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LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
02/25/2026	.	
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The Committee on Rules (DiCeglie) recommended the following:

**Senate Amendment (with title amendment)**

Delete everything after the enacting clause  
and insert:

Section 1. Paragraph (d) of subsection (4) of section  
125.56, Florida Statutes, is amended to read:

125.56 Enforcement and amendment of the Florida Building  
Code and the Florida Fire Prevention Code; inspection fees;  
inspectors; etc.—

(4)

(d) A county that issues building permits may send a



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12 written notice of expiration, by e-mail or United States Postal  
13 Service, to the owner of the property and the contractor listed  
14 on the permit, no less than 30 days before a building permit is  
15 set to expire. The written notice must identify the permit that  
16 is set to expire and the date the permit will expire. A building  
17 permit issued by a county for a single-family dwelling expires 1  
18 year after the issuance of the permit or on the effective date  
19 of the next edition of the Florida Building Code, whichever is  
20 later; however, this paragraph does not prevent a local  
21 government from extending the building permit beyond the  
22 expiration date.

23 Section 2. Paragraph (o) of subsection (1) of section  
24 489.129, Florida Statutes, is amended to read:

25 489.129 Disciplinary proceedings.—

26 (1) The board may take any of the following actions against  
27 any certificateholder or registrant: place on probation or  
28 reprimand the licensee, revoke, suspend, or deny the issuance or  
29 renewal of the certificate or registration, require financial  
30 restitution to a consumer for financial harm directly related to  
31 a violation of a provision of this part, impose an  
32 administrative fine not to exceed \$10,000 per violation, require  
33 continuing education, or assess costs associated with  
34 investigation and prosecution, if the contractor, financially  
35 responsible officer, or business organization for which the  
36 contractor is a primary qualifying agent, a financially  
37 responsible officer, or a secondary qualifying agent responsible  
38 under s. 489.1195 is found guilty of any of the following acts:

39 (o) Proceeding on any job without obtaining applicable  
40 local building department permits and inspections, unless



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41 otherwise provided by law.

42

43 For the purposes of this subsection, construction is considered  
44 to be commenced when the contract is executed and the contractor  
45 has accepted funds from the customer or lender. A contractor  
46 does not commit a violation of this subsection when the  
47 contractor relies on a building code interpretation rendered by  
48 a building official or person authorized by s. 553.80 to enforce  
49 the building code, absent a finding of fraud or deceit in the  
50 practice of contracting, or gross negligence, repeated  
51 negligence, or negligence resulting in a significant danger to  
52 life or property on the part of the building official, in a  
53 proceeding under chapter 120.

54 Section 3. Section 553.382, Florida Statutes, is amended to  
55 read:

56 553.382 Placement of certain housing.—Notwithstanding any  
57 other law or ordinance to the contrary, in order to expand the  
58 availability of affordable housing in this state, any  
59 residential manufactured building that is certified under this  
60 chapter by the department may not be denied a building permit  
61 for placement ~~be placed~~ on a mobile home lot in a mobile home  
62 park, on any lot in a recreational vehicle park, or in a mobile  
63 home condominium, cooperative, or subdivision. Any such housing  
64 unit placed on a mobile home lot is a mobile home for purposes  
65 of chapter 723 and, therefore, all rights, obligations, and  
66 duties under chapter 723 apply, including the specifics of the  
67 prospectus. However, a housing unit subject to this section may  
68 not be placed on a mobile home lot without the prior written  
69 approval of the park owner. Each housing unit located on a



70 mobile home lot and subject to this section ~~shall~~ must be taxed  
71 as a mobile home under s. 320.08(11) and is subject to payments  
72 to the Florida Mobile Home Relocation Fund under s. 723.06116.

73 Section 4. Section 553.385, Florida Statutes, is created to  
74 read:

75 553.385 Permitting and zoning of offsite-constructed  
76 residential dwellings; parity.-

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

78 (a) "Local government" means a county or municipality.

79 (b) "Offsite-constructed residential dwelling" means a  
80 manufactured building as defined in s. 553.36(13) which is  
81 intended for single-family residential use, or a manufactured  
82 home as defined in s. 320.01(2)(b) which is constructed in whole  
83 or in part offsite and is treated as real property.

84 (2)(a) An offsite-constructed residential dwelling must be  
85 permitted as of right in any zoning district where single-family  
86 detached dwellings are allowed.

