

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           requiring the Department of Environmental Protection  
5           to adopt minimum standards for the installation of  
6           synthetic turf on specified properties; requiring that  
7           the standards take into account specified factors;  
8           prohibiting local governments from adopting or  
9           enforcing any ordinance, resolution, order, rule, or  
10          policy that prohibits, or is enforced to prohibit,  
11          property owners from installing synthetic turf meeting  
12          certain standards on single-family residential  
13          property of a specified size; prohibiting local  
14          governments from adopting or enforcing specified  
15          ordinances, resolutions, orders, rules, or policies  
16          that regulate synthetic turf which are inconsistent  
17          with specified standards; requiring the department to  
18          adopt rules; creating s. 218.755, F.S.; requiring  
19          local governmental entities to approve or deny certain  
20          price quotes and provide notice to contractors within  
21          a specified timeframe; requiring denials to specify  
22          alleged deficiencies and actions necessary to remedy  
23          such deficiencies; providing that a local governmental  
24          entity that fails to provide such information with a  
25          denial is liable to the contractor for specified

26 |       overhead; prohibiting contracts from altering  
27 |       specified duties of a local governmental entity;  
28 |       amending s. 255.0992, F.S.; prohibiting the state or  
29 |       political subdivisions that contract for public works  
30 |       projects from penalizing or rewarding bidders for  
31 |       performing larger or smaller volumes of construction  
32 |       work for the state or political subdivisions; amending  
33 |       s. 489.505, F.S.; revising the definition of the term  
34 |       "certified alarm system contractor"; amending s.  
35 |       553.73, F.S.; requiring the Florida Building  
36 |       Commission, within a specified timeframe, to amend the  
37 |       Florida Building Code to recognize tall mass timber as  
38 |       an allowable material for specified construction  
39 |       types; providing an exemption from the Florida  
40 |       Building Code to systems or equipment located within a  
41 |       spaceport territory which is used for specified  
42 |       purposes; amending s. 553.79, F.S.; prohibiting local  
43 |       governments from requiring copies of contracts and  
44 |       certain associated documents for the issuance of  
45 |       building permits or as a requirement for submitting  
46 |       building permit applications; amending s. 497.271,  
47 |       F.S.; conforming a cross-reference; reenacting s.  
48 |       201.21(2), F.S., relating to an exemption from all  
49 |       excise taxes imposed by ch. 201, F.S., for specified  
50 |       notes and obligations when given by a customer to an

51 alarm system contractor in connection with the sale of  
 52 an alarm system, to incorporate the amendment made to  
 53 s. 489.505, F.S., in a reference thereto; providing an  
 54 effective date.

55  
 56 Be It Enacted by the Legislature of the State of Florida:

57  
 58 **Section 1. Section 125.572, Florida Statutes, is created**  
 59 **to read:**

60 125.572 Regulation of synthetic turf.-

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

64 (2) The Department of Environmental Protection shall adopt  
 65 minimum standards for the installation of synthetic turf on  
 66 single-family residential properties 1 acre or less in size. The  
 67 standards must take into account material type, permeability,  
 68 stormwater management, potable water conservation, water  
 69 quality, proximity to trees and other vegetation, and other  
 70 factors impacting environmental conditions of adjacent  
 71 properties.

72 (3) Upon the Department of Environmental Protection  
 73 adopting rules pursuant to subsection (4), a local government  
 74 may not:

75 (a) Adopt or enforce any ordinance, resolution, order,

76 rule, or policy that prohibits, or is enforced to prohibit, a  
77 property owner from installing synthetic turf that complies with  
78 Department of Environmental Protection standards adopted  
79 pursuant to this section which apply to single-family  
80 residential property.

81 (b) Adopt or enforce any ordinance, resolution, order,  
82 rule, or policy that regulates synthetic turf which is  
83 inconsistent with the Department of Environmental Protection  
84 standards adopted pursuant to this section which apply to  
85 single-family residential property.

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

88 **Section 2. Section 218.755, Florida Statutes, is created**  
89 **to read:**

90 218.755 Prompt processing of change orders.—Beginning on  
91 or after July 1, 2025, if a local governmental entity receives  
92 from its contractor a price quote for a change order issued by  
93 the local governmental entity, and the price quote conforms to  
94 all statutory requirements and contractual requirements for the  
95 project, the local governmental entity must approve or deny the  
96 price quote and send written notice of that decision to the  
97 contractor within 30 days after receipt of such quote. Any  
98 denial notice must specify the alleged deficiencies in the price  
99 quote and the actions necessary to remedy those deficiencies. If  
100 the local governmental entity fails to provide such information

101 on a denial notice, it is liable to the contractor for all  
 102 additional labor, staffing, materials, supplies, equipment, and  
 103 overhead associated with the change order. A contract between a  
 104 local governmental entity and a contractor may not alter the  
 105 local governmental entity's duties under this section.

