

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED _____ (Y/N)
ADOPTED AS AMENDED _____ (Y/N)
ADOPTED W/O OBJECTION _____ (Y/N)
FAILED TO ADOPT _____ (Y/N)
WITHDRAWN _____ (Y/N)
OTHER

1 Committee/Subcommittee hearing bill: Intergovernmental Affairs
2 Subcommittee

3 Representative Benarroch offered the following:

4
5 **Amendment (with title amendment)**

6 Remove everything after the enacting clause and insert:

7 **Section 1. Paragraphs (l) and (q) of subsection (1) and**
8 **subsections (5), (6), (7), and (8) of section 553.791, Florida**
9 **Statutes, are amended to read:**

10 553.791 Alternative plans review and inspection.—

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

12 (1) "Permit application" means a properly completed and
13 submitted application for the requested building or construction
14 permit, including:

15 1. The plans reviewed by the private provider, or in the
16 case of a single-trade plan review where a private provider uses

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17 an automated or software-based plans review system as provided
18 in subsection (6), the information review by the automated or
19 software-based plans review system to determine compliance with
20 one or more applicable codes.

21 2. The affidavit from the private provider required under
22 subsection (6).

23 3. Any applicable fees.

24 4. Any documents required by the local building official
25 to determine that the fee owner has secured all other government
26 approvals required by law.

27 (q) "Single-trade inspection" or "single-trade plans
28 review" means any inspection or plans review focused on a single
29 construction trade, such as plumbing, mechanical, or electrical.
30 The term includes, but is not limited to, inspections or plans
31 review of door or window replacements; fences and block walls
32 more than 6 feet high from the top of the wall to the bottom of
33 the footing; stucco or plastering; reroofing with no structural
34 alteration; HVAC replacements; solar energy and energy storage
35 installations or alterations; ductwork or fan replacements;
36 alteration or installation of wiring, lighting, and service
37 panels; water heater changeouts; sink replacements; and
38 repiping.

39 (5) After construction has commenced and if either the
40 local building official is unable to provide inspection services
41 in a timely manner or the work subject to inspection is related

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42 to a single-trade inspection for a single-family or two-family
43 dwellings, the fee owner or the fee owner's contractor may elect
44 to use a private provider to provide inspection services by
45 notifying the local building official of the owner's or
46 contractor's intention to do so by 2 p.m. local time, 2 business
47 days before the next scheduled inspection using the notice
48 provided for in paragraphs (4) (a)-(c).

49 (6) A private provider performing plans review under this
50 section shall review the plans to determine compliance with the
51 applicable codes. For single-trade plans reviews, a private
52 provider may use an automated or software-based plans review
53 system designed to determine compliance with one or more
54 applicable codes, including, but not limited to, the National
55 Electrical Code and the Florida Building Code. Upon determining
56 that the plans reviewed comply with the applicable codes, the
57 private provider shall prepare an affidavit or affidavits
58 certifying, under oath, that the following is true and correct
59 to the best of the private provider's knowledge and belief:

60 (a) The plans were reviewed by the affiant, who is duly
61 authorized to perform plans review pursuant to this section and
62 holds the appropriate license or certificate.

63 (b) The plans comply with the applicable codes.

64
65 Such affidavit may bear a written or electronic signature and
66 may be submitted electronically to the local building official.

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67 (7) (a) No more than 20 business days, or if the permit is
68 related to a single-trade plans review for a single-family or
69 two-family dwelling, no more than 2 business days, after receipt
70 of a permit application and the affidavit from the private
71 provider required pursuant to subsection (6), the local building
72 official shall issue the requested permit or provide a written
73 notice to the permit applicant identifying the specific plan
74 features that do not comply with the applicable codes, as well
75 as the specific code chapters and sections. If the local
76 building official does not provide a written notice of the plan
77 deficiencies within the prescribed 20-day or 2-day period, the
78 permit application shall be deemed approved as a matter of law,
79 and the permit must ~~shall~~ be issued by the local building
80 official on the next business day.

81 (b) If the local building official provides a written
82 notice of plan deficiencies to the permit applicant within the
83 prescribed 20-day or 5-day period, the ~~20-day~~ period is ~~shall be~~
84 tolled pending resolution of the matter. To resolve the plan
85 deficiencies, the permit applicant may elect to dispute the
86 deficiencies pursuant to subsection (15) or to submit revisions
87 to correct the deficiencies.

88 (c) If the permit applicant submits revisions, the local
89 building official has the remainder of the tolled time ~~20-day~~
90 period plus 5 business days after ~~from~~ the date of resubmittal
91 to issue the requested permit or to provide a second written

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92 notice to the permit applicant stating which of the previously
93 identified plan features remain in noncompliance with the
94 applicable codes, with specific reference to the relevant code
95 chapters and sections. Any subsequent review by the local
96 building official is limited to the deficiencies cited in the
97 written notice. If the local building official does not provide
98 the second written notice within the prescribed time period, the
99 permit shall be deemed approved as a matter of law, and the
100 local building official must issue the permit on the next
101 business day.

102 (d) If the local building official provides a second
103 written notice of plan deficiencies to the permit applicant
104 within the prescribed time period, the permit applicant may
105 elect to dispute the deficiencies pursuant to subsection (15) or
106 to submit additional revisions to correct the deficiencies. For
107 all revisions submitted after the first revision, the local
108 building official has an additional 5 business days after ~~from~~
109 the date of resubmittal to issue the requested permit or to
110 provide a written notice to the permit applicant stating which
111 of the previously identified plan features remain in
112 noncompliance with the applicable codes, with specific reference
113 to the relevant code chapters and sections.

114 (8) A private provider performing required inspections
115 under this section shall inspect each phase of construction as
116 required by the applicable codes. Such inspection, including a

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117 single-trade inspection, may be performed in person ~~in person~~ or
118 virtually. The private provider may have a duly authorized
119 representative perform the required inspections, provided all
120 required reports are prepared by and bear the written or
121 electronic signature of the private provider or the private
122 provider's duly authorized representative. The duly authorized
123 representative must be an employee of the private provider
124 entitled to receive reemployment assistance benefits under
125 chapter 443. The contractor's contractual or legal obligations
126 are not relieved by any action of the private provider.

127 **Section 2.** This act shall take effect July 1, 2025.
128

129 -----
130 **T I T L E A M E N D M E N T**

131 Remove everything before the enacting clause and insert:
132 An act relating to alternative plans reviews and
133 inspections; amending s. 553.791, F.S.; revising the
134 definition of the term "single-trade inspection";
135 defining the term "single-trade plans review";
136 authorizing use of a private provider for inspection
137 of work related to a single-trade inspection for a
138 single-family or two-family dwellings; authorizing a
139 private provider to use specified review systems for
140 single-trade plans reviews; requiring certain actions
141 by the local building official within a specified

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Bill No. CS/HB 1071 (2025)

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142 | timeframe for certain permits; authorizing single-
143 | trade inspections to be performed in person or
144 | virtually; providing an effective date.