By Senator Gruters

	22-00574B-25 2025570
1	A bill to be entitled
2	An act relating to swimming pool and spa contractors;
3	amending s. 489.105, F.S.; revising definitions for
4	purposes of part I of ch. 489, F.S.; reenacting ss.
5	489.107(4)(b), 489.113(2), 489.117(1)(a), (2)(a) and
6	(b), and (4)(a), (d), and (e), 489.118(1), 489.131(10)
7	and (11), 489.141(2), 514.0315(3), and 514.075, F.S.,
8	relating to the Construction Industry Licensing Board,
9	qualifications for and restrictions on the practice of
10	contracting, registration requirements for specialty
11	contractors, certification of registered contractors,
12	applicability, conditions and eligibility for recovery
13	from the recovery fund, required safety features for
14	public swimming pools and spas, and public pool
15	service technician certification, respectively, to
16	incorporate the amendment made to s. 489.105, F.S., in
17	references thereto; providing an effective date.
18	
19	Be It Enacted by the Legislature of the State of Florida:
20	
21	Section 1. Paragraphs (j), (k), and (l) of subsection (3)
22	of section 489.105, Florida Statutes, are amended to read:
23	489.105 DefinitionsAs used in this part:
24	(3) "Contractor" means the person who is qualified for, and
25	is only responsible for, the project contracted for and means,
26	except as exempted in this part, the person who, for
27	compensation, undertakes to, submits a bid to, or does himself
28	or herself or by others construct, repair, alter, remodel, add
29	to, demolish, subtract from, or improve any building or

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22-00574B-25 2025570 30 structure, including related improvements to real estate, for 31 others or for resale to others; and whose job scope is 32 substantially similar to the job scope described in one of the paragraphs of this subsection. For the purposes of regulation 33 34 under this part, the term "demolish" applies only to demolition of steel tanks more than 50 feet in height; towers more than 50 35 36 feet in height; other structures more than 50 feet in height; 37 and all buildings or residences. Contractors are subdivided into two divisions, Division I, consisting of those contractors 38 39 defined in paragraphs (a)-(c), and Division II, consisting of those contractors defined in paragraphs (d) - (q): 40 (j) "Commercial pool/spa contractor" means a contractor 41 42 whose scope of work includes involves, but is not limited to, all phases of the construction, repair, renovation, remodel, 43 44 deconstruction, and servicing of a any swimming pool, or hot tub, or spa, splash pad or other interactive water feature, 45 46 decorative water feature, public bathing place, or swimming pool 47 or spa appurtenance, whether public, private, or otherwise, 48 regardless of use. 49 1. The scope of such work includes, but is not limited to, 50 all of the following: 51 a. The scope of work of a swimming pool/spa servicing 52 contractor. 53 The connection, replacement, disconnection, or b. 54 reconnection of power wiring on the load side of the dedicated 55 existing electrical circuit disconnect means for swimming pool, 56 spa, hot tub, or interactive water feature equipment. 57 c. The installation of equipotential bonding; swimming 58 pool, spa, or hot tub lighting; light transformers; light

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59	conduit; and any cleaning or sanitizing equipment that requires
60	at least partial disassembling.
61	d. The construction of uninhabitable equipment rooms or
62	housing for swimming pool, spa, hot tub, or interactive water
63	feature equipment for the protection of the equipment from
64	outside elements or preventing unauthorized access.
65	e. The excavation and earthmoving required for the
66	installation of swimming pools, spas, hot tubs, or interactive
67	water features and the operation of construction pumps for
68	dewatering purposes for swimming pool, spa, hot tub, or
69	interactive water feature excavation sites and draining swimming
70	pools, spas, hot tubs, or interactive water features.
71	f. The installation of rebar or similar support materials
72	for swimming pool, spa, hot tub, or interactive water feature
73	structures, and the shaping and shooting of gunite dry mix and
74	wet mix, concrete, or similar product mix used in the
75	construction of swimming pools, spas, hot tubs, or interactive
76	water features.
77	g. The installation of fiberglass swimming pool, spa, or
78	hot tub shells and vinyl swimming pool, spa, or hot tub liners.
79	h. The application and removal of all interior swimming
80	pool, spa, hot tub, or interactive water feature finishes.
81	i. The construction, maintenance, or remodel of decorative
82	or interactive water features, displays, or areas that use
83	recirculated water, including fountains, waterfalls, and spray
84	nozzles.
85	j. The installation of all swimming pool, spa, hot tub, or
86	interactive water feature piping, including, but not limited to,
87	drain piping, perimeter piping, and circulation or filter piping

