

**By** the Committees on Rules; Community Affairs; and Banking and Insurance; and Senator McClain

595-03651-25

20251078c3

1                   A bill to be entitled  
2           An act relating to fire prevention; amending s.  
3           553.7932, F.S.; defining the term "alteration";  
4           revising the definition of the term "fire alarm system  
5           project"; requiring a local enforcement agency to  
6           issue a permit for a fire alarm system project or fire  
7           sprinkler system project within a specified time  
8           period; authorizing work authorized by the permit to  
9           commence immediately after submission of a completed  
10          application; requiring the local enforcement agency to  
11          provide an inspection within a specified timeframe;  
12          requiring that certain plans and specifications be  
13          available for an onsite plans review during an  
14          inspection; requiring a contractor to provide  
15          additional documentation in paper or electronic form,  
16          if requested by an inspector, within a specified  
17          timeframe; prohibiting a local enforcement agency from  
18          requiring additional plans reviews or documentation  
19          outside the scope of the permitted work; requiring  
20          that a specified percentage of the permit fee be  
21          refunded if a local government fails to meet certain  
22          deadlines; providing exceptions; requiring that such  
23          refunds be based on the original amount of the permit  
24          fee; requiring local enforcement agencies to establish  
25          a simplified permitting process by a specified date;  
26          amending s. 633.202, F.S.; specifying a condition  
27          under which a local amendment to the Florida Fire  
28          Prevention Code is unenforceable; providing that a  
29          county, a municipality, or an authority having

595-03651-25

20251078c3

30 jurisdiction may only enforce an ordinance that has  
31 been sent to the Florida Building Commission and the  
32 State Fire Marshal as of a certain date; amending s.  
33 633.312, F.S.; requiring that a uniform summary  
34 inspection report include certain information;  
35 deleting an exception from submitting certain  
36 information within a detailed inspection report;  
37 providing an effective date.

38  
39 Be It Enacted by the Legislature of the State of Florida:

40  
41 Section 1. Present paragraphs (a) through (d) of subsection  
42 (1) of section 553.7932, Florida Statutes, are redesignated as  
43 paragraphs (b) through (e), respectively, a new paragraph (a) is  
44 added to that subsection, present paragraph (c) of subsection  
45 (1), subsections (3) and (4), and paragraphs (a) and (b) of  
46 subsection (5) are amended, and subsections (6) and (7) are  
47 added to that section, to read:

48 553.7932 Simplified permitting processes.—

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

50 (a) "Alteration" means to add, install, relocate, replace,  
51 or remove.

52 (d) ~~(e)~~ "Fire alarm system project" means a fire alarm  
53 system alteration of a total of 20 or fewer initiating devices  
54 and notification devices; ~~or~~ the installation or replacement of  
55 a fire communicator connected to an existing fire alarm control  
56 panel in an existing commercial, residential, apartment,  
57 cooperative, or condominium building; or the replacement of an  
58 existing fire alarm panel using the same make and model as the

595-03651-25

20251078c3

59 existing panel.

60 (3) A local enforcement agency must issue a permit for a  
61 fire alarm system project or fire sprinkler system project in  
62 person or electronically within 2 business days after submission  
63 of a completed application. A contractor may commence work  
64 authorized by the permit immediately after submission of a  
65 completed application.

66 (4) The ~~a~~ local enforcement agency must provide an  
67 inspection within 3 business days after such inspection is  
68 requested ~~require at least one inspection of a fire alarm system~~  
69 ~~project or fire sprinkler system project~~ to ensure compliance  
70 with applicable codes and standards. If a fire alarm system  
71 project or fire sprinkler system project fails an inspection,  
72 the contractor must take corrective action as necessary to pass  
73 inspection.

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

87 (b) For a fire sprinkler system project ~~to alter an~~

595-03651-25

20251078c3

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

100 (6) A local government that fails to meet a deadline under  
101 subsection (3) or subsection (4) must refund the permit fee by  
102 10 percent for each business day after such failure, unless the  
103 local government and contractor agree in writing to a reasonable  
104 extension of time, the delay is caused by the applicant, or the  
105 delay is attributable to a force majeure or other extraordinary  
106 circumstances. Each 10 percent refund shall be based on the  
107 original amount of the permit fee.

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

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

113 633.202 Florida Fire Prevention Code.—

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

595-03651-25

20251078c3

117 sections.

118 (b) A county, a municipality, or an authority having  
119 jurisdiction may only enforce an ordinance that has been sent to  
120 the Florida Building Commission and the State Fire Marshal  
121 pursuant to subsection (8) as of the date that the permit was  
122 submitted.

123 Section 3. Paragraph (b) of subsection (3) of section  
124 633.312, Florida Statutes, is amended to read:

125 633.312 Inspection of fire control systems, fire hydrants,  
126 and fire protection systems.—

127 (3)

128 (b) The State Fire Marshal shall adopt rules to implement a  
129 uniform summary inspection report and submission procedures to  
130 be used by all third-party vendors and local authorities having  
131 jurisdiction. For purposes of this section, a uniform summary  
132 inspection report must record the address at which ~~where~~ the  
133 fire protection system or hydrant is located, the company and  
134 person conducting the inspection and their license number, the  
135 date of the inspection, and the fire protection system or  
136 hydrant inspection status, including the total number of  
137 deficiencies found, separated into critical and noncritical  
138 categories, and the brief description of impairment deficiencies  
139 ~~a brief summary of each deficiency, critical deficiency,~~  
140 ~~noncritical deficiency, or impairment found.~~ A contractor's  
141 detailed inspection report must also be provided, but is not  
142 required to follow the uniform summary inspection report format.  
143 The State Fire Marshal shall establish by rule a submission  
144 procedure for each means provided under paragraph (a) by which a  
145 local authority having jurisdiction may accept uniform summary

595-03651-25

20251078c3

146 inspection reports. Each of the submission procedures must allow  
147 a contractor to attach additional documents with the submission  
148 of a uniform summary inspection report, including a physical  
149 copy of the contractor's detailed inspection report. A  
150 submission procedure may not require a contractor to submit  
151 information contained within the detailed inspection report  
152 ~~unless the information is required to be included in the uniform~~  
153 ~~summary inspection report.~~

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