

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED	<u>      </u>	(Y/N)
ADOPTED AS AMENDED	<u>      </u>	(Y/N)
ADOPTED W/O OBJECTION	<u>      </u>	(Y/N)
FAILED TO ADOPT	<u>      </u>	(Y/N)
WITHDRAWN	<u>      </u>	(Y/N)
OTHER		

Committee/Subcommittee hearing bill: Intergovernmental Affairs Subcommittee

Representative Griffiths offered the following:

**Amendment (with title amendment)**

Remove everything after the enacting clause and insert:

**Section 1. Section 125.572, Florida Statutes, is created to read:**

125.572 Regulation of synthetic turf.-

(1) As used in this section, the term "synthetic turf" means a manufactured product that resembles natural grass and is used as a surface for landscaping and recreational areas.

(2) The Department of Environmental Protection shall adopt minimum standards for the installation of synthetic turf on single-family residential properties 1 acre or less in size. The standards must take into account material type, permeability,

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17 stormwater management, potable water conservation, water  
18 quality, proximity to trees and other vegetation, and other  
19 factors impacting environmental conditions of adjacent  
20 properties.

21 (3) Upon the Department of Environmental Protection  
22 adopting rules pursuant to subsection (4), a local government  
23 may not:

24 (a) Adopt or enforce any ordinance, resolution, order,  
25 rule, or policy that prohibits, or is enforced to prohibit, a  
26 property owner from installing synthetic turf that complies with  
27 Department of Environmental Protection standards adopted  
28 pursuant to this section which apply to single-family  
29 residential property.

30 (b) Adopt or enforce any ordinance, resolution, order,  
31 rule, or policy that regulates synthetic turf which is  
32 inconsistent with the Department of Environmental Protection  
33 standards adopted pursuant to this section which apply to  
34 single-family residential property.

35 (4) The Department of Environmental Protection shall adopt  
36 rules to implement this section.

37 **Section 2. Section 218.755, Florida Statutes, is created**  
38 **to read:**

39 218.755 Prompt processing of change orders.—Beginning on  
40 or after July 1, 2025, if a local governmental entity receives  
41 from its contractor a price quote for a change order issued by

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42 the local governmental entity, and the price quote conforms to  
43 all statutory requirements and contractual requirements for the  
44 project, the local governmental entity must approve or deny the  
45 price quote and send written notice of that decision to the  
46 contractor within 30 days after receipt of such quote. Any  
47 denial notice must specify the alleged deficiencies in the price  
48 quote and the actions necessary to remedy those deficiencies. If  
49 the local governmental entity fails to provide such information  
50 on a denial notice, it is liable to the contractor for all  
51 additional labor, staffing, materials, supplies, equipment, and  
52 overhead associated with the change order. A contract between a  
53 local governmental entity and a contractor may not alter the  
54 local governmental entity's duties under this section.

55 **Section 3. Paragraph (d) is added to subsection (2) of**  
56 **section 255.0992, Florida Statutes, to read:**

57 255.0992 Public works projects; prohibited governmental  
58 actions.—

59 (2) Except as required by federal or state law, the state  
60 or any political subdivision that contracts for a public works  
61 project may not take the following actions:

62 (d) Penalize a bidder for performing a larger volume of  
63 construction work for the state or political subdivision or  
64 reward a bidder for performing a smaller volume of construction  
65 work for the state or political subdivision.

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66           **Section 4. Subsection (7) of section 489.505, Florida**  
67 **Statutes, is amended to read:**

68           489.505 Definitions.—As used in this part:

69           (7) "Certified alarm system contractor" means an alarm  
70 system contractor who possesses a certificate of competency  
71 issued by the department. The scope of certification is limited  
72 to alarm circuits originating in the alarm control panel and  
73 equipment governed by the applicable provisions of Articles 722,  
74 725, 760, 770, 800, and 810 of the National Electrical Code,  
75 Current Edition, and National Fire Protection Association  
76 Standard 72, Current Edition. The scope of certification for  
77 alarm system contractors also includes the installation, repair,  
78 fabrication, erection, alteration, addition, or design of  
79 electrical wiring, fixtures, appliances, thermostats, apparatus,  
80 raceways, and conduit, or any part thereof not to exceed 98  
81 volts (RMS), when those items are for the purpose of  
82 transmitting data or proprietary video (satellite systems that  
83 are not part of a community antenna television or radio  
84 distribution system) or providing central vacuum capability,  
85 surveillance cameras, or electric locks; however, this provision  
86 governing the scope of certification does not create any  
87 mandatory licensure requirement.

