

Amendment No.

CHAMBER ACTION

Senate

House

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Representative Esposito offered the following:

**Amendment (with title amendment)**

Remove lines 59-540 and insert:

Section 1. Paragraph (g) is added to subsection (7) of section 553.73, Florida Statutes, to read:

553.73 Florida Building Code.—

(7)

(g) The commission shall modify section 505 of the Florida Building Code, 8th edition (2023), Existing Building, to state that sealed drawings by a design professional may not be required for the replacement of windows, doors, or garage doors. Replacement windows, doors, and garage doors must be

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14 installed in accordance with the manufacturer's instructions for  
15 the appropriate wind zone and must meet design pressure  
16 requirements and the requirements in the most recent version of  
17 the Florida Building Code. A copy of the manufacturer's  
18 instructions must be submitted with the permit application for  
19 replacement windows, doors, or garage doors. The manufacturer's  
20 installation instructions may be printed or in digital format.

21 Section 2. Subsection (16) of section 553.79, Florida  
22 Statutes, is amended to read:

23 553.79 Permits; applications; issuance; inspections.—

24 ~~(16) Except as provided in paragraph (c), a building~~  
25 ~~permit for a single-family residential dwelling must be issued~~  
26 ~~within 30 business days after receiving the permit application~~  
27 ~~unless the permit application fails to satisfy the Florida~~  
28 ~~Building Code or the enforcing agency's laws or ordinances.~~

29 ~~(a) If a local enforcement agency fails to issue a~~  
30 ~~building permit for a single-family residential dwelling within~~  
31 ~~30 business days after receiving the permit application, it must~~  
32 ~~reduce the building permit fee by 10 percent for each business~~  
33 ~~day that it fails to meet the deadline. Each 10-percent~~  
34 ~~reduction shall be based on the original amount of the building~~  
35 ~~permit fee.~~

36 ~~(b) A local enforcement agency does not have to reduce the~~  
37 ~~building permit fee if it provides written notice to the~~  
38 ~~applicant, by e-mail or United States Postal Service, within 30~~

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~~business days after receiving the permit application, that specifically states the reasons the permit application fails to satisfy the Florida Building Code or the enforcing agency's laws or ordinances. The written notice must also state that the applicant has 10 business days after receiving the written notice to submit revisions to correct the permit application and that failure to correct the application within 10 business days will result in a denial of the application.~~

~~(c) The applicant has 10 business days after receiving the written notice to address the reasons specified by the local enforcement agency and submit revisions to correct the permit application. If the applicant submits revisions within 10 business days after receiving the written notice, the local enforcement agency has 10 business days after receiving such revisions to approve or deny the building permit unless the applicant agrees to a longer period in writing. If the local enforcement agency fails to issue or deny the building permit within 10 business days after receiving the revisions, it must reduce the building permit fee by 20 percent for the first business day that it fails to meet the deadline unless the applicant agrees to a longer period in writing. For each additional business day, but not to exceed 5 business days, that the local enforcement agency fails to meet the deadline, the building permit fee must be reduced by an additional 10 percent.~~

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63 ~~Each reduction shall be based on the original amount of the~~  
64 ~~building permit fee.~~

65 ~~(d) If any building permit fees are refunded under this~~  
66 ~~subsection, the surcharges provided in s. 468.631 or s. 553.721~~  
67 ~~must be recalculated based on the amount of the building permit~~  
68 ~~fees after the refund.~~

69 ~~(e) A building permit for a single-family residential~~  
70 ~~dwelling applied for by a contractor licensed in this state on~~  
71 ~~behalf of a property owner who participates in a Community~~  
72 ~~Development Block Grant-Disaster Recovery program administered~~  
73 ~~by the Department of Economic Opportunity must be issued within~~  
74 ~~15 working days after receipt of the application unless the~~  
75 ~~permit application fails to satisfy the Florida Building Code or~~  
76 ~~the enforcing agency's laws or ordinances.~~