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88	used in the construction of swimming pools, spas, hot tubs, or
89	decorative or interactive water feature displays or areas.
90	k. The construction and installation of retaining walls,
91	concrete flatwork, pavers and bricks, and footings for the
92	construction of a swimming pool, spa, hot tub, or interactive
93	water feature, whether newly constructed or additions to or
94	remodels of existing swimming pools, spas, hot tubs, or
95	interactive water features The installation, repair, or
96	replacement of existing equipment, any cleaning or equipment
97	sanitizing that requires at least a partial disassembling,
98	excluding filter changes, and the installation of new pool/spa
99	equipment, interior finishes, the installation of package pool
100	heaters, the installation of all perimeter piping and filter
101	piping, and the construction of equipment rooms or housing for
102	pool/spa equipment, and also includes the scope of work of a
103	swimming pool/spa servicing contractor.
104	2. The scope of <del>such</del> work does not include direct
105	connections to a sanitary sewer system or to potable water
106	lines, the installation or upgrade of dedicated electrical
107	disconnect or electrical circuits, or any work inside a main

108 109

T0/ disconnect or electrical circuits, or any work inside a main electrical panel. The installation, construction, modification, or replacement of equipment permanently attached to and associated with the pool or spa for the purpose of water 110 111 treatment or cleaning of the pool or spa requires licensure; 112 however,

113 3. The use usage of swimming pool, spa, hot tub, or interactive water feature such equipment for the purposes of 114 water treatment or cleaning does not require licensure unless 115 such use the usage involves installation construction, 116

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22-00574B-25 2025570 117 modification, or replacement of such equipment. Water treatment 118 that does not require such equipment; filter media changes; or 119 the cleaning of a swimming pool, spa, hot tub, or interactive 120 water feature, or its associated equipment, which does not 121 affect the structural integrity of the swimming pool, spa, hot 122 tub, or interactive water feature, does not require a license. 123 In addition, a license is not required for the cleaning of the 124 pool or spa in a way that does not affect the structural 125 integrity of the pool or spa or its associated equipment. 126 (k) "Residential pool/spa contractor" means a contractor 127 whose scope of work is the same as a commercial pool/spa 128 contractor under paragraph (j), except a residential pool/spa 129 contractor may not construct any new commercial swimming pool, 130 spa, hot tub, or public bathing place means a contractor whose 131 scope of work involves, but is not limited to, the construction, 132 repair, and servicing of a residential swimming pool, or hot tub 133 or spa, regardless of use. The scope of work includes the 134 installation, repair, or replacement of existing equipment, any cleaning or equipment sanitizing that requires at least a 135 136 partial disassembling, excluding filter changes, and the 137 installation of new pool/spa equipment, interior finishes, the 138 installation of package pool heaters, the installation of all 139 perimeter piping and filter piping, and the construction of equipment rooms or housing for pool/spa equipment, and also 140 includes the scope of work of a swimming pool/spa servicing 141 142 contractor. The scope of such work does not include direct 143 connections to a sanitary sewer system or to potable water 144 lines. The installation, construction, modification, or replacement of equipment permanently attached to and associated 145

