

1 A bill to be entitled
 2 An act relating to building permits for single-family
 3 dwellings; amending ss. 125.56 and 553.79, F.S.;
 4 prohibiting the expiration of certain building permits
 5 issued by a county or a local government,
 6 respectively, before a specified event; amending s.
 7 553.792, F.S.; specifying that certain permit
 8 applications are deemed approved by a local
 9 government; requiring the local government to issue
 10 such permit within a certain timeframe; providing an
 11 effective date.

12
 13 Be It Enacted by the Legislature of the State of Florida:

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 15 **Section 1. Paragraph (d) of subsection (4) of section**
 16 **125.56, Florida Statutes, is amended to read:**

17 125.56 Enforcement and amendment of the Florida Building
 18 Code and the Florida Fire Prevention Code; inspection fees;
 19 inspectors; etc.—

20 (4)

21 (d) A county that issues building permits may send a
 22 written notice of expiration, by e-mail or United States Postal
 23 Service, to the owner of the property and the contractor listed
 24 on the permit, no less than 30 days before a building permit is
 25 set to expire. The written notice must identify the permit that

26 | is set to expire and the date the permit will expire. A building
 27 | permit issued by a county for a single-family dwelling may not
 28 | expire before the effective date of the next edition of the
 29 | Florida Building Code, which is updated every 3 years pursuant
 30 | to s. 553.73(7) (a).

31 | **Section 2. Paragraph (c) of subsection (1) of section**
 32 | **553.79, Florida Statutes, is amended to read:**

33 | 553.79 Permits; applications; issuance; inspections.—

34 | (1)

35 | (c) A local government that issues building permits may
 36 | send a written notice of expiration, by e-mail or United States
 37 | Postal Service, to the owner of the property and the contractor
 38 | listed on the permit, no less than 30 days before a building
 39 | permit is set to expire. The written notice must identify the
 40 | permit that is set to expire and the date the permit will
 41 | expire. A building permit issued by a local government under
 42 | this section for a single-family dwelling may not expire before
 43 | the effective date of the next edition of the Florida Building
 44 | Code, which is updated every 3 years pursuant to s.
 45 | 553.73(7) (a).

46 | **Section 3. Present paragraphs (b) through (g) of**
 47 | **subsection (1) of section 553.792, Florida Statutes, are**
 48 | **redesignated as paragraphs (c) through (h), respectively, and a**
 49 | **new paragraph (b) is added to that subsection, to read:**

50 | 553.792 Building permit application to local government.—

51 (1)

52 (b) A permit application for the construction of a single-
53 family dwelling in a jurisdiction for which a state of emergency
54 was issued within the 24 months before the submission of the
55 application, and which is signed and sealed with an attestation
56 by an architect licensed under chapter 481 or an engineer
57 licensed under chapter 471 that the plans in the permit comply
58 with the Florida Building Code, is deemed approved. The local
59 government shall issue such permit within 2 days after approval.

60 **Section 4.** This act shall take effect July 1, 2025.