

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. HB 1049 (2026)

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED (Y/N)

ADOPTED AS AMENDED (Y/N)

ADOPTED W/O OBJECTION (Y/N)

FAILED TO ADOPT (Y/N)

WITHDRAWN (Y/N)

OTHER

1 Committee/Subcommittee hearing bill: Industries & Professional
2 Activities Subcommittee

3 Representative Esposito offered the following:

5 **Amendment**

6 Remove lines 53-113 and insert:

7 (g)1. A local enforcement agency may not require a
8 building permit for any work that is valued at less than \$7,500
9 on a parcel containing a single-family residential dwelling. A
10 construction project may not be divided into more than one
11 project for the purpose of evading the requirements in this
12 section. This exemption does not apply to construction, repair,
13 remodeling, or improvement projects that are part of a larger or
14 major project, whether undertaken by the same or a different
15 contractor, or in which a division of the operation is made in

Amendment No.

16 contracts of amounts less than \$7,500 for the purpose of evading
17 this part or otherwise.

18 2. A local government may require a building permit for
19 any electrical, plumbing, structural, mechanical, or gas work,
20 excluding the repair or replacement of exterior doors or
21 windows, that is performed on a single-family dwelling lot
22 regardless of the value of the work.

23 3. A contractor who performs work that does not require a
24 permit under subparagraph 1. must keep for at least 5 years a
25 written record of the work performed, the property address at
26 which the work was performed, and the value of such work.

27 **Section 3. Section 553.796, Florida Statutes, is created**
28 **to read:**

29 553.796 Building permit exemption for backup power
30 systems.—

31 (1) As used in this section, the term "backup power
32 system" means equipment and associated components installed at
33 or serving a one-family or two-family dwelling or townhouse for
34 the purpose of providing on-site electrical power during utility
35 outages, load management, resiliency, or other similar purposes,
36 and which is capable of providing no more than 50 kilowatts of
37 output to the dwelling or townhouse or, if the system includes
38 energy storage, has an aggregate storage capacity of no more
39 than 100 kilowatt hours.

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. HB 1049 (2026)

Amendment No.

40 (2) A local enforcement agency may not require a building
41 permit, or any local review or approval process that is
42 functionally equivalent to the permitting process, for the
43 design, installation, relocation, replacement, or repair of a
44 backup power system that is installed by a contractor licensed
45 under chapter 489 or a public utility that is exempt from
46 licensure under s. 489.503(4). A local enforcement agency shall
47 establish a process for owners and licensed contractors to
48 submit to such agency a notice of commencement in place of a
49 permit application prior to installation of a backup power
50 system, and the owner or the licensed contractor performing the
51 installation must submit notice to such agency prior to
52 installation of a backup power system.

53 (3) The installation of a backup power system performed by
54 an owner and not a contractor licensed under chapter 489 is not
55 eligible for the permit exemption under this section and the
56 owner must proceed under otherwise applicable permitting
57 requirements. This section does not authorize unlicensed
58 contracting.

59 (4) Notwithstanding chapters 125 and 166 or any other law,
60 a county, municipality, or special district may not adopt or
61 enforce an ordinance, a rule, or any other measure, beyond
62 enforcing the standards contained in the Florida Building Code
63 and the Florida Fire Prevention Code, that regulates the

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. HB 1049 (2026)

Amendment No.

64 installation, relocation, replacement, or repair of backup power
65 systems.

66 (5) (a) A local enforcement agency may conduct an
67 inspection, in person or virtually, of a backup power system to
68 verify compliance with the Florida Building Code and the Florida
69 Fire Prevention Code. An inspection under this subsection may
70 not be conditioned on an owner or the owner's contractor
71 obtaining a building permit, or any local review or approval
72 process that is functionally equivalent to the permitting
73 process, and may not include a plans review. A local enforcement
74 agency may not require more than one inspection of a backup
75 power system, except for noncompliance as provided for in
76 paragraph (6) below.

77 (b) An owner or the owner's contractor may choose to have
78 the inspection of a backup power system performed by