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22-00574B-25 2025570 146 with the pool or spa for the purpose of water treatment or 147 cleaning of the pool or spa requires licensure; however, the usage of such equipment for the purposes of water treatment or 148 149 cleaning does not require licensure unless the usage involves 150 construction, modification, or replacement of such equipment. 151 Water treatment that does not require such equipment does not 152 require a license. In addition, a license is not required for 153 the cleaning of the pool or spa in a way that does not affect 154 the structural integrity of the pool or spa or its associated 155 equipment. 156 (1) "Swimming pool/spa servicing contractor" means a 157 contractor whose scope of work includes involves, but is not limited to, all aspects of the repair, renovation, remodeling, 158 159 or and servicing of a swimming pool, or hot tub, or spa, splash 160 pad or other interactive water feature, decorative water 161 feature, public bathing place, or swimming pool or spa

162 <u>appurtenance</u>, whether public or private, or otherwise, 163 regardless of use.

164 <u>1.</u> The scope of work includes, but is not limited to, all 165 <u>of the following:</u>

a. The installation, repair, or replacement of all swimming
pool, spa, hot tub, or interactive water feature equipment,
including, but not limited to, pool pumps; filters; feeders;
controllers; and swimming pool, spa, or hot tub heaters, whether
electric, gas, or solar.

b. The connection, replacement, disconnection, or
 reconnection of power wiring on the load side of the dedicated
 existing electrical circuit disconnect means for swimming pool,
 spa, hot tub, or interactive water feature equipment.

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175	c. The repair or replacement of equipotential bonding;
176	swimming pool, spa, or hot tub lighting; light transformers;
177	light conduit; and any cleaning or sanitizing equipment that
178	requires at least partial disassembling.
179	d. The repair of uninhabitable equipment rooms or housing
180	for swimming pool, spa, hot tub, or interactive water feature
181	equipment.
182	e. The repair or replacement of all perimeter piping and
183	filter piping.
184	f. The substantial or complete draining of a swimming pool,
185	spa, or hot tub for repair or renovation and the operation of
186	construction pumps for dewatering purposes for drained swimming
187	pools, spas, hot tubs, or interactive water features.
188	g. The removal and reapplication of all interior swimming
189	pool, spa, hot tub, or interactive water feature finishes.
190	h. The installation, repair, or replacement of all tile and
191	coping for a swimming pool, spa, hot tub, or interactive water
192	feature the repair or replacement of existing equipment, any
193	cleaning or equipment sanitizing that requires at least a
194	partial disassembling, excluding filter changes, and the
195	installation of new pool/spa equipment, interior refinishing,
196	the reinstallation or addition of pool heaters, the repair or
197	replacement of all perimeter piping and filter piping, the
198	repair of equipment rooms or housing for pool/spa equipment, and
199	the substantial or complete draining of a swimming pool, or hot
200	tub or spa, for the purpose of repair or renovation.
201	2. The scope of the such work does not include direct
202	connections to a sanitary sewer system or to potable water
203	lines, the installation or upgrade of dedicated electrical

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204	disconnect or electrical circuits, or any work inside a main
205	electrical panel. The installation, construction, modification,
206	substantial or complete disassembly, or replacement of equipment
207	permanently attached to and associated with the pool or spa for
208	the purpose of water treatment or cleaning of the pool or spa
209	requires licensure; however,
210	3. The use usage of swimming pool, spa, hot tub, or
211	interactive water feature such equipment for the purposes of
212	water treatment or cleaning does not require licensure unless
213	such use the usage involves installation construction,
214	modification, substantial or complete disassembly, or
215	replacement of such equipment. Water treatment that does not
216	require such equipment; filter media changes; or the cleaning of
217	a swimming pool, spa, hot tub, or interactive water feature, or
218	its associated equipment, which does not affect the structural
219	integrity of the swimming pool, spa, hot tub, or interactive
220	water feature does not require a license. <del>In addition, a license</del>
221	is not required for the cleaning of the pool or spa in a way
222	that does not affect the structural integrity of the pool or spa
223	or its associated equipment.
224	Section 2. For the purpose of incorporating the amendment
225	made by this act to section 489.105, Florida Statutes, in a
226	reference thereto, paragraph (b) of subsection (4) of section
227	489.107, Florida Statutes, is reenacted to read:
228	489.107 Construction Industry Licensing Board
229	(4) The board shall be divided into two divisions, Division