87 (b) A local government may not adopt or enforce any zoning,  
88 land use, or development regulation that treats an offsite-  
89 constructed residential dwelling differently or more  
90 restrictively than a single-family site-built dwelling allowed  
91 in the same district.

92 (c) This section does not prohibit a local government from  
93 applying generally applicable architectural, aesthetic, design,  
94 setback, height, or bulk standards to offsite-constructed  
95 residential dwellings, provided such standards apply equally to  
96 site-built single-family dwellings permitted in the same  
97 district. A local government may adopt compatibility standards  
98 that are limited to the following architectural features:



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- 99           1. Roof pitch.
- 100          2. Square footage of livable space.
- 101          3. Type and quality of exterior finishing materials.
- 102          4. Foundation enclosure.
- 103          5. Existence and type of attached structures.
- 104          6. Building setbacks, lot dimensions, and the orientation

105 of the home on the lot.

106           (d) A local government may not treat offsite-constructed  
107 residential dwellings differently than factory-built buildings  
108 subject to s. 553.38 based on the method or location of  
109 construction.

110           (3) A local government may not adopt or enforce any zoning,  
111 land use, or development ordinance or regulation that conflicts  
112 with this section or s. 553.38, or that imposes different or  
113 more restrictive treatment on an offsite-constructed residential  
114 dwelling based on its method of construction or the presence of  
115 components built off site. Local government ordinances or  
116 regulations may not have the effect of excluding offsite-  
117 constructed residential dwellings and must be reasonable and  
118 uniformly enforced without any distinction as to the type of  
119 housing. Any such ordinance or regulation is void and  
120 unenforceable as applied to offsite-constructed residential  
121 dwellings.

122           Section 5. Present paragraphs (b) through (m) of subsection  
123 (1) of section 553.77, Florida Statutes, are redesignated as  
124 paragraphs (c) through (n), respectively, a new paragraph (b) is  
125 added to that subsection, and present paragraph (c) of that  
126 subsection is amended, to read:

127           553.77 Specific powers of the commission.—



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128 (1) The commission shall:

129 (b) By July 1, 2027, adopt by rule a uniform commercial  
130 building permit application to be used statewide for commercial  
131 construction projects and a uniform residential building permit  
132 application to be used statewide for residential construction  
133 projects. To the extent feasible, the uniform building permit  
134 applications adopted by the commission must be capable of  
135 integration with existing building permit software systems  
136 utilized by local governments and must account for local  
137 amendments to the Florida Building Code.

138 (d) ~~(e)~~ Upon written application by any substantially  
139 affected person or a local enforcement agency, issue declaratory  
140 statements pursuant to s. 120.565 relating to new technologies,  
141 techniques, and materials which have been tested where necessary  
142 and found to meet the objectives of the Florida Building Code.  
143 This paragraph does not apply to the types of products,  
144 materials, devices, or methods of construction required to be  
145 approved under paragraph (g) ~~(f)~~.

146 Section 6. Paragraphs (a), (b), (c), and (f) of subsection  
147 (1) and paragraph (a) of subsection (24) of section 553.79,  
148 Florida Statutes, are amended, and paragraphs (g) through (j)  
149 are added to subsection (1) of that section, to read:

150 553.79 Permits; applications; issuance; inspections.—

151 (1) (a) Unless otherwise provided by law, after the  
152 effective date of the Florida Building Code adopted as herein  
153 provided, it is ~~shall be~~ unlawful for any person, firm,  
154 corporation, or governmental entity to construct, erect, alter,  
155 modify, repair, or demolish any building within this state  
156 without first obtaining a permit therefor from the appropriate