77 Section 3. Paragraphs (o) through (r) of subsection (1)  
78 and subsections (10) through (21) of section 553.791, Florida  
79 Statutes, are redesignated as paragraphs (p) through (s) and  
80 subsections (11) through (22), respectively, present paragraph  
81 (o) of subsection (1), paragraph (c) of subsection (4),  
82 paragraphs (b) and (d) of subsection (7), paragraph (b) of  
83 present subsection (13), paragraph (b) of present subsection  
84 (16), and present subsection (19) are amended, and a new  
85 paragraph (o) is added to subsection (1) and a new subsection  
86 (10) is added to that section, to read:

87 553.791 Alternative plans review and inspection.—

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88 (1) As used in this section, the term:

89 (o) "Private provider firm" means a business organization,  
90 including a corporation, partnership, business trust, or other  
91 legal entity, which offers services under this chapter to the  
92 public through licensees who are acting as agents, employees,  
93 officers, or partners of the firm. A person who is licensed as a  
94 building code administrator under part XII of chapter 468, an  
95 engineer under chapter 471, or an architect under chapter 481  
96 may act as a private provider for an agent, employee, or officer  
97 of the private provider firm.

98 (p)-(o) "Request for certificate of occupancy or  
99 certificate of completion" means a properly completed and  
100 executed application for:

101 1. A certificate of occupancy or certificate of  
102 completion.

103 2. A certificate of compliance from the private provider  
104 required under subsection (13) ~~(12)~~.

105 3. Any applicable fees.

106 4. Any documents required by the local building official  
107 to determine that the fee owner has secured all other government  
108 approvals required by law.

109 (4) A fee owner or the fee owner's contractor using a  
110 private provider to provide building code inspection services  
111 shall notify the local building official in writing at the time  
112 of permit application, or by 2 p.m. local time, 2 business days

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113 before the first scheduled inspection by the local building  
114 official or building code enforcement agency that a private  
115 provider has been contracted to perform the required inspections  
116 of construction under this section, including single-trade  
117 inspections, on a form to be adopted by the commission. This  
118 notice shall include the following information:

119 (c) An acknowledgment from the fee owner or the fee  
120 owner's contractor in substantially the following form:

121  
122 I have elected to use one or more private providers to  
123 provide building code plans review and/or inspection  
124 services on the building or structure that is the  
125 subject of the enclosed permit application, as  
126 authorized by s. 553.791, Florida Statutes. I  
127 understand that the local building official may not  
128 review the plans submitted or perform the required  
129 building inspections to determine compliance with the  
130 applicable codes, except to the extent specified in  
131 said law. Instead, plans review and/or required  
132 building inspections will be performed by licensed or  
133 certified personnel identified in the application. The  
134 law requires minimum insurance requirements for such  
135 personnel, but I understand that I may require more  
136 insurance to protect my interests. By executing this  
137 form, I acknowledge that I have made inquiry regarding

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138 the competence of the licensed or certified personnel  
139 and the level of their insurance and am satisfied that  
140 my interests are adequately protected. I agree to  
141 indemnify, defend, and hold harmless the local  
142 government, the local building official, and their  
143 building code enforcement personnel from any and all  
144 claims arising from my use of these licensed or  
145 certified personnel to perform building code  
146 inspection services with respect to the building or  
147 structure that is the subject of the enclosed permit  
148 application.

149  
150 If the fee owner or the fee owner's contractor makes any changes  
151 to the listed private providers or the services to be provided  
152 by those private providers, the fee owner or the fee owner's  
153 contractor shall, within 1 business day after any change or  
154 within 2 business days before the next scheduled inspection,  
155 update the notice to reflect such changes. A change of a duly  
156 authorized representative named in the permit application does  
157 not require a revision of the permit, and the building code  
158 enforcement agency shall not charge a fee for making the change.