230 I and Division II.

(b) Division II is comprised of the roofing contractor,sheet metal contractor, air-conditioning contractor, mechanical

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22-00574B-25 2025570 233 contractor, pool contractor, plumbing contractor, and 234 underground utility and excavation contractor members of the 235 board; one of the members appointed pursuant to paragraph 236 (2) (j); and one of the members appointed pursuant to paragraph 237 (2) (k). Division II has jurisdiction over the regulation of 238 contractors defined in s. 489.105(3)(d) - (p). 239 Section 3. For the purpose of incorporating the amendment 240 made by this act to section 489.105, Florida Statutes, in a reference thereto, subsection (2) of section 489.113, Florida 241 242 Statutes, is reenacted to read: 243 489.113 Qualifications for practice; restrictions.-244 (2) A person must be certified or registered in order to 245 engage in the business of contracting in this state. However, 246 for purposes of complying with the provisions of this chapter, a 247 subcontractor who is not certified or registered may perform 248 construction work under the supervision of a person who is 249 certified or registered, provided that the work is within the 250 scope of the supervising contractor's license, the supervising 251 contractor is responsible for the work, and the subcontractor 252 being supervised is not engaged in construction work that would 253 require a license as a contractor under any of the categories 254 listed in s. 489.105(3)(d)-(o). This subsection does not affect 255 the application of any local construction licensing ordinances. To enforce this subsection: 256 257

(a) The department shall issue a cease and desist order to
prohibit any person from engaging in the business of contracting
who does not hold the required certification or registration for
the work being performed under this part. For the purpose of
enforcing a cease and desist order, the department may file a

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22-00574B-25 2025570 262 proceeding in the name of the state seeking issuance of an 263 injunction or a writ of mandamus against any person who violates any provision of such order. 264 265 (b) A county, municipality, or local licensing board 266 created by special act may issue a cease and desist order to 267 prohibit any person from engaging in the business of contracting 268 who does not hold the required certification or registration for 269 the work being performed under this part. 270 Section 4. For the purpose of incorporating the amendment made by this act to section 489.105, Florida Statutes, in 271 272 references thereto, paragraph (a) of subsection (1), paragraphs 273 (a) and (b) of subsection (2), and paragraphs (a), (d), and (e) 274 of subsection (4) of section 489.117, Florida Statutes, are 275 reenacted to read: 276 489.117 Registration; specialty contractors.-277 (1) (a) A person engaged in the business of a contractor as 278 defined in s. 489.105(3)(a)-(o) must be registered before 279 engaging in business as a contractor in this state, unless he or 280 she is certified. Except as provided in paragraph (2)(b), to be 281 initially registered, the applicant must submit the required fee 282 and file evidence of successful compliance with the local 283 examination and licensing requirements, if any, in the area for 284 which registration is desired. An examination is not required 285 for registration. 286 (2)(a) Except as provided in paragraph (b), the board may 287 not issue a new registration after July 1, 1993, based on any

288 certificate of competency or license for a category of 289 contractor defined in s. 489.105(3)(a)-(o) which is issued by a 290 municipal or county government that does not exercise

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22-00574B-25 2025570 291 disciplinary control and oversight over such locally licensed 292 contractors, including forwarding a recommended order in each 293 action to the board as provided in s. 489.131(7). For purposes 294 of this subsection and s. 489.131(10), the board shall determine 295 the adequacy of such disciplinary control by reviewing the local 296 government's ability to process and investigate complaints and 297 to take disciplinary action against locally licensed 298 contractors. 299 (b) The board shall issue a registration to an eligible 300 applicant to engage in the business of a contractor in a 301 specified local jurisdiction, provided each of the following 302 conditions are satisfied: 303 1. The applicant held, in any local jurisdiction in this state during 2021, 2022, or 2023, a certificate of registration 304 305 issued by the state or a local license issued by a local 306 jurisdiction to perform work in a category of contractor defined 307 in s. 489.105(3)(a)-(o). 308 2. The applicant submits all of the following to the board: 309 Evidence of the certificate of registration or local a. 310 license held by the applicant as required by subparagraph 1. 311 b. Evidence that the specified local jurisdiction does not 312 have a license type available for the category of work for which the applicant was issued a certificate of registration or local 313 license during 2021, 2022, or 2023, such as a notification on 314 the website of the local jurisdiction or an e-mail or letter 315 316 from the office of the local building official or local building 317 department stating that such license type is not available in