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157 enforcing agency or from such persons as may, by appropriate  
158 resolution or regulation of the authorized state or local  
159 enforcing agency, be delegated authority to issue such permits,  
160 upon the payment of such reasonable fees adopted by the  
161 enforcing agency. The enforcing agency is empowered to revoke  
162 any such permit upon a determination by the agency that the  
163 construction, erection, alteration, modification, repair, or  
164 demolition of the building for which the permit was issued is in  
165 violation of, or not in conformity with, ~~the provisions of the~~  
166 Florida Building Code. Whenever a permit required under this  
167 section is denied or revoked because the plan, or the  
168 construction, erection, alteration, modification, repair, or  
169 demolition of a building, is found by the local enforcing agency  
170 to be not in compliance with the Florida Building Code, the  
171 local enforcing agency shall identify the specific plan or  
172 project features that do not comply with the applicable codes,  
173 identify the specific code chapters and sections upon which the  
174 finding is based, and provide this information to the permit  
175 applicant. A plans reviewer or building code administrator who  
176 is responsible for issuing a denial, revocation, or modification  
177 request but fails to provide to the permit applicant a reason  
178 for denying, revoking, or requesting a modification, based on  
179 compliance with the Florida Building Code or local ordinance, is  
180 subject to disciplinary action against his or her license  
181 pursuant to s. 468.621(1)(i). Installation, replacement,  
182 removal, or metering of any load management control device is  
183 exempt from and is ~~shall~~ not ~~be~~ subject to the permit process  
184 and fees otherwise required by this section.

185 (b) A local enforcement agency shall post each type of



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186 building permit application, as adopted by the commission,  
187 including a list of all required attachments, drawings, or other  
188 requirements for each type of application, on its website. A  
189 local enforcement agency must post and update the status of  
190 every received application on its website until the issuance of  
191 the building permit. A local enforcement agency shall allow  
192 applicants to submit completed applications, including payments,  
193 attachments, drawings, or other requirements or parts of the  
194 ~~completed permit application, must be able to be submitted~~  
195 electronically to the appropriate building department. Accepted  
196 methods of electronic submission include, but are not limited  
197 to, e-mail submission of applications in Portable Document  
198 Format or submission of applications through an electronic fill-  
199 in form available on the building department's website or  
200 through a third-party submission management software. A building  
201 official may accept completed applications, including payments,  
202 attachments, drawings, or other requirements or parts of the  
203 ~~completed permit application, may also be submitted~~ in person in  
204 a nonelectronic format, ~~at the discretion of the building~~  
205 ~~official.~~

206 (c) A local government that issues building permits may  
207 send a written notice of expiration, by e-mail or United States  
208 Postal Service, to the owner of the property and the contractor  
209 listed on the permit, no less than 30 days before a building  
210 permit is set to expire. The written notice must identify the  
211 permit that is set to expire and the date the permit will  
212 expire. A building permit issued by a local government for a  
213 single-family dwelling expires 1 year after the issuance of the  
214 permit or on the effective date of the next edition of the



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215 Florida Building Code, whichever is later; however, this  
216 paragraph does not prevent a local government from extending the  
217 building permit beyond the expiration date.

218 (f) A local government may not require a contract between a  
219 builder and an owner, any copies of such contract, or any  
220 associated document, including, but not limited to, letters of  
221 intent, material costs lists, labor costs, or overhead or profit  
222 statements, for the issuance of a building permit or as a  
223 requirement for the submission of a building permit application.  
224 Inspection fees may not be based on the total cost of a project  
225 and may not exceed the actual inspection costs incurred by the  
226 local enforcement agency.

227 (g)1. A local government that issues building permits may  
228 not require an owner of a single-family dwelling or the owner's  
229 contractor to obtain a building permit to perform any work that  
230 is valued at less than \$7,500 on the owner's property. However,  
231 a local government may require a building permit for any  
232 electrical, plumbing, structural, mechanical, or gas work  
233 performed on a lot containing a single-family dwelling,  
234 regardless of the value of the work. A construction project may  
235 not be divided into more than one project for the purpose of  
236 evading the requirements of this section.

237 2. For any work performed by a person other than the  
238 property owner under the exemption in subparagraph 1., the  
239 person performing the work shall file a notice of permit  
240 exemption with the local enforcement agency which includes the  
241 name and license number of the person or entity hired to perform  
242 the work, the scope of the work performed, the property address  
243 at which the work was performed, and the value of such work as



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244 proof that such work complies with subparagraph 1. A notice of  
245 permit exemption must be filed within 30 days after the date the  
246 work begins. A notice is not required for work performed  
247 personally by the property owner. A local government has no  
248 legal duty to the owner or contractor, or the owner's or  
249 contractor's successors or assigns, for work performed under  
250 this paragraph.