159 (7)

160 (b) If the local building official provides a written  
161 notice of plan deficiencies to the permit applicant within the  
162 prescribed 20-day period, the 20-day period shall be tolled

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163 pending resolution of the matter. To resolve the plan  
164 deficiencies, the permit applicant may elect to dispute the  
165 deficiencies pursuant to subsection (15) ~~(14)~~ or to submit  
166 revisions to correct the deficiencies.

167 (d) If the local building official provides a second  
168 written notice of plan deficiencies to the permit applicant  
169 within the prescribed time period, the permit applicant may  
170 elect to dispute the deficiencies pursuant to subsection (15)  
171 ~~(14)~~ or to submit additional revisions to correct the  
172 deficiencies. For all revisions submitted after the first  
173 revision, the local building official has an additional 5  
174 business days from the date of resubmittal to issue the  
175 requested permit or to provide a written notice to the permit  
176 applicant stating which of the previously identified plan  
177 features remain in noncompliance with the applicable codes, with  
178 specific reference to the relevant code chapters and sections.

179 (10) If the private provider is a person licensed as an  
180 engineer under chapter 471 or an architect under chapter 481 and  
181 affixes his or her professional seal to the affidavit required  
182 under subsection (6), the local building official must issue the  
183 requested permit or provide a written notice to the permit  
184 applicant identifying the specific plan features that do not  
185 comply with the applicable codes, as well as the specific code  
186 chapters and sections, within 10 business days after receipt of  
187 the permit application and affidavit. In such written notice,

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188 the local building official must provide with specificity the  
189 plan's deficiencies, the reasons the permit application failed,  
190 and the applicable codes being violated. If the local building  
191 official does not provide specific written notice to the permit  
192 applicant within the prescribed 10-day period, the permit  
193 application is deemed approved as a matter of law, and the local  
194 building official must issue the permit on the next business  
195 day.

196 (14) ~~(13)~~

197 (b) If the local building official does not provide notice  
198 of the deficiencies within the applicable time periods under  
199 paragraph (a), the request for a certificate of occupancy or  
200 certificate of completion is automatically granted and deemed  
201 issued as of the next business day. The local building official  
202 must provide the applicant with the written certificate of  
203 occupancy or certificate of completion within 10 days after it  
204 is automatically granted and issued. To resolve any identified  
205 deficiencies, the applicant may elect to dispute the  
206 deficiencies pursuant to subsection (15) ~~(14)~~ or to submit a  
207 corrected request for a certificate of occupancy or certificate  
208 of completion.

209 (17) ~~(16)~~

210 (b) A local enforcement agency, local building official,  
211 or local government may establish, for private providers,  
212 private provider firms, and duly authorized representatives

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213 working within that jurisdiction, a system of registration to  
214 verify compliance with the licensure requirements of paragraph  
215 (1)(n) and the insurance requirements of subsection (18) ~~(17)~~.  
216 ~~(20)~~ ~~(19)~~ A ~~Each~~ local building code enforcement agency may  
217 not audit the performance of building code inspection services  
218 by private providers operating within the local jurisdiction  
219 until the local building code enforcement agency has created a  
220 manual for standard operating audit procedures for the local  
221 building code enforcement agency's internal inspection and  
222 review staff, which includes, at a minimum, the purpose and  
223 scope of the audit, the audit criteria, an explanation of audit  
224 processes and objections, and detailed findings of areas of  
225 noncompliance. The manual must be publicly available online or  
226 the printed manual must be readily accessible in building  
227 department offices. The staff's audit results from the previous  
228 two quarters must be publicly available. The local building code  
229 enforcement agency's private provider audit processes must  
230 adhere to the local building code enforcement agency's posted  
231 standard operating audit procedures. ~~However,~~ The same private  
232 provider or private provider firm may not be audited more than  
233 four times in a year ~~month~~ unless the local building official  
234 determines a condition of a building constitutes an immediate  
235 threat to public safety and welfare, which must be communicated  
236 in writing to the private provider or private provider firm.  
237 Work on a building or structure may proceed after inspection and

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238 approval by a private provider. ~~if the provider has given notice~~  
239 ~~of the inspection pursuant to subsection (9) and, subsequent to~~  
240 ~~such inspection and approval,~~ The work may ~~shall~~ not be delayed  
241 for completion of an inspection audit by the local building code  
242 enforcement agency.

