

By Senator Grall

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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 enforcement agencies from requiring

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30 ancillary documentation between permit applicants and
31 their clients for issuing building permits or as a
32 requirement for submitting building permit
33 applications; providing an effective date.
34

35 Be It Enacted by the Legislature of the State of Florida:
36

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

39 125.572 Regulation of synthetic turf.-

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

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

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

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

53 Section 2. Section 218.755, Florida Statutes, is created to
54 read:

55 218.755 Prompt processing of change orders.-Beginning on or
56 after July 1, 2025, if a local governmental entity receives from
57 its contractor a price quote for a change order issued by the
58 local governmental entity, and the price quote conforms to all

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59 statutory requirements and contractual requirements for the
60 project, the local governmental entity must approve or deny the
61 price quote and send written notice of that decision to the
62 contractor within 30 days. Any denial notice must specify the
63 alleged deficiencies in the price quote and the actions
64 necessary to remedy those deficiencies. If the local
65 governmental entity fails to provide such information on a
66 denial notice, it is liable to the contractor for all additional
67 labor, staffing, materials, supplies, equipment, and overhead
68 associated with the change order. A contract between a local
69 governmental entity and a contractor may not alter the local
70 governmental entity's duties under this section.

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

73 255.0992 Public works projects; prohibited governmental
74 actions.—

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

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

82 Section 4. Paragraph (f) of subsection (1) of section
83 553.79, Florida Statutes, is amended to read:

84 553.79 Permits; applications; issuance; inspections.—

85 (1)

86 (f) A local enforcing agency ~~government~~ may not require a
87 contract, or any other ancillary documentation, including, but

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88 not limited to, letters of intent, between a permit applicant
89 and its client ~~builder and an owner~~ for the issuance of a
90 building permit or as a requirement for the submission of a
91 building permit application.

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