1A bill to be entitled2An act relating to building permits; amending s.3125.56, F.S.; requiring counties to provide notice to4certain persons when a building permit is set to5expire or become null and void or invalid; prohibiting6counties from charging a person an additional search7fee under certain circumstances; amending s. 166.222,8F.S.; prohibiting the governing body of a municipality9from charging a person an additional search fee under10certain circumstances; amending s. 553.79, F.S.;11requiring local government to provide notice to12certain persons when a building permit is set to13expire or become null and void or invalid; authorizing14a local enforcement agency to close a permit under15certain circumstances; providing a definition;16amending s. 553.80, F.S.; prohibiting the governing17body of a local government from charging a person an18additional search fee under certain circumstances;19providing an effective date.202121Be It Enacted by the Legislature of the State of Florida:22section 1. Paragraphs (c) and (d) are added to subsection23Section 1. Paragraphs (c) and (d) are added to subsection24(4) of section 125.56, Florida Statutes, to read:25125.56 Enforcement and amendment of the Florida Building		
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	23	Section 1. Paragraphs (c) and (d) are added to subsection
25 125.56 Enforcement and amendment of the Florida Building	24	(4) of section 125.56, Florida Statutes, to read:
	25	125.56 Enforcement and amendment of the Florida Building
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2019

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
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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

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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 The governing bodies of local governments may provide (7) a schedule of reasonable fees, as authorized by s. 125.56(2) or 84 s. 166.222 and this section, for enforcing this part. These 85 fees, and any fines or investment earnings related to the fees, 86 87 shall be used solely for carrying out the local government's responsibilities in enforcing the Florida Building Code. When 88 89 providing a schedule of reasonable fees, the total estimated 90 annual revenue derived from fees, and the fines and investment earnings related to the fees, may not exceed the total estimated 91 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 local government and shall include consideration for refunding 97 fees due to reduced services based on services provided as 98 prescribed by s. 553.791, but not provided by the local 99 100 government. Fees charged shall be consistently applied.

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FLORIDA	HOUSE	OF REPI	RESENTA	TIVES
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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.

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