243 Section 4. Subsections (1) and (2) of section 553.792,  
244 Florida Statutes, are amended to read:

245 553.792 Building permit application to local government.-

246 (1)(a) A local government must approve, approve with  
247 conditions, or deny a building permit application after receipt  
248 of a completed and sufficient application within the following  
249 timeframes, unless the applicant waives such timeframes in  
250 writing:

251 1. Within 30 business days after receiving a complete and  
252 sufficient application, for an applicant using a local  
253 government plans reviewer to obtain the following building  
254 permits if the structure is less than 7,500 square feet:  
255 residential units, including a single-family residential unit or  
256 a single-family residential dwelling, accessory structure,  
257 alarm, electrical, irrigation, landscaping, mechanical,  
258 plumbing, or roofing.

259 2. Within 60 business days after receiving a complete and  
260 sufficient application, for an applicant using a local  
261 government plans reviewer to obtain the following building  
262 permits if the structure is 7,500 square feet or more:

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263 residential units, including a single-family residential unit or  
264 a single-family residential dwelling, accessory structure,  
265 alarm, electrical, irrigation, landscaping, mechanical,  
266 plumbing, or roofing.

267 3. Within 60 business days after receiving a complete and  
268 sufficient application, for an applicant using a local  
269 government plans reviewer to obtain the following building  
270 permits: signs or nonresidential buildings that are less than  
271 25,000 square feet.

272 4. Within 60 business days after receiving a complete and  
273 sufficient application, for an applicant using a local  
274 government plans reviewer to obtain the following building  
275 permits: multifamily residential, not exceeding 50 units.

276 5. Within 10 business days after receiving a complete and  
277 sufficient application, for an applicant using a master building  
278 permit consistent with s. 553.794 to obtain a site-specific  
279 building permit.

280 6. Within 10 business days after receiving a complete and  
281 sufficient application, for an applicant for a single-family  
282 residential dwelling applied for by a contractor licensed in  
283 this state on behalf of a property owner who participates in a  
284 Community Development Block Grant-Disaster Recovery program  
285 administered by the Department of Commerce, unless the permit  
286 application fails to satisfy the Florida Building Code or the  
287 enforcing agency's laws or ordinances.

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288  
289 However, the local government may not require the waiver of the  
290 timeframes in this section as a condition precedent to reviewing  
291 an applicant's building permit application.

292 (b) A local government must meet the timeframes set forth  
293 in this section for reviewing building permit applications  
294 unless the timeframes set by local ordinance are more stringent  
295 than those prescribed in this section.

296 (c) After ~~Within 10 days of~~ an applicant submits  
297 ~~submitting~~ an application to the local government, the local  
298 government must provide written notice to the applicant within 5  
299 business days after receipt of the application advising ~~shall~~  
300 ~~advise~~ the applicant what information, if any, is needed to deem  
301 or determine that the application is properly completed in  
302 compliance with the filing requirements published by the local  
303 government. If the local government does not provide timely  
304 written notice that the applicant has not submitted a the  
305 properly completed application, the application is ~~shall be~~  
306 automatically deemed or determined to be properly completed and  
307 accepted.

