



258716

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
03/12/2025	.	
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The Committee on Banking and Insurance (McClain) recommended the following:

Senate Amendment (with title amendment)

Delete lines 63 - 153
and insert:

(4) The a local enforcement agency must provide an inspection within 3 business days after such inspection is requested ~~require at least one inspection of a fire alarm system project or fire sprinkler system project~~ to ensure compliance with applicable codes and standards. If a fire alarm system project or fire sprinkler system project fails an inspection,



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the contractor must take corrective action as necessary to pass inspection.

(5)(a) For a fire alarm system project, a contractor must keep a copy of the plans and specifications at the fire alarm system project worksite and make such plans and specifications available to the inspector for an onsite plans review at each inspection. If the local enforcement agency determines that it needs documents for recording purposes, the contractor must provide such documentation in paper or electronic form to the local enforcement agency within 4 business days after the inspection or 4 days after the documentation is requested, whichever is later. The local enforcement agency may not require additional plans reviews or documentation of areas or devices outside the scope of permitted work, as needed on permit applications.

(b) For a fire sprinkler system project ~~to alter an existing fire protection system~~, a contractor must keep a copy of the plans and specifications at the fire sprinkler system project worksite and make such plans and specifications available to the inspector at each inspection. If the local enforcement agency determines that it needs additional documents for recording purposes, the contractor must provide such documentation in paper or electronic form to the local enforcement agency within 4 business days after the inspection or 4 days after the documentation is requested, whichever is later. The local enforcement agency may not require additional plans reviews or documentation of areas or devices outside the scope of permitted work, as needed on permit applications.

(6) A local government that fails to meet a deadline under



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subsection (3) or subsection (4) must refund the permit fee by 10 percent for each business day after such failure, unless the local government and contractor agree in writing to a reasonable extension of time, the delay is caused by the applicant, or the delay is attributable to a force majeure or other extraordinary circumstances. Each 10 percent refund shall be based on the original amount of the permit fee.

(7) By October 1, 2025, a local enforcement agency must establish a simplified permitting process that complies with this section.

Section 2. Subsection (9) of section 633.202, Florida Statutes, is amended to read:

633.202 Florida Fire Prevention Code.—

(9)(a) The State Fire Marshal shall make rules that implement this section and ss. 633.104 and 633.208 for the purpose of accomplishing the objectives set forth in those sections.

(b) If a county or municipality fails to adhere to the requirements of this section when adopting an ordinance for a local amendment to the Florida Fire Prevention Code, the local amendment is null and void. A municipality may enforce only an ordinance that has been sent to the Florida Building Commission and the State Fire Marshal pursuant to subsection (8) as of the date that the bid for a permit was submitted.

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

And the title is amended as follows:

Delete lines 9 - 27

and insert:



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69 requiring the local enforcement agency to provide an
70 inspection within a specified timeframe; requiring
71 that certain plans and specifications be available for
72 an onsite plans review during an inspection; requiring
73 a contractor to provide additional documents, if
74 necessary, within a specified timeframe; prohibiting a
75 local enforcement agency from requiring additional
76 plans reviews or documentation outside the scope of
77 the permitted work; requiring that permit fees be
78 refunded by a certain percentage if a local government
79 fails to meet certain deadlines; providing exceptions;
80 requiring local enforcement agencies to establish a
81 simplified permitting process by a specified date;
82 amending s. 633.202, F.S.; specifying a condition
83 under which a local amendment to the Florida Fire
84 Prevention Code is null and void; providing that a
85 municipality may enforce only an ordinance that has
86 been sent to the Florida Building Commission and the
87 State Fire Marshal as of the date that the bid for a
88 permit was submitted; amending s. 633.312,