

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; prohibiting local governments from adopting  
14      or enforcing specified ordinances, resolutions,  
15      orders, rules, or policies that regulate synthetic  
16      turf which are inconsistent with specified standards;  
17      requiring the department to adopt rules; creating s.  
18      218.755, F.S.; requiring local governmental entities  
19      to approve or deny certain price quotes and send  
20      written notice to contractors within a specified  
21      timeframe; requiring denial notices to specify alleged  
22      deficiencies and actions necessary to remedy such  
23      deficiencies; requiring certain payment to a  
24      contractor if a local governmental entity fails to  
25      provide such notice; prohibiting contracts from

26        altering specified duties of a local governmental  
27        entity; amending s. 255.0992, F.S.; prohibiting the  
28        state or political subdivisions that contract for  
29        public works projects from penalizing or rewarding  
30        bidders for performing larger or smaller volumes of  
31        construction work for the state or political  
32        subdivisions; amending s. 399.035, F.S.; requiring  
33        only one support rail in an elevator car interior to  
34        meet certain specifications; amending s. 489.105,  
35        F.S.; revising definitions for purposes of part I of  
36        ch. 489, F.S.; amending s. 489.113, F.S.; prohibiting  
37        general or building contractors from being required to  
38        subcontract structural swimming pool or pool wet deck  
39        area work; defining the term "pool wet deck area";  
40        amending s. 489.505, F.S.; revising the definition of  
41        the term "certified alarm system contractor"; amending  
42        s. 553.73, F.S.; providing an exemption from the  
43        Florida Building Code for systems or equipment located  
44        on property within a spaceport territory which is used  
45        for specified purposes; reenacting and amending s.  
46        553.79, F.S.; prohibiting local governments from  
47        requiring copies of contracts and certain associated  
48        documents for the issuance of building permits or as a  
49        requirement for the submission of building permit  
50        applications; amending s. 553.791, F.S.; revising

51 definitions; revising the conditions under which  
52 specified contractors may elect to use a private  
53 provider to provide inspection services; authorizing  
54 private providers to use automated or software-based  
55 plans review systems designed to make certain  
56 determinations; requiring local building officials to  
57 issue permits within a specified timeframe if such  
58 permit application is related to certain single-trade  
59 plans reviews; authorizing certain inspections to be  
60 performed in person or virtually; amending s. 497.271,  
61 F.S.; conforming a cross-reference; providing an  
62 effective date.

63  
64 Be It Enacted by the Legislature of the State of Florida:

65  
66 **Section 1. Section 125.572, Florida Statutes, is created**  
67 **to read:**

68 125.572 Regulation of synthetic turf.—

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

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

76 permeability, stormwater management, potable water conservation,  
77 water quality, proximity to trees and other vegetation, and  
78 other factors impacting environmental conditions of adjacent  
79 properties.

80 (3) Upon the Department of Environmental Protection  
81 adopting rules pursuant to subsection (4), a local government  
82 may not:

83 (a) Adopt or enforce any ordinance, resolution, order,  
84 rule, or policy that prohibits, or is enforced to prohibit, a  
85 property owner from installing synthetic turf that complies with  
86 Department of Environmental Protection standards adopted  
87 pursuant to this section which apply to single-family  
88 residential property.

89 (b) Adopt or enforce any ordinance, resolution, order,  
90 rule, or policy that regulates synthetic turf which is  
91 inconsistent with the Department of Environmental Protection  
92 standards adopted pursuant to this section which apply to  
93 single-family residential property.