308 (d)1. Within 10 business ~~45~~ days after providing written  
309 notice to the applicant that his or her application is properly  
310 completed or upon receipt of any information needed to deem the  
311 application complete ~~receiving a completed application,~~ a local  
312 government must provide written notice to ~~notify~~ an applicant if

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313 additional information is required for the local government to  
314 determine the sufficiency of the application, and the notice  
315 must ~~shall~~ specify the additional information that is required.  
316 The applicant may ~~must~~ submit the additional information to the  
317 local government or request that the local government act  
318 without the additional information. When reviewing an  
319 application for a building permit, a local government may not  
320 request additional information from the applicant more than two  
321 times unless the applicant waives such limitation in writing.  
322 The local government's second request for information must be  
323 made within 10 business days after the local government receives  
324 the additional information indicated in the first request. The  
325 local government must determine the sufficiency of the  
326 application within 10 business days after receiving the  
327 additional information from a second request. If the local  
328 government does not provide to the applicant timely written  
329 notice that the applicant must submit additional information to  
330 determine whether the application is sufficient, the application  
331 is automatically deemed or determined to be sufficient.

332 2. Before a second request for additional information may  
333 be made, the local government must offer the applicant an  
334 opportunity to meet in person or virtually with the local  
335 government to attempt to resolve outstanding issues.

336 3. If an applicant believes a request for additional  
337 information is not authorized by ordinance, rule, statute, or

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338 other legal authority, the local government, at the applicant's  
339 written request, must process the application within 10 business  
340 days after receipt of such request and approve the application,  
341 approve the application with conditions, or deny the application  
342 and provide the applicant with sufficient reason for such  
343 denial. ~~While the applicant responds to the request for~~  
344 ~~additional information, the 120-day period described in this~~  
345 ~~subsection is tolled. Both parties may agree to a reasonable~~  
346 ~~request for an extension of time, particularly in the event of a~~  
347 ~~force majeure or other extraordinary circumstance. The local~~  
348 ~~government must approve, approve with conditions, or deny the~~  
349 ~~application within 120 days following receipt of a completed~~  
350 ~~application.~~

351 (e) A local government shall maintain on its website a  
352 policy containing procedures and expectations for expedited  
353 processing of those building permits and development orders  
354 required by law to be expedited.

355 ~~(b)1. When reviewing an application for a building permit,~~  
356 ~~a local government may not request additional information from~~  
357 ~~the applicant more than three times, unless the applicant waives~~  
358 ~~such limitation in writing.~~

359 ~~2. If a local government requests additional information~~  
360 ~~from an applicant and the applicant submits the requested~~  
361 ~~additional information to the local government within 30 days~~

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362 ~~after receiving the request, the local government must, within~~  
363 ~~15 days after receiving such information:~~

364 ~~a. Determine if the application is properly completed;~~

365 ~~b. Approve the application;~~

366 ~~c. Approve the application with conditions;~~

367 ~~d. Deny the application; or~~

368 ~~e. Advise the applicant of information, if any, that is~~

369 ~~needed to deem the application properly completed or to~~

370 ~~determine the sufficiency of the application.~~

371 ~~3. If a local government makes a second request for~~

372 ~~additional information from the applicant and the applicant~~

373 ~~submits the requested additional information to the local~~

374 ~~government within 30 days after receiving the request, the local~~

375 ~~government must, within 10 days after receiving such~~

376 ~~information:~~

377 ~~a. Determine if the application is properly completed;~~

378 ~~b. Approve the application;~~

379 ~~c. Approve the application with conditions;~~

380 ~~d. Deny the application; or~~

381 ~~e. Advise the applicant of information, if any, that is~~

382 ~~needed to deem the application properly completed or to~~

383 ~~determine the sufficiency of the application.~~

384 ~~4. Before a third request for additional information may~~

385 ~~be made, the applicant must be offered an opportunity to meet~~

386 ~~with the local government to attempt to resolve outstanding~~

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387 ~~issues. If a local government makes a third request for~~  
388 ~~additional information from the applicant and the applicant~~  
389 ~~submits the requested additional information to the local~~  
390 ~~government within 30 days after receiving the request, the local~~  
391 ~~government must, within 10 days after receiving such information~~  
392 ~~unless the applicant waived the local government's limitation in~~  
393 ~~writing, determine that the application is complete and:~~