251 (h)1. Except to the extent strictly necessary to maintain  
252 compliance with the National Flood Insurance Program for  
253 participating communities, a local government that issues  
254 building permits may not require an owner of a single-family or  
255 two-family dwelling, or the owner's contractor, to obtain a  
256 building permit for the installation of temporary residential  
257 hurricane and flood protection walls or barriers that meet all  
258 of the following conditions:

259 a. The wall or barrier is nonhabitable and nonload-bearing  
260 and is not more than 48 inches in height.

261 b. The wall or barrier is installed on the residential  
262 property of a single-family or two-family dwelling or townhouse.

263 c. The wall or barrier does not render a code-compliant  
264 building noncompliant with codes required at the time of  
265 original construction.

266 d. The wall or barrier is constructed to mitigate or  
267 prevent storm surge or floodwaters from entering a structure or  
268 property.

269 e. The wall or barrier is installed by a contractor  
270 licensed under part I of chapter 489.

271 f. The wall or barrier complies with applicable local  
272 zoning, drainage, easement, and setback requirements.



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273 g. The wall or barrier complies with ANSI/FM 2510 or is  
274 designed and certified by a professional engineer licensed in  
275 this state based on site-specific engineering analysis.

276 2. A local government has no legal duty to the owner,  
277 contractor, or their successors or assigns for work performed  
278 under this paragraph.

279 3. The commission may adopt rules pursuant to s. 120.54 to  
280 incorporate necessary standards to implement this paragraph.

281 (i) A local government that issues building permits may not  
282 require a building permit for each lot or parcel upon which a  
283 retaining wall is installed on the property of a single-family  
284 or two-family residential dwelling or a townhouse.

285 (j) This subsection may not be construed to limit a local  
286 government's authority under this chapter to maintain compliance  
287 with the regulations of the Federal Emergency Management Agency  
288 or the National Flood Insurance Program, regardless of the value  
289 of the work.

290 (24) (a) A political subdivision of this state may not adopt  
291 or enforce any ordinance or impose any building permit or other  
292 development order requirement that:

293 1. Contains any building, construction, or aesthetic  
294 requirement or condition that conflicts with or impairs  
295 corporate trademarks, service marks, trade dress, logos, color  
296 patterns, design scheme insignia, image standards, or other  
297 features of corporate branding identity on real property or  
298 improvements thereon used in activities conducted under chapter  
299 526 or in carrying out business activities defined as a  
300 franchise by Federal Trade Commission regulations in 16 C.F.R.  
301 ss. 436.1, et~~+~~ seq.; ~~o~~±



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302           2. Imposes any requirement on the design, construction, or  
303 location of signage advertising the retail price of gasoline in  
304 accordance with the requirements of ss. 526.111 and 526.121  
305 which prevents the signage from being clearly visible and  
306 legible to drivers of approaching motor vehicles from a vantage  
307 point on any lane of traffic in either direction on a roadway  
308 abutting the gas station premises and meets height, width, and  
309 spacing standards for Series C, D, or E signs, as applicable,  
310 published in the latest edition of Standard Alphabets for  
311 Highway Signs published by the United States Department of  
312 Commerce, Bureau of Public Roads, Office of Highway Safety; or

313           3. Imposes a glazing requirement that results in the  
314 glazing of more than 15 percent of the surface area of the  
315 primary facade for the first 10 feet above the ground floor for  
316 a proposed new commercial or mixed-use construction or  
317 restoration project, except for individually listed contributing  
318 structures in a National Register of Historic Places district.

319 Such glazing requirements may not be imposed or enforced on any  
320 facade other than the primary facade, and such glazing  
321 requirements may not be imposed or enforced on any portion of  
322 the primary facade higher than the first 10 feet above the  
323 ground floor. For purposes of this subparagraph, the term:

324           a. "Glazing" means the installation of transparent or  
325 translucent materials, including glass or similar substances, in  
326 windows, doors, or storefronts. The term includes any actual or  
327 faux windows to be installed on a building facade.

328           b. "Primary facade" means the single building side housing  
329 the primary entrance to the building.

330           Section 7. Section 553.791, Florida Statutes, is amended to



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331 read:

332 553.791 Alternative plans review and inspection.—

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

334 (a) "Applicable codes" means the Florida Building Code and  
335 any local technical amendments to the Florida Building Code but  
336 does not include the applicable minimum fire prevention and  
337 firesafety codes adopted pursuant to chapter 633.