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

96 **Section 2. Section 218.755, Florida Statutes, is created**  
97 **to read:**

98 218.755 Prompt processing of change orders.—Beginning on  
99 or after July 1, 2025, if a local governmental entity receives  
100 from its contractor a price quote for a change order requested

101 or issued by the local governmental entity for construction  
102 services, and the price quote conforms to all statutory  
103 requirements and contractual requirements for the project, the  
104 local governmental entity must approve or deny the price quote  
105 and send written notice of that decision to the contractor  
106 within 35 days after receipt of such quote. A denial notice must  
107 specify the alleged deficiencies in the price quote and the  
108 actions necessary to remedy those deficiencies. If the local  
109 governmental entity fails to provide the contractor with a  
110 notice in compliance with this section, the change order and  
111 price quote are deemed approved, and the local governmental  
112 entity must pay the contractor the amount stated in the price  
113 quote upon the completion of the change order. A contract  
114 between a local governmental entity and a contractor may not  
115 alter the local governmental entity's duties under this section.

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

118 255.0992 Public works projects; prohibited governmental  
119 actions.—

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

123 (d) When scoring or evaluating bids for a public works  
124 project, penalize a bidder for performing a larger volume of  
125 construction work for the state or political subdivision or

126 reward a bidder for performing a smaller volume of construction  
127 work for the state or political subdivision.

128 **Section 4. Paragraph (b) of subsection (1) of section**  
129 **399.035, Florida Statutes, is amended to read:**

130 399.035 Elevator accessibility requirements for the  
131 physically handicapped.—

132 (1) Each elevator, the installation of which is begun  
133 after October 1, 1990, must be made accessible to physically  
134 handicapped persons with the following requirements:

135 (b) Each elevator car interior must have a support rail on  
136 at least one wall. All support rails must be smooth and have no  
137 sharp edges and must not be more than 1 1/2 inches thick or 2  
138 1/2 inches in diameter. At least one support rail ~~Support rails~~  
139 must be continuous and a minimum length of 42 inches overall.  
140 The inside surface of support rails must be 1 1/2 inches clear  
141 of the car wall. The distance from the top of the support rail  
142 to the finished car floor must be at least 31 inches and not  
143 more than 33 inches. Padded or tufted material or decorative  
144 materials such as wallpaper, vinyl, cloth, or the like may not  
145 be used on support rails.

146 **Section 5. Paragraphs (j), (k), and (l) of subsection (3)**  
147 **of section 489.105, Florida Statutes, are amended to read:**

148 489.105 Definitions.—As used in this part:

149 (3) "Contractor" means the person who is qualified for,  
150 and is only responsible for, the project contracted for and

means, except as exempted in this part, the person who, for compensation, undertakes to, submits a bid to, or does himself or herself or by others construct, repair, alter, remodel, add to, demolish, subtract from, or improve any building or structure, including related improvements to real estate, for others or for resale to others; and whose job scope is substantially similar to the job scope described in one of the paragraphs of this subsection. For the purposes of regulation under this part, the term "demolish" applies only to demolition of steel tanks more than 50 feet in height; towers more than 50 feet in height; other structures more than 50 feet in height; and all buildings or residences. Contractors are subdivided into two divisions, Division I, consisting of those contractors defined in paragraphs (a)-(c), and Division II, consisting of those contractors defined in paragraphs (d)-(q):

(j) "Commercial pool/spa contractor" means a contractor whose scope of work includes ~~involves~~, but is not limited to, all phases of the construction, repair, renovation, remodel, deconstruction, and servicing of a ~~any~~ swimming pool, ~~or~~ hot tub, ~~or~~ spa, splash pad or other interactive water feature, decorative water feature, public bathing place, or swimming pool or spa appurtenance, whether public, private, or otherwise, regardless of use.

1. The scope of such work includes, but is not limited to, all of the following:

176        a. The scope of work of a swimming pool/spa servicing  
177 contractor.

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

182        c. The installation of equipotential bonding; swimming  
183 pool, spa, or hot tub lighting; light transformers; light  
184 conduit; and any cleaning or sanitizing equipment that requires  
185 at least partial disassembling.

186        d. The construction of uninhabitable equipment rooms or  
187 housing for swimming pool, spa, hot tub, or interactive water  
188 feature equipment for the protection of the equipment from  
189 outside elements or preventing unauthorized access.

190        e. Excavation and earthmoving only as required for the  
191 installation of swimming pools, spas, hot tubs, or interactive  
192 water features.