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

108 255.0992 Public works projects; prohibited governmental  
 109 actions.—

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

113 (d) Penalize a bidder for performing a larger volume of  
 114 construction work for the state or political subdivision or  
 115 reward a bidder for performing a smaller volume of construction  
 116 work for the state or political subdivision.

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

119 489.505 Definitions.—As used in this part:

120 (7) "Certified alarm system contractor" means an alarm  
 121 system contractor who possesses a certificate of competency  
 122 issued by the department. The scope of certification is limited  
 123 to alarm circuits originating in the alarm control panel and  
 124 equipment governed by the applicable provisions of Articles 722,  
 125 725, 760, 770, 800, and 810 of the National Electrical Code,

126 Current Edition, and National Fire Protection Association  
127 Standard 72, Current Edition. The scope of certification for  
128 alarm system contractors also includes the installation, repair,  
129 fabrication, erection, alteration, addition, or design of  
130 electrical wiring, fixtures, appliances, thermostats, apparatus,  
131 raceways, and conduit, or any part thereof not to exceed 98  
132 volts (RMS), when those items are for the purpose of  
133 transmitting data or proprietary video (satellite systems that  
134 are not part of a community antenna television or radio  
135 distribution system) or providing central vacuum capability,  
136 surveillance cameras, or electric locks; however, this provision  
137 governing the scope of certification does not create any  
138 mandatory licensure requirement.

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

141 553.73 Florida Building Code.—

142 (2) (a) The Florida Building Code shall contain provisions  
143 or requirements for public and private buildings, structures,  
144 and facilities relative to structural, mechanical, electrical,  
145 plumbing, energy, and gas systems, existing buildings,  
146 historical buildings, manufactured buildings, elevators, coastal  
147 construction, lodging facilities, food sales and food service  
148 facilities, health care facilities, including assisted living  
149 facilities, adult day care facilities, hospice residential and  
150 inpatient facilities and units, and facilities for the control

151 of radiation hazards, public or private educational facilities,  
152 swimming pools, and correctional facilities and enforcement of  
153 and compliance with such provisions or requirements. Further,  
154 the Florida Building Code must provide for uniform  
155 implementation of ss. 515.25, 515.27, and 515.29 by including  
156 standards and criteria for residential swimming pool barriers,  
157 pool covers, latching devices, door and window exit alarms, and  
158 other equipment required therein, which are consistent with the  
159 intent of s. 515.23. Technical provisions to be contained within  
160 the Florida Building Code are restricted to requirements related  
161 to the types of materials used and construction methods and  
162 standards employed in order to meet criteria specified in the  
163 Florida Building Code. Provisions relating to the personnel,  
164 supervision or training of personnel, or any other professional  
165 qualification requirements relating to contractors or their  
166 workforce may not be included within the Florida Building Code,  
167 and subsections (4) and (6)-(9), ~~(6), (7), (8), and (9)~~ are not  
168 to be construed to allow the inclusion of such provisions within  
169 the Florida Building Code by amendment. This restriction applies  
170 to both initial development and amendment of the Florida  
171 Building Code.

172 (b) By January 1, 2026, or the next update of the Florida  
173 Building Code, whichever occurs first, the commission shall  
174 amend the Florida Building Code to be consistent with the 2024  
175 International Building Code that recognizes tall mass timber as

176 an allowable material for construction types IV-A, IV-B, IV-C,  
177 and IV-HT.

178 (10) The following buildings, structures, and facilities  
179 are exempt from the Florida Building Code as provided by law,  
180 and any further exemptions shall be as determined by the  
181 Legislature and provided by law:

182 (a) Buildings and structures specifically regulated and  
183 preempted by the Federal Government.

184 (b) Railroads and ancillary facilities associated with the  
185 railroad.

186 (c) Nonresidential farm buildings on farms.

187 (d) Temporary buildings or sheds used exclusively for  
188 construction purposes.

189 (e) Mobile or modular structures used as temporary  
190 offices, except that the provisions of part II relating to  
191 accessibility by persons with disabilities apply to such mobile  
192 or modular structures.

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

196 (g) Temporary sets, assemblies, or structures used in  
197 commercial motion picture or television production, or any  
198 sound-recording equipment used in such production, on or off the  
199 premises.

200 (h) Storage sheds that are not designed for human



201 habitation and that have a floor area of 720 square feet or less  
202 are not required to comply with the mandatory wind-borne-debris-  
203 impact standards of the Florida Building Code. In addition, such  
204 buildings that are 400 square feet or less and that are intended  
205 for use in conjunction with one- and two-family residences are  
206 not subject to the door height and width requirements of the  
207 Florida Building Code.

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

214 (j) Family mausoleums not exceeding 250 square feet in  
215 area which are prefabricated and assembled on site or  
216 preassembled and delivered on site and have walls, roofs, and a  
217 floor constructed of granite, marble, or reinforced concrete.

