unexpended balances  
93 | shall be carried forward to future years for allowable  
94 | activities or shall be refunded at the discretion of the local  
95 | government. The basis for a fee structure for allowable  
96 | activities shall relate to the level of service provided by the  
97 | local government and shall include consideration for refunding  
98 | fees due to reduced services based on services provided as  
99 | prescribed by s. 553.791, but not provided by the local  
100 | government. Fees charged shall be consistently applied.

101        (e) The governing body of a local government that issues  
102 building permits may not charge a person an additional search  
103 fee for identifying building permits for each unit or subunit  
104 assigned by the governing body to a particular tax parcel  
105 identification number.

106        Section 5. This act shall take effect October 1, 2019.