193        f. The operation of construction pumps for dewatering  
194 purposes for swimming pool, spa, hot tub, or interactive water  
195 feature excavation sites and draining swimming pools, spas, hot  
196 tubs, or interactive water features.

197        g. The installation of rebar or similar support materials  
198 for swimming pool, spa, hot tub, or interactive water feature  
199 structures, and the shaping and shooting of gunite dry mix and  
200 wet mix, concrete, or similar product mix used in the

201 construction of swimming pools, spas, hot tubs, or interactive  
202 water features.

203 h. The installation of fiberglass swimming pool, spa, or  
204 hot tub shells and vinyl swimming pool, spa, or hot tub liners.

205 i. The application and removal of all interior swimming  
206 pool, spa, hot tub, or interactive water feature finishes.

207 j. The construction, maintenance, or remodel of decorative  
208 or interactive water features, displays, or areas that use  
209 recirculated water, including fountains, waterfalls, and spray  
210 nozzles.

211 k. The installation of all swimming pool, spa, hot tub, or  
212 interactive water feature piping, including, but not limited to,  
213 drain piping, perimeter piping, and circulation or filter piping  
214 used in the construction of swimming pools, spas, hot tubs, or  
215 decorative or interactive water feature displays or areas.

216 l. The construction and installation of retaining walls,  
217 concrete flatwork, pavers and bricks, and footings for the  
218 construction of a swimming pool, spa, hot tub, or interactive  
219 water feature, whether newly constructed or additions to or  
220 remodels of existing swimming pools, spas, hot tubs, or  
221 interactive water features ~~The installation, repair, or~~  
222 ~~replacement of existing equipment, any cleaning or equipment~~  
223 ~~sanitizing that requires at least a partial disassembling,~~  
224 ~~excluding filter changes, and the installation of new pool/spa~~  
225 ~~equipment, interior finishes, the installation of package pool~~

226 ~~heaters, the installation of all perimeter piping and filter~~  
227 ~~piping, and the construction of equipment rooms or housing for~~  
228 ~~pool/spa equipment, and also includes the scope of work of a~~  
229 ~~swimming pool/spa servicing contractor.~~

230       2. The scope of ~~such~~ work does not include direct  
231 connections to a sanitary sewer system or to potable water  
232 lines, the installation or upgrade of dedicated electrical  
233 disconnect or electrical circuits, or any work inside a main  
234 electrical panel. ~~The installation, construction, modification,~~  
235 ~~or replacement of equipment permanently attached to and~~  
236 ~~associated with the pool or spa for the purpose of water~~  
237 ~~treatment or cleaning of the pool or spa requires licensure;~~  
238 ~~however,~~

239       3. The ~~use~~ usage of swimming pool, spa, hot tub, or  
240 interactive water feature ~~such~~ equipment for the purposes of  
241 water treatment or cleaning does not require licensure unless  
242 such use ~~the usage~~ involves installation ~~construction,~~  
243 modification, or replacement of such equipment. Water treatment  
244 that does not require such equipment; filter media changes; or  
245 the cleaning of a swimming pool, spa, hot tub, or interactive  
246 water feature, or its associated equipment, which does not  
247 affect the structural integrity of the swimming pool, spa, hot  
248 tub, or interactive water feature, does not require a license.  
249 ~~In addition, a license is not required for the cleaning of the~~  
250 ~~pool or spa in a way that does not affect the structural~~