318 319 that local jurisdiction.

c. Evidence that the applicant has submitted the required

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320
     fee.
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          d.
              Evidence of compliance with the insurance and financial
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     responsibility requirements of s. 489.115(5).
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     An examination is not required for an applicant seeking a
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     registration under this paragraph.
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           (4) (a)1. A person whose job scope does not substantially
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     correspond to either the job scope of one of the contractor
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     categories defined in s. 489.105(3)(a)-(o), or the job scope of
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     one of the certified specialty contractor categories established
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     by board rule, is not required to register with the board. A
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     local government, as defined in s. 163.211, may not require a
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     person to obtain a license, issued by the local government or
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     the state, for a job scope which does not substantially
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     correspond to the job scope of one of the contractor categories
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     defined in s. 489.105(3)(a) - (o) and (q) or authorized in s.
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     489.1455(1), or the job scope of one of the certified specialty
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     contractor categories established pursuant to s. 489.113(6). A
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     local government may not require a state or local license to
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     obtain a permit for such job scopes. For purposes of this
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     section, job scopes for which a local government may not require
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     a license include, but are not limited to, painting; flooring;
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     cabinetry; interior remodeling when the scope of the project
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     does not include a task for which a state license is required;
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     driveway or tennis court installation; handyman services;
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     decorative stone, tile, marble, granite, or terrazzo
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     installation; plastering; pressure washing; stuccoing; caulking;
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     and canvas awning and ornamental iron installation.
348
          2. A county that includes an area designated as an area of
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22-00574B-25 2025570 349 critical state concern under s. 380.05 may offer a license for 350 any job scope which requires a contractor license under this 351 part if the county imposed such a licensing requirement before 352 January 1, 2021. 353 3. A local government may continue to offer a license for 354 veneer, including aluminum or vinyl gutters, siding, soffit, or 355 fascia; rooftop painting, coating, and cleaning above three 356 stories in height; or fence installation and erection if the 357 local government imposed such a licensing requirement before 358 January 1, 2021. 359 4. A local government may not require a license as a 360 prerequisite to submit a bid for public works projects if the 361 work to be performed does not require a license under general 362 law. 363 (d) Any person who is not required to obtain registration 364 or certification pursuant to s. 489.105(3)(d) - (o) may perform 365 contracting services for the construction, remodeling, repair, 366 or improvement of single-family residences, including a 367 townhouse as defined in the Florida Building Code, without 368 obtaining a local license if such person is under the 369 supervision of a certified or registered general, building, or 370 residential contractor. As used in this paragraph, supervision 371 shall not be deemed to require the existence of a direct 372 contract between the certified or registered general, building, 373 or residential contractor and the person performing specialty 374 contracting services.

(e) Any person who is not certified or registered may
perform the work of a specialty contractor whose scope of
practice is limited to the type of work specified under s.

