

1 A bill to be entitled
2 An act relating to building permits for single-family
3 dwellings; amending s. 125.56, F.S.; prohibiting the
4 expiration of certain building permits issued by a
5 county before a certain timeframe or a specified
6 event, whichever is later; amending s. 489.129, F.S.;
7 providing that certain persons are not subject to
8 discipline for performing a job without the applicable
9 permits if otherwise authorized by law; amending s.
10 553.79, F.S.; prohibiting the expiration of certain
11 building permits issued by a local government before a
12 certain timeframe or a specified event, whichever is
13 later; prohibiting a local government from requiring
14 building permits for certain projects; providing an
15 exception; requiring a contractor who performs work
16 without a building permit to maintain certain records;
17 amending s. 553.792, F.S.; requiring a local
18 government to issue a building permit for certain
19 building permit applications within a specified
20 timeframe; specifying that certain permit applications
21 are deemed approved by a local government; requiring
22 the local government to issue such permit within a
23 certain timeframe; providing an effective date.

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25 Be It Enacted by the Legislature of the State of Florida:

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

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

(4)

(d) A county that issues building permits may send a written notice of expiration, by e-mail or United States Postal Service, to the owner of the property and the contractor listed on the permit, no less than 30 days before a building permit is set to expire. The written notice must identify the permit that is set to expire and the date the permit will expire. A building permit issued by a county for a single-family dwelling may not expire before 180 days after the issuance of the permit or the effective date of the next edition of the Florida Building Code, which is updated every 3 years pursuant to s. 553.73(7)(a), whichever is later.

Section 2. Paragraph (o) of subsection (1) of section 489.129, Florida Statutes, is amended to read:

489.129 Disciplinary proceedings.—

(1) The board may take any of the following actions against any certificateholder or registrant: place on probation or reprimand the licensee, revoke, suspend, or deny the issuance or renewal of the certificate or registration, require financial

51 restitution to a consumer for financial harm directly related to
52 a violation of a provision of this part, impose an
53 administrative fine not to exceed \$10,000 per violation, require
54 continuing education, or assess costs associated with
55 investigation and prosecution, if the contractor, financially
56 responsible officer, or business organization for which the
57 contractor is a primary qualifying agent, a financially
58 responsible officer, or a secondary qualifying agent responsible
59 under s. 489.1195 is found guilty of any of the following acts:

60 (o) Proceeding on any job without obtaining applicable
61 local building department permits and inspections, unless
62 otherwise provided by law.
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64 For the purposes of this subsection, construction is considered
65 to be commenced when the contract is executed and the contractor
66 has accepted funds from the customer or lender. A contractor
67 does not commit a violation of this subsection when the
68 contractor relies on a building code interpretation rendered by
69 a building official or person authorized by s. 553.80 to enforce
70 the building code, absent a finding of fraud or deceit in the
71 practice of contracting, or gross negligence, repeated
72 negligence, or negligence resulting in a significant danger to
73 life or property on the part of the building official, in a
74 proceeding under chapter 120.

75 **Section 3. Paragraphs (a) and (c) of subsection (1) of**

76 **section 553.79, Florida Statutes, are amended, and paragraph (g)**
 77 **is added to that subsection, to read:**

78 553.79 Permits; applications; issuance; inspections.—

79 (1) (a) Unless otherwise provided by law, after the
 80 effective date of the Florida Building Code adopted as herein
 81 provided, it shall be unlawful for any person, firm,
 82 corporation, or governmental entity to construct, erect, alter,
 83 modify, repair, or demolish any building within this state
 84 without first obtaining a permit therefor from the appropriate
 85 enforcing agency or from such persons as may, by appropriate
 86 resolution or regulation of the authorized state or local
 87 enforcing agency, be delegated authority to issue such permits,
 88 upon the payment of such reasonable fees adopted by the
 89 enforcing agency. The enforcing agency is empowered to revoke
 90 any such permit upon a determination by the agency that the
 91 construction, erection, alteration, modification, repair, or
 92 demolition of the building for which the permit was issued is in
 93 violation of, or not in conformity with, the provisions of the
 94 Florida Building Code. Whenever a permit required under this
 95 section is denied or revoked because the plan, or the
 96 construction, erection, alteration, modification, repair, or
 97 demolition of a building, is found by the local enforcing agency
 98 to be not in compliance with the Florida Building Code, the
 99 local enforcing agency shall identify the specific plan or
 100 project features that do not comply with the applicable codes,

101 identify the specific code chapters and sections upon which the
102 finding is based, and provide this information to the permit
103 applicant. A plans reviewer or building code administrator who
104 is responsible for issuing a denial, revocation, or modification
105 request but fails to provide to the permit applicant a reason
106 for denying, revoking, or requesting a modification, based on
107 compliance with the Florida Building Code or local ordinance, is
108 subject to disciplinary action against his or her license
109 pursuant to s. 468.621(1)(i). Installation, replacement,
110 removal, or metering of any load management control device is
111 exempt from and shall not be subject to the permit process and
112 fees otherwise required by this section.