~~integrity of the pool or spa or its associated equipment.~~

(k) "Residential pool/spa contractor" means a contractor whose scope of work is the same as a commercial pool/spa contractor under paragraph (j), except a residential pool/spa contractor may not construct any new commercial swimming pool, spa, hot tub, or public bathing place ~~means a contractor whose scope of work involves, but is not limited to, the construction, repair, and servicing of a residential swimming pool, or hot tub or spa, regardless of use. The scope of work includes the installation, repair, or replacement of existing equipment, any cleaning or equipment sanitizing that requires at least a partial disassembling, excluding filter changes, and the installation of new pool/spa equipment, interior finishes, the installation of package pool heaters, the installation of all perimeter piping and filter piping, and the construction of equipment rooms or housing for pool/spa equipment, and also includes the scope of work of a swimming pool/spa servicing contractor. The scope of such work does not include direct connections to a sanitary sewer system or to potable water lines. The installation, construction, modification, or replacement of equipment permanently attached to and associated with the pool or spa for the purpose of water treatment or cleaning of the pool or spa requires licensure; however, the usage of such equipment for the purposes of water treatment or cleaning does not require licensure unless the usage involves~~

276 ~~construction, modification, or replacement of such equipment.~~  
277 ~~Water treatment that does not require such equipment does not~~  
278 ~~require a license. In addition, a license is not required for~~  
279 ~~the cleaning of the pool or spa in a way that does not affect~~  
280 ~~the structural integrity of the pool or spa or its associated~~  
281 ~~equipment.~~

282 (1) "Swimming pool/spa servicing contractor" means a  
283 contractor whose scope of work includes ~~involves~~, but is not  
284 limited to, all aspects of the repair, renovation, remodeling,  
285 or and servicing of a swimming pool, or hot tub, or spa, splash  
286 pad or other interactive water feature, decorative water  
287 feature, public bathing place, or swimming pool or spa  
288 appurtenance, whether public or private, or otherwise,  
289 regardless of use.

290 1. The scope of work includes, but is not limited to, all  
291 of the following:

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

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

301        c. The repair or replacement of equipotential bonding;  
302        swimming pool, spa, or hot tub lighting; light transformers;  
303        light conduit; and any cleaning or sanitizing equipment that  
304        requires at least partial disassembling.

305        d. The repair of uninhabitable equipment rooms or housing  
306        for swimming pool, spa, hot tub, or interactive water feature  
307        equipment.

308        e. The repair or replacement of all perimeter piping and  
309        filter piping.

310        f. The substantial or complete draining of a swimming  
311        pool, spa, or hot tub for repair or renovation and the operation  
312        of construction pumps for dewatering purposes for drained  
313        swimming pools, spas, hot tubs, or interactive water features.

314        g. The removal and reapplication of all interior swimming  
315        pool, spa, hot tub, or interactive water feature finishes.

316        h. The installation, repair, or replacement of all tile  
317        and coping for a swimming pool, spa, hot tub, or interactive  
318        water feature ~~the repair or replacement of existing equipment,~~  
319        ~~any cleaning or equipment sanitizing that requires at least a~~  
320        ~~partial disassembling, excluding filter changes, and the~~  
321        ~~installation of new pool/spa equipment, interior refinishing,~~  
322        ~~the reinstallation or addition of pool heaters, the repair or~~  
323        ~~replacement of all perimeter piping and filter piping, the~~  
324        ~~repair of equipment rooms or housing for pool/spa equipment, and~~  
325        ~~the substantial or complete draining of a swimming pool, or hot~~

326 ~~tub or spa, for the purpose of repair or renovation.~~

327       2. The scope of the ~~such~~ work does not include direct  
328 connections to a sanitary sewer system or to potable water  
329 lines, the installation or upgrade of dedicated electrical  
330 disconnect or electrical circuits, or any work inside a main  
331 electrical panel. ~~The installation, construction, modification,~~  
332 ~~substantial or complete disassembly, or replacement of equipment~~  
333 ~~permanently attached to and associated with the pool or spa for~~  
334 ~~the purpose of water treatment or cleaning of the pool or spa~~  
335 ~~requires licensure; however,~~