88           **Section 5. Subsections (2) and (10) of section 553.73,**  
89 **Florida Statutes, are amended to read:**

90           553.73 Florida Building Code.—

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91           (2) (a) The Florida Building Code shall contain provisions  
92 or requirements for public and private buildings, structures,  
93 and facilities relative to structural, mechanical, electrical,  
94 plumbing, energy, and gas systems, existing buildings,  
95 historical buildings, manufactured buildings, elevators, coastal  
96 construction, lodging facilities, food sales and food service  
97 facilities, health care facilities, including assisted living  
98 facilities, adult day care facilities, hospice residential and  
99 inpatient facilities and units, and facilities for the control  
100 of radiation hazards, public or private educational facilities,  
101 swimming pools, and correctional facilities and enforcement of  
102 and compliance with such provisions or requirements. Further,  
103 the Florida Building Code must provide for uniform  
104 implementation of ss. 515.25, 515.27, and 515.29 by including  
105 standards and criteria for residential swimming pool barriers,  
106 pool covers, latching devices, door and window exit alarms, and  
107 other equipment required therein, which are consistent with the  
108 intent of s. 515.23. Technical provisions to be contained within  
109 the Florida Building Code are restricted to requirements related  
110 to the types of materials used and construction methods and  
111 standards employed in order to meet criteria specified in the  
112 Florida Building Code. Provisions relating to the personnel,  
113 supervision or training of personnel, or any other professional  
114 qualification requirements relating to contractors or their  
115 workforce may not be included within the Florida Building Code,

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116 and subsections (4) and (6)-(9), ~~(6), (7), (8), and (9)~~ are not  
117 to be construed to allow the inclusion of such provisions within  
118 the Florida Building Code by amendment. This restriction applies  
119 to both initial development and amendment of the Florida  
120 Building Code.

121 (b) By January 1, 2026, or the next update of the Florida  
122 Building Code, whichever occurs first, the commission shall  
123 amend the Florida Building Code to be consistent with the 2024  
124 International Building Code that recognizes tall mass timber as  
125 an allowable material for construction types IV-A, IV-B, IV-C,  
126 and IV-HT.

127 (10) The following buildings, structures, and facilities  
128 are exempt from the Florida Building Code as provided by law,  
129 and any further exemptions shall be as determined by the  
130 Legislature and provided by law:

131 (a) Buildings and structures specifically regulated and  
132 preempted by the Federal Government.

133 (b) Railroads and ancillary facilities associated with the  
134 railroad.

135 (c) Nonresidential farm buildings on farms.

136 (d) Temporary buildings or sheds used exclusively for  
137 construction purposes.

138 (e) Mobile or modular structures used as temporary  
139 offices, except that the provisions of part II relating to

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140 accessibility by persons with disabilities apply to such mobile  
141 or modular structures.

142 (f) Those structures or facilities of electric utilities,  
143 as defined in s. 366.02, which are directly involved in the  
144 generation, transmission, or distribution of electricity.

145 (g) Temporary sets, assemblies, or structures used in  
146 commercial motion picture or television production, or any  
147 sound-recording equipment used in such production, on or off the  
148 premises.

149 (h) Storage sheds that are not designed for human  
150 habitation and that have a floor area of 720 square feet or less  
151 are not required to comply with the mandatory wind-borne-debris-  
152 impact standards of the Florida Building Code. In addition, such  
153 buildings that are 400 square feet or less and that are intended  
154 for use in conjunction with one- and two-family residences are  
155 not subject to the door height and width requirements of the  
156 Florida Building Code.

157 (i) Chickees constructed by the Miccosukee Tribe of  
158 Indians of Florida or the Seminole Tribe of Florida. As used in  
159 this paragraph, the term "chickee" means an open-sided wooden  
160 hut that has a thatched roof of palm or palmetto or other  
161 traditional materials, and that does not incorporate any  
162 electrical, plumbing, or other nonwood features.

