

1 A bill to be entitled
2 An act relating to construction regulations; creating
3 s. 125.572, F.S.; defining the term "synthetic turf";
4 prohibiting local governments from adopting or
5 enforcing any ordinance, resolution, order, rule, or
6 policy that prohibits, or is enforced to prohibit,
7 property owners from installing synthetic turf on
8 their land; prohibiting local governments from
9 adopting or enforcing any ordinance, resolution,
10 order, rule, or policy that regulates synthetic turf
11 installed in specified single-family residential
12 areas; authorizing the Department of Environmental
13 Protection to adopt rules; creating s. 218.755, F.S.;
14 requiring local governmental entities to approve or
15 deny certain price quotes and provide notice to
16 contractors within a specified timeframe; requiring
17 denials to specify alleged deficiencies and actions
18 necessary to remedy such deficiencies; providing that
19 a local governmental entity that fails to provide such
20 information with a denial is liable to the contractor
21 for specified overhead; prohibiting contracts from
22 altering specified duties of a local governmental
23 entity; amending s. 255.0992, F.S.; prohibiting the
24 state or political subdivisions that contract for
25 public works projects from penalizing or rewarding

26 bidders for performing larger or smaller volumes of
27 construction work, respectively, for the state or
28 political subdivisions; amending s. 553.79, F.S.;
29 prohibiting local governments from requiring copies of
30 specified documents for the issuance of a building
31 permit; providing an effective date.

32
33 Be It Enacted by the Legislature of the State of Florida:

34
35 **Section 1. Section 125.572, Florida Statutes, is created**
36 **to read:**

37 125.572 Regulation of synthetic turf.—

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

41 (2) A local government may not adopt or enforce any
42 ordinance, resolution, order, rule, or policy that prohibits, or
43 is enforced so as to prohibit, a property owner from installing
44 synthetic turf on his or her land.

45 (3) A local government may not adopt or enforce any
46 ordinance, resolution, order, rule, or policy that regulates
47 synthetic turf installed in single-family residential areas 1
48 acre or less in size.

49 (4) The Department of Environmental Protection may adopt
50 rules to implement this section.

51 **Section 2. Section 218.755, Florida Statutes, is created**
52 **to read:**

53 218.755 Prompt processing of change orders.—Beginning on
54 or after July 1, 2025, if a local governmental entity receives
55 from its contractor a price quote for a change order issued by
56 the local governmental entity, and the price quote conforms to
57 all statutory requirements and contractual requirements for the
58 project, the local governmental entity must approve or deny the
59 price quote and send written notice of that decision to the
60 contractor within 30 days. Any denial notice must specify the
61 alleged deficiencies in the price quote and the actions
62 necessary to remedy those deficiencies. If the local
63 governmental entity fails to provide such information on a
64 denial notice, it is liable to the contractor for all additional
65 labor, staffing, materials, supplies, equipment, and overhead
66 associated with the change order. A contract between a local
67 governmental entity and a contractor may not alter the local
68 governmental entity's duties under this section.

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

71 255.0992 Public works projects; prohibited governmental
72 actions.—

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

76 (d) Penalize a bidder for performing a larger volume of
77 construction work for the state or political subdivision or
78 reward a bidder for performing a smaller volume of construction
79 work for the state or political subdivision.

80 **Section 4. Paragraph (f) of subsection (1) of section**
81 **553.79, Florida Statutes, is amended to read:**

82 553.79 Permits; applications; issuance; inspections.—

83 (1)

84 (f) A local government may not require a contract between
85 a builder and an owner, any copies of such contract, or any
86 associated documents, including, but not limited to, letters of
87 intent, material cost lists, labor costs, or overhead or profit
88 statements, for the issuance of a building permit or as a
89 requirement for the submission of a building permit application.

90 **Section 5.** This act shall take effect July 1, 2025.