336       3. The ~~use~~ usage of swimming pool, spa, hot tub, or  
337 interactive water feature ~~such~~ equipment for the purposes of  
338 water treatment or cleaning does not require licensure unless  
339 such use ~~the usage~~ involves installation ~~construction,~~  
340 ~~modification, substantial or complete disassembly, or~~  
341 ~~replacement of such equipment. Water treatment that does not~~  
342 ~~require such equipment; filter media changes; or the cleaning of~~  
343 ~~a swimming pool, spa, hot tub, or interactive water feature, or~~  
344 ~~its associated equipment which does not affect the structural~~  
345 ~~integrity of the swimming pool, spa, hot tub, or interactive~~  
346 ~~water feature~~ does not require a license. ~~In addition, a license~~  
347 ~~is not required for the cleaning of the pool or spa in a way~~  
348 ~~that does not affect the structural integrity of the pool or spa~~  
349 ~~or its associated equipment.~~

350       **Section 6. Paragraph (c) of subsection (3) of section**

351 **489.113, Florida Statutes, is amended to read:**

352 489.113 Qualifications for practice; restrictions.—

353 (3) A contractor shall subcontract all electrical,  
354 mechanical, plumbing, roofing, sheet metal, swimming pool, and  
355 air-conditioning work, unless such contractor holds a state  
356 certificate or registration in the respective trade category,  
357 however:

358 (c) A general or building contractor may ~~shall~~ not be  
359 required to subcontract structural swimming pool or pool wet  
360 deck area work. All other swimming pool work must ~~shall~~ be  
361 subcontracted to an appropriately licensed certified or  
362 registered swimming pool contractor. For the purposes of this  
363 paragraph, the term "pool wet deck area" means the 4-foot-wide  
364 unobstructed pool deck area around the outside of the pool water  
365 perimeter, curb, ladders, handrails, diving boards, diving  
366 towers, pool slides, waterfalls, water features, starting  
367 blocks, planters, or lifeguard chairs.

368 **Section 7. Subsection (7) of section 489.505, Florida**  
369 **Statutes, is amended to read:**

370 489.505 Definitions.—As used in this part:

371 (7) "Certified alarm system contractor" means an alarm  
372 system contractor who possesses a certificate of competency  
373 issued by the department. The scope of certification is limited  
374 to alarm circuits originating in the alarm control panel and  
375 equipment governed by the applicable provisions of Articles 722,

725, 760, 770, 800, and 810 of the National Electrical Code, Current Edition, and National Fire Protection Association Standard 72, Current Edition. The scope of certification for alarm system contractors also includes the installation, repair, fabrication, erection, alteration, addition, or design of electrical wiring, fixtures, appliances, thermostats, apparatus, raceways, and conduit, or any part thereof not to exceed 98 volts (RMS), when those items are for the purpose of transmitting data or proprietary video (satellite systems that are not part of a community antenna television or radio distribution system) or providing central vacuum capability, surveillance cameras, or electric locks; however, this provision governing the scope of certification does not create any mandatory licensure requirement.

**Section 8. Paragraph (m) is added to subsection (10) of section 553.73, Florida Statutes, to read:**

553.73 Florida Building Code.—

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

(m) Any system or equipment, whether affixed or movable, which is located on property within a spaceport territory pursuant to s. 331.304 and which is used for the production, erection, alteration, modification, repair, launch, processing,

recovery, transport, integration, fueling, conditioning, or  
equipping of a space launch vehicle, payload, or spacecraft.

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

**Section 9. Paragraph (f) of subsection (1) of section  
553.79, Florida Statutes, is amended, and subsection (11) of**

426 **that section is reenacted, to read:**

427 553.79 Permits; applications; issuance; inspections.—

428 (1)

429 (f) A local government may not require a contract between  
430 a builder and an owner, any copies of such contract, or any  
431 associated document, including, but not limited to, letters of  
432 intent, material costs lists, labor costs, or overhead or profit  
433 statements, for the issuance of a building permit or as a  
434 requirement for the submission of a building permit application.