163 (j) Family mausoleums not exceeding 250 square feet in  
164 area which are prefabricated and assembled on site or

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165 preassembled and delivered on site and have walls, roofs, and a  
166 floor constructed of granite, marble, or reinforced concrete.

167 (k) A building or structure having less than 1,000 square  
168 feet which is constructed and owned by a natural person for  
169 hunting and which is repaired or reconstructed to the same  
170 dimension and condition as existed on January 1, 2011, if the  
171 building or structure:

172 1. Is not rented or leased or used as a principal  
173 residence;

174 2. Is not located within the 100-year floodplain according  
175 to the Federal Emergency Management Agency's current Flood  
176 Insurance Rate Map; and

177 3. Is not connected to an offsite electric power or water  
178 supply.

179 (l) A drone port as defined in s. 330.41(2).

180 (m) Any system or equipment, whether affixed or movable,  
181 which is located on property within a spaceport territory  
182 pursuant to s. 331.304 and which is used for the production,  
183 erection, alteration, modification, repair, launch, processing,  
184 recovery, transport, integration, fueling, conditioning, or  
185 equipping of a space launch vehicle, payload, or spacecraft.

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187 With the exception of paragraphs (a), (b), (c), and (f), in  
188 order to preserve the health, safety, and welfare of the public,  
189 the Florida Building Commission may, by rule adopted pursuant to



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190 chapter 120, provide for exceptions to the broad categories of  
191 buildings exempted in this section, including exceptions for  
192 application of specific sections of the code or standards  
193 adopted therein. The Department of Agriculture and Consumer  
194 Services shall have exclusive authority to adopt by rule,  
195 pursuant to chapter 120, exceptions to nonresidential farm  
196 buildings exempted in paragraph (c) when reasonably necessary to  
197 preserve public health, safety, and welfare. The exceptions must  
198 be based upon specific criteria, such as under-roof floor area,  
199 aggregate electrical service capacity, HVAC system capacity, or  
200 other building requirements. Further, the commission may  
201 recommend to the Legislature additional categories of buildings,  
202 structures, or facilities which should be exempted from the  
203 Florida Building Code, to be provided by law. The Florida  
204 Building Code does not apply to temporary housing provided by  
205 the Department of Corrections to any prisoner in the state  
206 correctional system.

207 **Section 6. Paragraph (f) of subsection (1) of section**  
208 **553.79, Florida Statutes, is amended to read:**

209 553.79 Permits; applications; issuance; inspections.—

210 (1)

211 (f) A local government may not require a contract between  
212 a builder and an owner, any copies of such contract, or any  
213 associated document, including, but not limited to, letters of  
214 intent, material costs lists, labor costs, or overhead or profit

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215 statements, for the issuance of a building permit or as a  
216 requirement for the submission of a building permit application.

217 **Section 7. Subsection (3) of section 497.271, Florida**  
218 **Statutes, is amended to read:**

219 497.271 Standards for construction and significant  
220 alteration or renovation of mausoleums and columbaria.—

221 (3) The licensing authority shall transmit the rules as  
222 adopted under subsection (2), ~~hereinafter~~ referred to as the  
223 "mausoleum standards," to the Florida Building Commission, which  
224 shall initiate rulemaking under chapter 120 to consider such  
225 mausoleum standards. If such mausoleum standards are not deemed  
226 acceptable, they must ~~shall~~ be returned by the Florida Building  
227 Commission to the licensing authority with details of changes  
228 needed to make them acceptable. If such mausoleum standards are  
229 acceptable, the Florida Building Commission must ~~shall~~ adopt a  
230 rule designating the mausoleum standards as an approved revision  
231 to the State Minimum Building Codes under part IV of chapter  
232 553. When ~~se~~ designated by the Florida Building Commission, such  
233 mausoleum standards shall become a required element of the State  
234 Minimum Building Codes under s. 553.73(2)(a) ~~s. 553.73(2)~~ and  
235 shall be transmitted to each local enforcement agency, as  
236 defined in s. 553.71(5). Such local enforcement agency shall  
237 consider and inspect for compliance with such mausoleum  
238 standards as if they were part of the local building code, but  
239 shall have no continuing duty to inspect after final approval of