338 (b) "Audit" means the process to confirm that the building  
339 code inspection services have been performed by the private  
340 provider, including ensuring that the required affidavit for the  
341 plan review has been properly completed and submitted with the  
342 permit documents and that the minimum mandatory inspections  
343 required under the building code have been performed and  
344 properly recorded. The local building official may not replicate  
345 the plan review or inspection being performed by the private  
346 provider, unless expressly authorized by this section.

347 (c) "Building" means any construction, erection,  
348 alteration, demolition, or improvement of, or addition to, any  
349 structure or site work for which permitting by a local  
350 enforcement agency is required.

351 (d) "Building code inspection services" means those  
352 services described in s. 468.603(5) and (8) involving the review  
353 of building plans as well as those services involving the review  
354 of site plans and site work engineering plans or their  
355 functional equivalent, to determine compliance with applicable  
356 codes and those inspections required by law, conducted either in  
357 person or virtually, of each phase of construction for which  
358 permitting by a local enforcement agency is required to  
359 determine compliance with applicable codes.



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360 (e) "Deliver" or "delivery" means any method of delivery  
361 used in conventional business or commercial practice, including  
362 delivery by electronic transmissions such as e-mail or  
363 submission through an electronic fill-in form available on the  
364 building department's website or through a third-party  
365 submission management software.

366 (f) "Duly authorized representative" means an agent of the  
367 private provider identified in the permit application who  
368 reviews plans or performs inspections as provided by this  
369 section and who is licensed as an engineer under chapter 471 or  
370 as an architect under chapter 481 or who holds a standard or  
371 provisional certificate under part XII of chapter 468. A duly  
372 authorized representative who only holds a provisional  
373 certificate under part XII of chapter 468 must be under the  
374 direct supervision of a person licensed as a building code  
375 administrator under part XII of chapter 468.

376 (g) "Electronic signature" means any letters, characters,  
377 or symbols manifested by electronic or similar means which are  
378 executed or adopted by a party with an intent to authenticate a  
379 writing or record.

380 (h) "Electronic transmission" or "submitted electronically"  
381 means any form or process of communication not directly  
382 involving the physical transfer of paper or another tangible  
383 medium which is suitable for the retention, retrieval, and  
384 reproduction of information by the recipient and is retrievable  
385 in paper form by the receipt through an automated process. All  
386 notices, documents, and applications provided for in this  
387 section may be transmitted electronically and ~~shall~~ have the  
388 same legal effect as if physically posted or mailed.



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389 (i) "Electronically posted" means providing notices of  
390 decisions, results, or records, including inspection records,  
391 through the use of a website or other form of electronic  
392 communication used to transmit or display information.

393 (j) "Immediate threat to public safety and welfare" means a  
394 building code violation that, if allowed to persist, constitutes  
395 an immediate hazard that could result in death, serious bodily  
396 injury, or significant property damage. This paragraph does not  
397 limit the authority of the local building official to issue a  
398 Notice of Corrective Action at any time during the construction  
399 of a building project or any portion of such project if the  
400 official determines that a condition of the building or portion  
401 thereof may constitute a hazard when the building is put into  
402 use following completion as long as the condition cited is shown  
403 to be in violation of the building code or approved plans.

404 (k) "Local building official" means the individual within  
405 the governing jurisdiction responsible for direct regulatory  
406 administration or supervision of plans review, enforcement, and  
407 inspection of any construction, erection, alteration,  
408 demolition, or substantial improvement of, or addition to, any  
409 structure for which permitting is required to indicate  
410 compliance with applicable codes and includes any duly  
411 authorized designee of such person.

412 (l) "Permit application" means a properly completed and  
413 submitted application for the requested building or construction  
414 permit, including:

415 1. The plans reviewed by the private provider, or in the  
416 case of a single-trade plans review where a private provider  
417 uses an automated or software-based plans review system pursuant



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418 to subsection (7) ~~(6)~~, the information reviewed by the automated  
419 or software-based plans review system to determine compliance  
420 with one or more applicable codes.

421 2. The affidavit from the private provider required under  
422 subsection (7) ~~(6)~~.

423 3. Any applicable fees.

424 4. Any documents required by the local building official to  
425 determine that the fee owner has secured all other government  
426 approvals required by law.

427 (m) "Plans" means building plans, site engineering plans,  
428 or site plans, or their functional equivalent, submitted by a  
429 fee owner or fee owner's contractor to a private provider or  
430 duly authorized representative for review.