435 (11) Any state agency whose enabling legislation  
436 authorizes it to enforce provisions of the Florida Building Code  
437 may enter into an agreement with any other unit of government to  
438 delegate its responsibility to enforce those provisions and may  
439 expend public funds for permit and inspection fees, which fees  
440 may be no greater than the fees charged others. Inspection  
441 services that are not required to be performed by a state agency  
442 under a federal delegation of responsibility or by a state  
443 agency under the Florida Building Code must be performed under  
444 the alternative plans review and inspection process created in  
445 s. 553.791 or by a local governmental entity having authority to  
446 enforce the Florida Building Code.

447 **Section 10. Paragraphs (1) and (q) of subsection (1) and**  
448 **subsections (5) through (8) of section 553.791, Florida**  
449 **Statutes, are amended to read:**

450 553.791 Alternative plans review and inspection.—

451 (1) As used in this section, the term:

452 (1) "Permit application" means a properly completed and  
453 submitted application for the requested building or construction  
454 permit, including:

455 1. The plans reviewed by the private provider, or in the  
456 case of a single-trade plans review where a private provider  
457 uses an automated or software-based plans review system pursuant  
458 to subsection (6), the information reviewed by the automated or  
459 software-based plans review system to determine compliance with  
460 one or more applicable codes.

461 2. The affidavit from the private provider required under  
462 subsection (6).

463 3. Any applicable fees.

464 4. Any documents required by the local building official  
465 to determine that the fee owner has secured all other government  
466 approvals required by law.

467 (q) "Single-trade inspection" or "single-trade plans  
468 review" means any inspection or plans review focused on a single  
469 construction trade, such as plumbing, mechanical, or electrical.  
470 The term includes, but is not limited to, inspections or plans  
471 reviews of door or window replacements; fences and block walls  
472 more than 6 feet high from the top of the wall to the bottom of  
473 the footing; stucco or plastering; reroofing with no structural  
474 alteration; solar energy and energy storage installations or  
475 alterations; HVAC replacements; ductwork or fan replacements;

476 alteration or installation of wiring, lighting, and service  
477 panels; water heater changeouts; sink replacements; and  
478 repiping.

479 (5) After construction has commenced and if either the  
480 local building official is unable to provide inspection services  
481 in a timely manner or the work subject to inspection is related  
482 to a single-trade inspection for a single-family or two-family  
483 dwelling, the fee owner or the fee owner's contractor may elect  
484 to use a private provider to provide inspection services by  
485 notifying the local building official of the owner's or  
486 contractor's intention to do so by 2 p.m. local time, 2 business  
487 days before the next scheduled inspection using the notice  
488 provided for in paragraphs (4) (a) - (c).

489 (6) A private provider performing plans review under this  
490 section shall review the plans to determine compliance with the  
491 applicable codes. For single-trade plans reviews, a private  
492 provider may use an automated or software-based plans review  
493 system designed to determine compliance with one or more  
494 applicable codes, including, but not limited to, the National  
495 Electrical Code and the Florida Building Code. Upon determining  
496 that the plans reviewed comply with the applicable codes, the  
497 private provider shall prepare an affidavit or affidavits  
498 certifying, under oath, that the following is true and correct  
499 to the best of the private provider's knowledge and belief:

500 (a) The plans were reviewed by the affiant, who is duly

501 authorized to perform plans review pursuant to this section and  
502 holds the appropriate license or certificate.

503 (b) The plans comply with the applicable codes.

504  
505 Such affidavit may bear a written or electronic signature and  
506 may be submitted electronically to the local building official.

507 (7) (a) No more than 20 business days, or if the permit  
508 application is related to a single-trade plans review for a  
509 single-family or two-family dwelling, no more than 5 business  
510 days, after receipt of a permit application and the affidavit  
511 from the private provider required pursuant to subsection (6),  
512 the local building official shall issue the requested permit or  
513 provide a written notice to the permit applicant identifying the  
514 specific plan features that do not comply with the applicable  
515 codes, as well as the specific code chapters and sections. If  
516 the local building official does not provide a written notice of  
517 the plan deficiencies within the prescribed time ~~20-day~~ period,  
518 the permit application must ~~shall~~ be deemed approved as a matter  
519 of law, and the permit must ~~shall~~ be issued by the local  
520 building official on the next business day.