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240 the construction pursuant to the local building code. Any  
241 further amendments to the mausoleum standards shall be  
242 accomplished by the same procedure. Such designated mausoleum  
243 standards, as from time to time amended, shall be a part of the  
244 State Minimum Building Codes under s. 553.73 until the adoption  
245 and effective date of a new statewide uniform minimum building  
246 code, which may supersede the mausoleum standards as provided by  
247 the law enacting the new statewide uniform minimum building  
248 code.

249 **Section 8.** For the purpose of incorporating the amendment  
250 made by this act to section 489.505, Florida Statutes, in a  
251 reference thereto, subsection (2) of section 201.21, Florida  
252 Statutes, is reenacted to read:

253 201.21 Notes and other written obligations exempt under  
254 certain conditions.—

255 (2) There shall be exempt from all excise taxes imposed by  
256 this chapter all non-interest-bearing promissory notes, non-  
257 interest-bearing nonnegotiable notes, or non-interest-bearing  
258 written obligations to pay money, or assignments of salaries,  
259 wages, or other compensation made, executed, delivered, sold,  
260 transferred, or assigned in the state, and for each renewal of  
261 the same, of \$3,500 or less, when given by a customer to an  
262 alarm system contractor, as defined in s. 489.505, in connection  
263 with the sale of an alarm system as defined in s. 489.505.

264 **Section 9.** This act shall take effect July 1, 2025.

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**T I T L E   A M E N D M E N T**

Remove everything before the enacting clause and insert:

A bill to be entitled

An act relating to construction regulations; creating s. 125.572, F.S.; defining the term "synthetic turf"; requiring the Department of Environmental Protection to adopt minimum standards for the installation of synthetic turf on specified properties; requiring that the standards take into account specified factors; prohibiting local governments from adopting or enforcing any ordinance, resolution, order, rule, or policy that prohibits, or is enforced to prohibit, property owners from installing synthetic turf meeting certain standards on single-family residential property of a specified size; prohibiting local governments from adopting or enforcing specified ordinances, resolutions, orders, rules, or policies that regulate synthetic turf which are inconsistent with specified standards; requiring the department to adopt rules; creating s. 218.755, F.S.; requiring local governmental entities to approve or deny certain price quotes and provide notice to contractors within

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290 a specified timeframe; requiring denials to specify  
291 alleged deficiencies and actions necessary to remedy  
292 such deficiencies; providing that a local governmental  
293 entity that fails to provide such information with a  
294 denial is liable to the contractor for specified  
295 overhead; prohibiting contracts from altering  
296 specified duties of a local governmental entity;  
297 amending s. 255.0992, F.S.; prohibiting the state or  
298 political subdivisions that contract for public works  
299 projects from penalizing or rewarding bidders for  
300 performing larger or smaller volumes of construction  
301 work for the state or political subdivisions; amending  
302 s. 489.505, F.S.; revising the definition of the term  
303 "certified alarm system contractor"; amending s.  
304 553.73, F.S.; requiring the Florida Building  
305 Commission, within a specified timeframe, to amend the  
306 Florida Building Code to recognize tall mass timber as  
307 an allowable material for specified construction  
308 types; providing an exemption from the Florida  
309 Building Code to systems or equipment located within a  
310 spaceport territory which is used for specified  
311 purposes; amending s. 553.79, F.S.; prohibiting local  
312 governments from requiring copies of contracts and  
313 certain associated documents for the issuance of  
314 building permits or as a requirement for submitting

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315 building permit applications; amending s. 497.271,  
316 F.S.; conforming a cross-reference; reenacting s.  
317 201.21(2), F.S., relating to an exemption from all  
318 excise taxes imposed by ch. 201, F.S., for specified  
319 notes and obligations when given by a customer to an  
320 alarm system contractor in connection with the sale of  
321 an alarm system, to incorporate the amendment made to  
322 s. 489.505, F.S., in a reference thereto; providing an  
323 effective date.