



493202

LEGISLATIVE ACTION

Senate	.	House
Comm: WD	.	
04/20/2023	.	
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The Committee on Rules (Ingoglia) recommended the following:

Senate Amendment (with title amendment)

Between lines 168 and 169
insert:

Section 4. Subsection (3) is added to section 177.071,
Florida Statutes, to read:

177.071 Approval of plat by governing bodies.—

(3) (a) On or before August 15, 2023, each local building
code official shall establish a program to expedite the process
for issuing building permits for residential communities that
meet the requirements of the Florida Building Code. Each local



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12 building code official shall provide the Executive Office of the
13 Governor a letter certifying that the program is established and
14 shall include an explanation of the program with the letter.

15 (b) Upon a request by an applicant desiring to participate
16 in the program established under this subsection, the local
17 governing body shall issue at least 50 percent of the building
18 permits for homes identified in the application so long as the
19 homes are not occupied and all of the following conditions
20 apply:

21 1. The project has an approved temporary plat or
22 preliminary plat approval that includes civil engineering plans
23 approved by the local governing body, or its functional
24 equivalent under the Florida Building Code.

25 2. The applicant has provided a copy of the approved
26 temporary plat or preliminary plat along with the approved civil
27 engineering plans to the electric, water, and wastewater
28 utilities.

29 3. The applicant has provided a performance bond for
30 necessary utilities, road, and stormwater improvements that have
31 not been completed by the time the applicant applies for the
32 program.

33 (c) An applicant desiring to participate in the program
34 established under this subsection may sell or physically
35 transfer ownership of a home in the residential community, until
36 a final plat is approved and recorded in the public records of
37 the local governing body.

38
39 ===== T I T L E A M E N D M E N T =====

40 And the title is amended as follows:



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41 Delete line 40
42 and insert:
43 community"; amending s. 177.071, F.S.; requiring local
44 building code officials to a establish a certain
45 program by a specified date; requiring local building
46 code officials to provide a certain letter to the
47 Executive Office of the Governor; requiring the local
48 governing body to issue certain building permits under
49 certain circumstances; authorizing an applicant to
50 physically transfer ownership or sell certain homes;
51 amending s. 189.08, F.S.; conforming a