113 (c) A local government that issues building permits may
114 send a written notice of expiration, by e-mail or United States
115 Postal Service, to the owner of the property and the contractor
116 listed on the permit, no less than 30 days before a building
117 permit is set to expire. The written notice must identify the
118 permit that is set to expire and the date the permit will
119 expire. A building permit issued by a local government for a
120 single-family dwelling may not expire before 180 days after the
121 issuance of the permit or the effective date of the next edition
122 of the Florida Building Code, which is updated every 3 years
123 pursuant to s. 553.73(7)(a), whichever is later.

124 (g)1. A local government that issues building permits may
125 not require an owner of a single-family dwelling or an owner's

126 contractor to obtain a building permit to perform any work that
127 is valued at less than \$7,500 on the single-family dwelling's
128 lot. However, a local government may require a building permit
129 for any electrical, plumbing, or structural work, not including
130 the repair or replacement of exterior doors or windows,
131 performed on a lot containing a single-family dwelling
132 regardless of the value of the work.

133 2. A contractor who performs work that does not require a
134 building permit under this paragraph must keep a record in
135 writing of the work performed, the property address where the
136 work was performed, and the value of such work as proof that
137 such work complies with subparagraph 1.

138 **Section 4. Paragraphs (b) through (g) of subsection (1) of**
139 **section 553.792, Florida Statutes, are redesignated as**
140 **paragraphs (c) through (h), respectively, paragraph (a) of that**
141 **subsection is amended, and a new paragraph (b) is added to that**
142 **subsection, to read:**

143 553.792 Building permit application to local government.—

144 (1) (a) A local government must approve, approve with
145 conditions, or deny a building permit application after receipt
146 of a completed and sufficient application within the following
147 timeframes, unless the applicant waives such timeframes in
148 writing:

149 1. Within 5 business days after receiving a complete and
150 sufficient application, for an applicant using a local

151 government plans reviewer to obtain the following building
152 permits for an existing single-family residential dwelling if
153 the value of the work is less than \$15,000: structural,
154 accessory structure, alarm, electrical, irrigation, landscaping,
155 mechanical, plumbing, or roofing.

156 ~~2.4.~~ Within 30 business days after receiving a complete
157 and sufficient application, for an applicant using a local
158 government plans reviewer to obtain the following building
159 permits if the structure is less than 7,500 square feet:
160 residential units, including a single-family residential unit or
161 a single-family residential dwelling, accessory structure,
162 alarm, electrical, irrigation, landscaping, mechanical,
163 plumbing, or roofing.

164 ~~3.2.~~ Within 60 business days after receiving a complete
165 and sufficient application, for an applicant using a local
166 government plans reviewer to obtain the following building
167 permits if the structure is 7,500 square feet or more:
168 residential units, including a single-family residential unit or
169 a single-family residential dwelling, accessory structure,
170 alarm, electrical, irrigation, landscaping, mechanical,
171 plumbing, or roofing.

172 ~~4.3.~~ Within 60 business days after receiving a complete
173 and sufficient application, for an applicant using a local
174 government plans reviewer to obtain the following building
175 permits: signs or nonresidential buildings that are less than

176 25,000 square feet.

177 ~~5.4.~~ Within 60 business days after receiving a complete
178 and sufficient application, for an applicant using a local
179 government plans reviewer to obtain the following building
180 permits: multifamily residential, not exceeding 50 units; site-
181 plan approvals and subdivision plats not requiring public
182 hearing or public notice; and lot grading and site alteration.

183 ~~6.5.~~ Within 12 business days after receiving a complete
184 and sufficient application, for an applicant using a master
185 building permit consistent with s. 553.794 to obtain a site-
186 specific building permit.

187 ~~7.6.~~ Within 10 business days after receiving a complete
188 and sufficient application, for an applicant for a single-family
189 residential dwelling applied for by a contractor licensed in
190 this state on behalf of a property owner who participates in a
191 Community Development Block Grant-Disaster Recovery program
192 administered by the Department of Commerce, unless the permit
193 application fails to satisfy the Florida Building Code or the
194 enforcing agency's laws or ordinances.

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

199 (b) A permit application for the construction or
200 renovation of a single-family dwelling in a jurisdiction for

201 which a state of emergency was issued within the 24 months
202 before the submission of the application, and which is signed
203 and sealed with an attestation by an architect licensed under
204 chapter 481 or an engineer licensed under chapter 471 that the
205 plans in the permit comply with the Florida Building Code, is
206 deemed approved. The local government shall issue such permit
207 within 2 days after approval.

208 **Section 5.** This act shall take effect July 1, 2025.