394 ~~a. Approve the application;~~

395 ~~b. Approve the application with conditions; or~~

396 ~~c. Deny the application.~~

397 ~~5. If the applicant believes the request for additional~~  
398 ~~information is not authorized by ordinance, rule, statute, or~~  
399 ~~other legal authority, the local government, at the applicant's~~  
400 ~~request, must process the application and either approve the~~  
401 ~~application, approve the application with conditions, or deny~~  
402 ~~the application.~~

403 ~~(f)(e)~~ If a local government fails to meet a deadline  
404 ~~under this subsection provided in paragraphs (a) and (b), it~~  
405 ~~must reduce the building permit fee by 10 percent for each~~  
406 ~~business day that it fails to meet the deadline, unless the~~  
407 ~~parties agree in writing to a reasonable extension of time, the~~  
408 ~~delay is caused by the applicant, or the delay is attributable~~  
409 ~~to a force majeure or other extraordinary circumstances. Each~~  
410 ~~10-percent reduction shall be based on the original amount of~~

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411 the building permit fee, unless the parties agree to an  
412 extension of time.

413 ~~(2)(a) The procedures set forth in subsection (1) apply to~~  
414 ~~the following building permit applications: accessory structure;~~  
415 ~~alarm permit; nonresidential buildings less than 25,000 square~~  
416 ~~feet; electric; irrigation permit; landscaping; mechanical;~~  
417 ~~plumbing; residential units other than a single family unit;~~  
418 ~~multifamily residential not exceeding 50 units; roofing; signs;~~  
419 ~~site-plan approvals and subdivision plats not requiring public~~  
420 ~~hearings or public notice; and lot grading and site alteration~~  
421 ~~associated with the permit application set forth in this~~  
422 ~~subsection. The procedures set forth in subsection (1) do not~~  
423 ~~apply to permits for any wireless communications facilities or~~  
424 ~~when a law, agency rule, or local ordinance specify different~~  
425 ~~timeframes for review of local building permit applications.~~

426 ~~(b) If A local government has different timeframes than~~  
427 ~~the timeframes set forth in subsection (1) for reviewing~~  
428 ~~building permit applications described in paragraph (a), the~~  
429 ~~local government must meet the deadlines established by local~~  
430 ~~ordinance. If a local government does not meet an established~~  
431 ~~deadline to approve, approve with conditions, or deny an~~  
432 ~~application, it must reduce the building permit fee by 10~~  
433 ~~percent for each business day that it fails to meet the~~  
434 ~~deadline. Each 10-percent reduction shall be based on the~~  
435 ~~original amount of the building permit fee, unless the parties~~

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436 ~~agree to an extension of time. This paragraph does not apply to~~  
437 ~~permits for any wireless communications facilities.~~

438 Section 5. Paragraph (a) of subsection (7) of section  
439 553.80, Florida Statutes, is amended to read:

440 553.80 Enforcement.—

441 (7)(a) The governing bodies of local governments may  
442 provide a schedule of reasonable fees, as authorized by s.  
443 125.56(2) or s. 166.222 and this section, for enforcing this  
444 part. These fees, and any fines or investment earnings related  
445 to the fees, may only ~~shall~~ be used ~~solely~~ for carrying out the  
446 local government's responsibilities in enforcing the Florida  
447 Building Code. When providing a schedule of reasonable fees, the  
448 total estimated annual revenue derived from fees, and the fines  
449 and investment earnings related to the fees, may not exceed the  
450 total estimated annual costs of allowable activities. Any  
451 unexpended balances must be carried forward to future years for  
452 allowable activities or must be refunded at the discretion of  
453 the local government. A local government may not carry forward  
454 an amount exceeding the average of its operating budget for  
455 enforcing the Florida Building Code for the previous 4 fiscal  
456 years. For purposes of this subsection, the term "operating  
457 budget" does not include reserve amounts. Any amount exceeding  
458 this limit must be used as authorized in subparagraph 2.  
459 However, a local government that established, as of January 1,  
460 2019, a Building Inspections Fund Advisory Board consisting of