431 (n) "Private provider" means a person licensed as a  
432 building code administrator under part XII of chapter 468, as an  
433 engineer under chapter 471, or as an architect under chapter  
434 481. For purposes of performing inspections under this section  
435 for additions and alterations that are limited to 1,000 square  
436 feet or less to residential buildings, the term "private  
437 provider" also includes a person who holds a standard  
438 certificate under part XII of chapter 468.

439 (o) "Private provider firm" means a business organization,  
440 including a corporation, partnership, business trust, or other  
441 legal entity, which offers services under this chapter to the  
442 public through licensees who are acting as agents, employees,  
443 officers, or partners of the firm. A person who is licensed as a  
444 building code administrator under part XII of chapter 468, an  
445 engineer under chapter 471, or an architect under chapter 481  
446 may act as a private provider for an agent, employee, or officer



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447 of the private provider firm.

448 (p) "Registration" means the roster of authorized private  
449 provider firms held by each local enforcement agency.

450 (q)~~(p)~~ "Request for certificate of occupancy or certificate  
451 of completion" means a properly completed and executed  
452 application for:

453 1. A certificate of occupancy or certificate of completion.

454 2. A certificate of compliance from the private provider  
455 required under subsection (15) ~~(13)~~.

456 3. Any applicable fees.

457 4. Any documents required by the local building official to  
458 determine that the fee owner has secured all other government  
459 approvals required by law.

460 (r)~~(q)~~ "Single-trade inspection" or "single-trade plans  
461 review" means any inspection or plans review focused on a single  
462 construction trade, such as plumbing, mechanical, or electrical.  
463 The term includes, but is not limited to, inspections or plans  
464 reviews of door or window replacements; fences and block walls  
465 more than 6 feet high from the top of the wall to the bottom of  
466 the footing; stucco or plastering; reroofing with no structural  
467 alteration; solar energy and energy storage installations or  
468 alterations; HVAC replacements; ductwork or fan replacements;  
469 alteration or installation of wiring, lighting, and service  
470 panels; water heater changeouts; sink replacements; and  
471 repiping.

472 (s)~~(r)~~ "Site work" means the portion of a construction  
473 project that is not part of the building structure, including,  
474 but not limited to, grading, excavation, landscape irrigation,  
475 and installation of driveways.



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476            (t)~~(s)~~ "Stop-work order" means the issuance of any written  
477 statement, written directive, or written order which states the  
478 reason for the order and the conditions under which the cited  
479 work will be permitted to resume.

480            (2) (a) Notwithstanding any other law or local government  
481 ordinance or local policy, the fee owner of a building or  
482 structure, or the fee owner's contractor upon explicit written  
483 authorization from the fee owner, may choose at any time to use  
484 a private provider to provide plans review or building code  
485 inspection services with regard to such building or structure  
486 and may make payment directly to the private provider for the  
487 provision of such services. All such services are ~~shall be~~ the  
488 subject of a ~~written~~ contract between the private provider, or  
489 the private provider's firm, and the fee owner or the fee  
490 owner's contractor, upon explicit written authorization of the  
491 fee owner and a copy of such explicit written authorization  
492 being submitted to the local building official. The local  
493 enforcement agency may not require the contract to be provided  
494 as part of the permit application or as a condition for issuing  
495 a permit. The fee owner may elect to use a private provider to  
496 provide plans review or required building inspections, or both.  
497 However, if the fee owner or the fee owner's contractor uses a  
498 private provider to provide plans review, the local building  
499 official, in his or her discretion and pursuant to duly adopted  
500 policies of the local enforcement agency, may require the fee  
501 owner or the fee owner's contractor to use a private provider to  
502 also provide required building inspections.

503            (b) If a fee ~~an~~ owner or the fee owner's contractor retains  
504 a private provider for purposes of plans review or building



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505 inspection services, the local jurisdiction must reduce the  
506 permit fee by the amount of cost savings realized by the local  
507 enforcement agency for not having to perform such services. Such  
508 reduction may be calculated on a flat fee or percentage basis,  
509 or any other reasonable means by which a local enforcement  
510 agency assesses the cost for its plans review or inspection  
511 services. The permit fee must be based on the cost incurred by  
512 the local jurisdiction, including the labor cost of the  
513 personnel providing such services and the clerical and  
514 supervisory assistance required to comply with this section. The  
515 local jurisdiction may not charge fees for plans review or  
516 building inspections if the fee owner or the fee owner's  
517 contractor hires a private provider to perform such services.  
518 The local enforcement agency may not charge punitive  
519 administrative fees when a fee owner has chosen to work with a  
520 private provider; however, the local jurisdiction may charge a  
521 reasonable administrative fee, which shall be based on the cost  
522 that is actually incurred, including the labor cost of the  
523 personnel providing the service, by the local jurisdiction or  
524 attributable to the local jurisdiction for the clerical and  
525 supervisory assistance required, or both.