521 (b) If the local building official provides a written  
522 notice of plan deficiencies to the permit applicant within the  
523 prescribed time ~~20-day~~ period, the time ~~20-day~~ period is ~~shall~~  
524 ~~be~~ tolled pending resolution of the matter. To resolve the plan  
525 deficiencies, the permit applicant may elect to dispute the

deficiencies pursuant to subsection (15) or to submit revisions to correct the deficiencies.

(c) If the permit applicant submits revisions, the local building official has the remainder of the tolled time ~~20-day~~ period plus 5 business days after ~~from~~ the date of resubmittal to issue the requested permit or to provide a second written notice to the permit applicant stating which of the previously identified plan features remain in noncompliance with the applicable codes, with specific reference to the relevant code chapters and sections. Any subsequent review by the local building official is limited to the deficiencies cited in the written notice. If the local building official does not provide the second written notice within the prescribed time period, the permit must ~~shall~~ be deemed approved as a matter of law, and the local building official must issue the permit on the next business day.

(d) If the local building official provides a second written notice of plan deficiencies to the permit applicant within the prescribed time period, the permit applicant may elect to dispute the deficiencies pursuant to subsection (15) or to submit additional revisions to correct the deficiencies. For all revisions submitted after the first revision, the local building official has an additional 5 business days after ~~from~~ the date of resubmittal to issue the requested permit or to provide a written notice to the permit applicant stating which

551 of the previously identified plan features remain in  
552 noncompliance with the applicable codes, with specific reference  
553 to the relevant code chapters and sections.

554 (8) A private provider performing required inspections  
555 under this section shall inspect each phase of construction as  
556 required by the applicable codes. Such inspection, including a  
557 single-trade inspection, may be performed in person ~~in-person~~ or  
558 virtually. The private provider may have a duly authorized  
559 representative perform the required inspections, provided all  
560 required reports are prepared by and bear the written or  
561 electronic signature of the private provider or the private  
562 provider's duly authorized representative. The duly authorized  
563 representative must be an employee of the private provider  
564 entitled to receive reemployment assistance benefits under  
565 chapter 443. The contractor's contractual or legal obligations  
566 are not relieved by any action of the private provider.

567 **Section 11. Subsection (3) of section 497.271, Florida**  
568 **Statutes, is amended to read:**

569 497.271 Standards for construction and significant  
570 alteration or renovation of mausoleums and columbaria.—

571 (3) The licensing authority shall transmit the rules as  
572 adopted under subsection (2), ~~hereinafter~~ referred to as the  
573 "mausoleum standards," to the Florida Building Commission, which  
574 shall initiate rulemaking under chapter 120 to consider such  
575 mausoleum standards. If such mausoleum standards are not deemed

acceptable, they must ~~shall~~ be returned by the Florida Building Commission to the licensing authority with details of changes needed to make them acceptable. If such mausoleum standards are acceptable, the Florida Building Commission must ~~shall~~ adopt a rule designating the mausoleum standards as an approved revision to the State Minimum Building Codes under part IV of chapter 553. When ~~so~~ designated by the Florida Building Commission, such mausoleum standards shall become a required element of the State Minimum Building Codes under s. 553.73(2)(a) ~~s. 553.73(2)~~ and shall be transmitted to each local enforcement agency, as defined in s. 553.71(5). Such local enforcement agency shall consider and inspect for compliance with such mausoleum standards as if they were part of the local building code, but shall have no continuing duty to inspect after final approval of the construction pursuant to the local building code. Any further amendments to the mausoleum standards shall be accomplished by the same procedure. Such designated mausoleum standards, as from time to time amended, shall be a part of the State Minimum Building Codes under s. 553.73 until the adoption and effective date of a new statewide uniform minimum building code, which may supersede the mausoleum standards as provided by the law enacting the new statewide uniform minimum building code.

**Section 12.** This act shall take effect July 1, 2025.