



760372

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
03/12/2025	.	
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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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(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 processed and approved by a county for a single-family dwelling may not expire before 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), regardless of whether the permit has been issued to or accepted by the applicant.

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

553.79 Permits; applications; issuance; inspections.—

(1)

(c) A local government 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 processed and approved by a local government under this section for a single-family dwelling may not expire before 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), regardless of whether the permit has been issued to or accepted by the applicant.

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



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

553.792 Building permit application to local government.—

(1)

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

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

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

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

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

And the title is amended as follows:

Delete everything before the enacting clause



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and insert:

A bill to be entitled

An act relating to building permits for a single-family dwelling; amending ss. 125.56 and 553.79, F.S.; prohibiting the expiration of certain building permits issued by a county or a local government, respectively, before a specified event; amending s. 553.792, F.S.; specifying that certain permit applications are deemed in compliance; requiring the local government to issue such permit within a certain timeframe; requiring certain attestations supporting permit applications; indemnifying local governments in certain circumstances; providing an effective date.