526 (c) If a fee an owner or the fee owner's a contractor  
527 retains a private provider for purposes of plans review or  
528 building inspection services, the local jurisdiction must  
529 provide equal access to all permitting and inspection documents  
530 and reports to the private provider, fee owner, and contractor  
531 if such access is provided by software that protects exempt  
532 records from disclosure. Access to these documents must be  
533 promptly provided.



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534       (d) If a fee owner or a fee owner's contractor retains a  
535 private provider for purposes of plans review or building  
536 inspection services for a commercial construction project, the  
537 local enforcement agency must reduce the permit fee by at least  
538 25 percent of the portion of the permit fee attributable to  
539 plans review or building inspection services, as applicable. If  
540 a fee owner or a fee owner's contractor retains a private  
541 provider for all required plans review and building inspection  
542 services, the local enforcement agency must reduce the total  
543 permit fee by at least 50 percent of the amount otherwise  
544 charged for such services. If a local enforcement agency does  
545 not reduce such fee by at least the percentages provided in this  
546 paragraph, the local enforcement agency forfeits the ability to  
547 collect any fees for the commercial construction project. The  
548 surcharge required by s. 553.721 must be calculated based on the  
549 reduced permit fee. This paragraph does not prohibit a local  
550 enforcement agency from reducing its fees in excess of the  
551 percentages provided in this paragraph.

552       (e) A local government or local building official may not  
553 require additional forms beyond those required at registration,  
554 except for the written notice required under subsection (5), if  
555 a fee owner or the fee owner's contractor uses a private  
556 provider.

557       (3) A private provider and any duly authorized  
558 representative may only perform building code inspection  
559 services that are within the disciplines covered by that  
560 person's licensure or certification under chapter 468, chapter  
561 471, or chapter 481, including single-trade inspections. A  
562 private provider may not provide building code inspection



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563 services pursuant to this section upon any building designed or  
564 constructed by the private provider or the private provider's  
565 firm.

566 (4) A local enforcement agency shall create a registration  
567 system for private providers and private provider firms working  
568 in the local enforcement agency's jurisdiction. The local  
569 enforcement agency shall establish a method to register and  
570 update registration information electronically. The local  
571 enforcement agency may not charge an administrative fee for  
572 registration or updates to a registration. The private provider  
573 or private provider firm shall provide its contact information  
574 and verify compliance with the licensure requirements of  
575 paragraph (1)(n) or paragraph (1)(o), as applicable, and the  
576 insurance requirements of subsection (20). The private provider  
577 or private provider firm shall register with the local  
578 enforcement agency in the jurisdiction in which the provider or  
579 firm is working before contracting to provide services in such  
580 jurisdiction. The private provider or private provider firm must  
581 update its registration within 5 business days after any change  
582 to the provider's or firm's contact information, licensure, or  
583 insurance coverage.

584 (5)~~(4)~~ A fee owner or the fee owner's contractor using a  
585 private provider to provide building code inspection services  
586 shall notify the local building official in writing at the time  
587 of permit application, or by 2 p.m. local time, 2 business days  
588 before the first scheduled inspection by the local building  
589 official or building code enforcement agency that a private  
590 provider has been contracted to perform the required inspections  
591 of construction under this section, including single-trade



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592 inspections, on a form ~~to be~~ adopted by the commission. The  
593 local enforcement agency may not alter the form. Such ~~This~~  
594 notice ~~shall~~ must include the following information:

595 (a) The services to be performed by the private provider.

596 (b) The name, firm, address, telephone number, and e-mail  
597 address of each private provider who is performing or will  
598 perform such services, his or her professional license or  
599 certification number, ~~qualification statements or resumes,~~ and,  
600 if required by the local building official, a certificate of  
601 insurance demonstrating that professional liability insurance  
602 coverage is in place for the private provider's firm, the  
603 private provider, and any duly authorized representative in the  
604 amounts required by this section.

