



760372

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
03/11/2025	.	
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The Committee on Community Affairs (Ingoglia) recommended the following:

**Senate Amendment (with title amendment)**

Delete everything after the enacting clause  
and insert:

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)



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11 (d) A county that issues building permits may send a  
12 written notice of expiration, by e-mail or United States Postal  
13 Service, to the owner of the property and the contractor listed  
14 on the permit, no less than 30 days before a building permit is  
15 set to expire. The written notice must identify the permit that  
16 is set to expire and the date the permit will expire. A building  
17 permit processed and approved by a county for a single-family  
18 dwelling may not expire before the effective date of the next  
19 edition of the Florida Building Code, which is updated every 3  
20 years pursuant to s. 553.73(7) (a), regardless of whether the  
21 permit has been issued to or accepted by the applicant.

22 Section 2. Paragraph (c) of subsection (1) of section  
23 553.79, Florida Statutes, is amended to read:

24 553.79 Permits; applications; issuance; inspections.—

25 (1)

26 (c) A local government that issues building permits may  
27 send a written notice of expiration, by e-mail or United States  
28 Postal Service, to the owner of the property and the contractor  
29 listed on the permit, no less than 30 days before a building  
30 permit is set to expire. The written notice must identify the  
31 permit that is set to expire and the date the permit will  
32 expire. A building permit processed and approved by a local  
33 government under this section for a single-family dwelling may  
34 not expire before the effective date of the next edition of the  
35 Florida Building Code, which is updated every 3 years pursuant  
36 to s. 553.73(7) (a), regardless of whether the permit has been  
37 issued to or accepted by the applicant.

38 Section 3. Present paragraphs (b) through (g) of subsection  
39 (1) of section 553.792, Florida Statutes, are redesignated as



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40 paragraphs (c) through (h), respectively, and a new paragraph  
41 (b) is added to that subsection, to read:

42 553.792 Building permit application to local government.—

43 (1)

44 (b) 1. A permit application for the construction of a  
45 single-family dwelling in a jurisdiction for which a state of  
46 emergency was issued within the 24 months before the  
47 application, and which is signed and sealed with an attestation  
48 by an architect licensed under chapter 481 or an engineer  
49 licensed under chapter 471 that the plans in the permit comply  
50 with the Florida Building Code, is deemed in compliance with the  
51 Florida Building Code without further local government review.  
52 The local government must approve or deny such an application  
53 within 2 business days after receipt. This section does not  
54 preclude local government review for compliance with zoning and  
55 land use regulations.

56 2. An attestation for such an application must include  
57 proof of the architect's or engineer's good standing with their  
58 respective applicable regulatory bodies and proof of insurance  
59 for professional liability covering all services performed in  
60 plans review under this section.

61 3. A local government must be held harmless and indemnified  
62 from claims arising from plans review deemed in compliance under  
63 this subsection.

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

65  
66 ===== T I T L E A M E N D M E N T =====

67 And the title is amended as follows:

68 Delete everything before the enacting clause



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69 and insert:

70                                   A bill to be entitled  
71           An act relating to building permits for a single-  
72           family dwelling; amending ss. 125.56 and 553.79, F.S.;  
73           prohibiting the expiration of certain building permits  
74           issued by a county or a local government,  
75           respectively, before a specified event; amending s.  
76           553.792, F.S.; specifying that certain permit  
77           applications are deemed in compliance; requiring the  
78           local government to issue such permit within a certain  
79           timeframe; requiring certain attestations supporting  
80           permit applications; indemnifying local governments in  
81           certain circumstances; providing an effective date.