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22-00574B-25 2025570 378 489.105(3)(j), (k), or (l) for the construction, remodeling, 379 repair, or improvement of commercial or residential swimming 380 pools, interactive water features as defined in the Florida 381 Building Code, hot tubs, and spas without obtaining a local 382 license or certification as a specialty contractor if he or she 383 is supervised by a contractor who is certified or registered 384 under s. 489.105(3)(j), (k), or (l); the work is within the 385 scope of the supervising contractor's license; the supervising 386 contractor is responsible for the work; and the work does not 387 require certification or registration under s. 489.105(3)(d)-388 (i), (m)-(o), or s. 489.505. Such supervision does not require a 389 direct contract between the contractor certified or registered 390 under s. 489.105(3)(j), (k), or (1) and the person performing 391 the work, or for the person performing the work to be an employee of the contractor certified or registered under s. 392 393 489.105(3)(j), (k), or (l). This paragraph does not limit the 394 exemptions provided in s. 489.103 and may not be construed to 395 expand the scope of a contractor certified or registered under 396 s. 489.105(3)(j), (k), or (l) to provide plumbing or electrical 397 services for which certification or registration is required by 398 this part or part II.

399 Section 5. For the purpose of incorporating the amendment 400 made by this act to section 489.105, Florida Statutes, in a 401 reference thereto, subsection (1) of section 489.118, Florida 402 Statutes, is reenacted to read:

403 489.118 Certification of registered contractors; 404 grandfathering provisions.—The board shall, upon receipt of a 405 completed application and appropriate fee, issue a certificate 406 in the appropriate category to any contractor registered under

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433 government in lieu of its own certificate of competency or 434 license allowing contractors defined in s. 489.105(3)(a)-(o), 435 shall file a certified copy of such agreement with the board not

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436	later than 60 days after July 1, 1993, or 30 days after the
437	effective date of such agreement.
438	Section 7. For the purpose of incorporating the amendment
439	made by this act to section 489.105, Florida Statutes, in a
440	reference thereto, subsection (2) of section 489.141, Florida
441	Statutes, is reenacted to read:
442	489.141 Conditions for recovery; eligibility
443	(2) A claimant is not qualified to make a claim for
444	recovery from the recovery fund if:
445	(a) The claimant is the spouse of the judgment debtor or
446	licensee or a personal representative of such spouse;
447	(b) The claimant is a licensee who acted as the contractor
448	in the transaction that is the subject of the claim;
449	(c) The claim is based upon a construction contract in
450	which the licensee was acting with respect to the property owned
451	or controlled by the licensee;
452	(d) The claim is based upon a construction contract in
453	which the contractor did not hold a valid and current license at
454	the time of the construction contract;
455	(e) The claimant was associated in a business relationship
456	with the licensee other than the contract at issue; or
457	(f) The claimant had entered into a contract with a
458	licensee to perform a scope of work described in s.
459	489.105(3)(d)-(q) before July 1, 2016.
460	Section 8. For the purpose of incorporating the amendment
461	made by this act to section 489.105, Florida Statutes, in a
462	reference thereto, subsection (3) of section 514.0315, Florida
463	Statutes, is reenacted to read:
464	514.0315 Required safety features for public swimming pools
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and spas.-

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466
          (3)
              The determination and selection of a feature under
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     subsection (2) for a public swimming pool or spa constructed
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     before January 1, 1993, is at the sole discretion of the owner
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     or operator of the public swimming pool or spa. A licensed
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     contractor described in s. 489.105(3)(j), (k), or (l) must
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     install the feature.
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          Section 9. For the purpose of incorporating the amendment
     made by this act to section 489.105, Florida Statutes, in a
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     reference thereto, section 514.075, Florida Statutes, is
     reenacted to read:
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          514.075 Public pool service technician; certification.-The
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     department may require that a public pool, as defined in s.
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     514.011, be serviced by a person certified as a pool service
     technician. To be certified, an individual must demonstrate
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     knowledge of public pools which includes, but is not limited to:
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     pool cleaning; general pool maintenance; source of the water
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     supply; bacteriological, chemical, and physical quality of
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     water; and water purification, testing, treatment, and
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     disinfection procedures. The department may, by rule, establish
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     the requirement for the certification course and course
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     approval. The department shall deem certified any individual who
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     is certified by a course of national recognition or any person
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     licensed under s. 489.105(3)(j), (k), or (1). This requirement
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     does not apply to a person, or the direct employee of a person,
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     permitted as a public pool operator under s. 514.031.
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          Section 10. This act shall take effect July 1, 2025.
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