

By the Committee on Community Affairs; and Senator Grall

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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 of Environmental Protection 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 a specified timeframe; requiring denials to specify alleged deficiencies and actions necessary to remedy such deficiencies; providing that a local governmental entity that fails to provide such information with a denial is liable to the contractor for specified overhead; prohibiting contracts from altering specified duties of a local governmental entity; amending s. 255.0992, F.S.; prohibiting the state or political subdivisions that

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contract for public works projects from penalizing or rewarding bidders for performing larger or smaller volumes of construction work for the state or political subdivisions; amending s. 489.505, F.S.; revising the definition of the term "certified alarm system contractor"; amending s. 553.73, F.S.; requiring the Florida Building Commission, within a specified timeframe, to amend the Florida Building Code to recognize tall mass timber as an allowable material for specified construction types; providing an exemption from the Florida Building Code to systems or equipment located within a spaceport territory which is used for specified purposes; amending s. 553.79, F.S.; prohibiting local governments from requiring copies of contracts and certain associated documents for the issuance of building permits or as a requirement for submitting building permit applications; amending s. 497.271, F.S.; conforming a cross-reference; reenacting s. 201.21(2), F.S., relating to an exemption from all excise taxes imposed by ch. 201, F.S., for specified notes and obligations when given by a customer to an alarm system contractor in connection with the sale of an alarm system, to incorporate the amendment made to s. 489.505, F.S., in a reference thereto; providing an effective date.

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

Section 1. Section 125.572, Florida Statutes, is created to

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59 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.

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

90 218.755 Prompt processing of change orders.—Beginning on or
91 after July 1, 2025, if a local governmental entity receives from
92 its contractor a price quote for a change order issued by the
93 local governmental entity, and the price quote conforms to all
94 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.

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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,

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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

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International Building Code that recognizes tall mass timber as an allowable material for construction types IV-A, IV-B, IV-C, and IV-HT.

(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:

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

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

(c) Nonresidential farm buildings on farms.

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

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

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

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

(h) Storage sheds that are not designed for human habitation and that have a floor area of 720 square feet or less are not required to comply with the mandatory wind-borne-debris-impact standards of the Florida Building Code. In addition, such

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buildings that are 400 square feet or less and that are intended for use in conjunction with one- and two-family residences are not subject to the door height and width requirements of the Florida Building Code.

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

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

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

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

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

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

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

(m) Any system or equipment, whether affixed or movable, which is located on property within a spaceport territory

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

553.79 Permits; applications; issuance; inspections.—

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

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

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

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

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

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

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

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