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

- 223 1. Is not rented or leased or used as a principal  
224 residence;
- 225 2. Is not located within the 100-year floodplain according

226 to the Federal Emergency Management Agency's current Flood  
227 Insurance Rate Map; and

228 3. Is not connected to an offsite electric power or water  
229 supply.

230 (1) A drone port as defined in s. 330.41(2).

231 (m) Any system or equipment, whether affixed or movable,  
232 which is located on property within a spaceport territory  
233 pursuant to s. 331.304 and which is used for the production,  
234 erection, alteration, modification, repair, launch, processing,  
235 recovery, transport, integration, fueling, conditioning, or  
236 equipping of a space launch vehicle, payload, or spacecraft.

237

238 With the exception of paragraphs (a), (b), (c), and (f), in  
239 order to preserve the health, safety, and welfare of the public,  
240 the Florida Building Commission may, by rule adopted pursuant to  
241 chapter 120, provide for exceptions to the broad categories of  
242 buildings exempted in this section, including exceptions for  
243 application of specific sections of the code or standards  
244 adopted therein. The Department of Agriculture and Consumer  
245 Services shall have exclusive authority to adopt by rule,  
246 pursuant to chapter 120, exceptions to nonresidential farm  
247 buildings exempted in paragraph (c) when reasonably necessary to  
248 preserve public health, safety, and welfare. The exceptions must  
249 be based upon specific criteria, such as under-roof floor area,  
250 aggregate electrical service capacity, HVAC system capacity, or

251 other building requirements. Further, the commission may  
 252 recommend to the Legislature additional categories of buildings,  
 253 structures, or facilities which should be exempted from the  
 254 Florida Building Code, to be provided by law. The Florida  
 255 Building Code does not apply to temporary housing provided by  
 256 the Department of Corrections to any prisoner in the state  
 257 correctional system.

258 **Section 6. Paragraph (f) of subsection (1) of section**  
 259 **553.79, Florida Statutes, is amended to read:**

260 553.79 Permits; applications; issuance; inspections.-  
 261 (1)

262 (f) A local government may not require a contract between  
 263 a builder and an owner, any copies of such contract, or any  
 264 associated document, including, but not limited to, letters of  
 265 intent, material costs lists, labor costs, or overhead or profit  
 266 statements, for the issuance of a building permit or as a  
 267 requirement for the submission of a building permit application.

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

270 497.271 Standards for construction and significant  
 271 alteration or renovation of mausoleums and columbaria.-

272 (3) The licensing authority shall transmit the rules as  
 273 adopted under subsection (2), ~~hereinafter~~ referred to as the  
 274 "mausoleum standards," to the Florida Building Commission, which  
 275 shall initiate rulemaking under chapter 120 to consider such

276 mausoleum standards. If such mausoleum standards are not deemed  
277 acceptable, they must ~~shall~~ be returned by the Florida Building  
278 Commission to the licensing authority with details of changes  
279 needed to make them acceptable. If such mausoleum standards are  
280 acceptable, the Florida Building Commission must ~~shall~~ adopt a  
281 rule designating the mausoleum standards as an approved revision  
282 to the State Minimum Building Codes under part IV of chapter  
283 553. When ~~se~~ designated by the Florida Building Commission, such  
284 mausoleum standards shall become a required element of the State  
285 Minimum Building Codes under s. 553.73(2)(a) ~~s. 553.73(2)~~ and  
286 shall be transmitted to each local enforcement agency, as  
287 defined in s. 553.71(5). Such local enforcement agency shall  
288 consider and inspect for compliance with such mausoleum  
289 standards as if they were part of the local building code, but  
290 shall have no continuing duty to inspect after final approval of  
291 the construction pursuant to the local building code. Any  
292 further amendments to the mausoleum standards shall be  
293 accomplished by the same procedure. Such designated mausoleum  
294 standards, as from time to time amended, shall be a part of the  
295 State Minimum Building Codes under s. 553.73 until the adoption  
296 and effective date of a new statewide uniform minimum building  
297 code, which may supersede the mausoleum standards as provided by  
298 the law enacting the new statewide uniform minimum building  
299 code.

300 **Section 8.** For the purpose of incorporating the amendment

301 made by this act to section 489.505, Florida Statutes, in a  
302 reference thereto, subsection (2) of section 201.21, Florida  
303 Statutes, is reenacted to read:

304 201.21 Notes and other written obligations exempt under  
305 certain conditions.—

306 (2) There shall be exempt from all excise taxes imposed by  
307 this chapter all non-interest-bearing promissory notes, non-  
308 interest-bearing nonnegotiable notes, or non-interest-bearing  
309 written obligations to pay money, or assignments of salaries,  
310 wages, or other compensation made, executed, delivered, sold,  
311 transferred, or assigned in the state, and for each renewal of  
312 the same, of \$3,500 or less, when given by a customer to an  
313 alarm system contractor, as defined in s. 489.505, in connection  
314 with the sale of an alarm system as defined in s. 489.505.

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