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461 five members from the construction stakeholder community and  
462 carries an unexpended balance in excess of the average of its  
463 operating budget for the previous 4 fiscal years may continue to  
464 carry such excess funds forward upon the recommendation of the  
465 advisory board. The basis for a fee structure for allowable  
466 activities must relate to the level of service provided by the  
467 local government and must include consideration for refunding  
468 fees due to reduced services based on services provided as  
469 prescribed by s. 553.791, but not provided by the local  
470 government. Fees charged must be consistently applied.

471 1. As used in this subsection, the phrase "enforcing the  
472 Florida Building Code" includes the direct costs and reasonable  
473 indirect costs associated with review of building plans,  
474 building inspections, reinspections, and building permit  
475 processing; building code enforcement; and fire inspections  
476 associated with new construction. The phrase may also include  
477 training costs associated with the enforcement of the Florida  
478 Building Code and enforcement action pertaining to unlicensed  
479 contractor activity to the extent not funded by other user fees.

480 2. A local government must use any excess funds that it is  
481 prohibited from carrying forward to rebate and reduce fees, to  
482 upgrade technology hardware and software systems to enhance  
483 service delivery, ~~or~~ to pay for the construction of a building  
484 or structure that houses a local government's building code

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485 enforcement agency, or for ~~the~~ training programs for building  
486 officials, inspectors, or

487  
488 -----

**T I T L E A M E N D M E N T**

489 Remove lines 2-44 and insert:

490  
491  
492 An act relating to building regulations; amending s.  
493 553.73, F.S.; requiring the Florida Building  
494 Commission to modify provisions in the Florida  
495 Building Code relating to replacement windows, doors,  
496 or garage doors; providing requirements for such  
497 modifications; amending s. 553.79, F.S.; removing  
498 provisions relating to acquiring building permits for  
499 certain residential dwellings; amending s. 553.791,  
500 F.S.; defining the term "private provider firm";  
501 revising the timeframes in which local building  
502 officials must issue permits or provide certain  
503 written notice if certain private providers affix  
504 their professional seal to an affidavit; providing  
505 requirements for such written notices; deeming a  
506 permit application approved under certain  
507 circumstances; prohibiting local building code  
508 enforcement agency's from auditing the performance of  
509 private providers until the local building code

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510 enforcement agency creates a manual for standard  
511 operating audit procedures; providing requirements for  
512 such manual; requiring the manual to be publicly  
513 available online or printed; requiring certain audit  
514 results to be readily accessible; revising how often a  
515 private provider may be audited; requiring certain  
516 written communication be provided to the private  
517 provider or private provider firm under certain  
518 circumstances; conforming cross-references; conforming  
519 provisions to changes made by the act; amending s.  
520 553.792, F.S.; revising the timeframes for approving,  
521 approving with conditions, or denying certain building  
522 permits; prohibiting a local government from requiring  
523 a waiver of certain timeframes; requiring local  
524 governments to follow the prescribed timeframes unless  
525 a local ordinance is more stringent; requiring a local  
526 government to provide written notice to an applicant  
527 under certain circumstances; revising how many times a  
528 local government may request additional information  
529 from an applicant; specifying when a permit  
530 application is deemed complete and approved; requiring  
531 the opportunity for an in-person or virtual meeting  
532 before a second request for additional information may  
533 be made; requiring a local government to process an  
534 application within a specified timeframe without

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535 additional information upon written request by the  
536 applicant; reducing permit fees by a certain  
537 percentage if certain timeframes are not met;  
538 providing exceptions; providing construction;  
539 conforming provisions to changes made by the act;

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