605 (c) An acknowledgment from the fee owner or the fee owner's  
606 contractor in substantially the following form:

607  
608 I have elected to use one or more private providers to  
609 provide building code plans review and/or inspection  
610 services on the building or structure that is the  
611 subject of the enclosed permit application, as  
612 authorized by s. 553.791, Florida Statutes. I  
613 understand that the local building official may not  
614 review the plans submitted or perform the required  
615 building inspections to determine compliance with the  
616 applicable codes, except to the extent specified in  
617 said law. Instead, plans review and/or required  
618 building inspections will be performed by licensed or  
619 certified personnel identified in the application. The  
620 law requires minimum insurance requirements for such



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621 personnel, but I understand that I may require more  
622 insurance to protect my interests. By executing this  
623 form, I acknowledge that I have made inquiry regarding  
624 the competence of the licensed or certified personnel  
625 and the level of their insurance and am satisfied that  
626 my interests are adequately protected. I agree to  
627 indemnify, defend, and hold harmless the local  
628 government, the local building official, and their  
629 building code enforcement personnel from any and all  
630 claims arising from my use of these licensed or  
631 certified personnel to perform building code  
632 inspection services with respect to the building or  
633 structure that is the subject of the enclosed permit  
634 application.

635

636 If the fee owner or the fee owner's contractor makes any changes  
637 to the listed private providers or the services to be provided  
638 by those private providers, the fee owner or the fee owner's  
639 contractor must ~~shall~~, within 1 business day after any change or  
640 within 2 business days before the next scheduled inspection,  
641 update the notice to reflect such changes. A change of a duly  
642 authorized representative named in the permit application does  
643 not require a revision of the permit, and the building code  
644 enforcement agency may ~~shall~~ not charge a fee for making the  
645 change.

646 ~~(6)(5) After construction has commenced and if either the~~  
647 ~~local building official is unable to provide inspection services~~  
648 ~~in a timely manner or the work subject to inspection is related~~  
649 ~~to a single-trade inspection for a single-family or two-family~~



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650 ~~dwelling~~, the fee owner or the fee owner's contractor may elect  
651 to use a private provider to provide inspection services for a  
652 single-trade inspection for a single-family or two-family  
653 dwelling by notifying the local building official of the owner's  
654 or contractor's intention to do so ~~by 2 p.m. local time, 2~~  
655 ~~business days~~ before the next scheduled inspection using the  
656 notice provided for in paragraphs (5) (a)-(c) ~~(4) (a)-(e)~~.

657 (7) ~~(6)~~ A private provider performing plans review under  
658 this section shall review the plans to determine compliance with  
659 the applicable codes. For single-trade plans reviews, a private  
660 provider may use an automated or software-based plans review  
661 system designed to determine compliance with one or more  
662 applicable codes, including, but not limited to, the National  
663 Electrical Code and the Florida Building Code. Upon determining  
664 that the plans reviewed comply with the applicable codes, the  
665 private provider shall prepare an affidavit or affidavits  
666 certifying, under oath, that the following is true and correct  
667 to the best of the private provider's knowledge and belief:

668 (a) The plans were reviewed by the affiant, who is duly  
669 authorized to perform plans review pursuant to this section and  
670 holds the appropriate license or certificate.

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

672  
673 Such affidavit may bear a written or electronic signature and  
674 may be submitted electronically to the local building official.  
675 A local enforcement agency must accept electronically submitted  
676 affidavits.

677 (8) (a) The local building official may not review plans,  
678 construction drawings, or any other related documents determined



679 by a private provider to be compliant with the applicable codes  
680 except to the extent necessary to determine compliance with  
681 local ordinances, floodplain management regulations, site review  
682 requirements, and any other administrative or life safety review  
683 unrelated to building code compliance.

684 (b) The local building official may review other forms and  
685 documents required under this section for completeness only. The  
686 local building official must provide written notice to a permit  
687 applicant of any incomplete forms or documents required under  
688 this section no later than 10 days after receipt of a permit  
689 application or, if the permit application is related to a  
690 single-trade plans review for a single-family or two-family  
691 dwelling, no later than 5 business days after receipt of a  
692 permit application, and an affidavit from the private provider  
693 as required in subsection (7). The written notice must state  
694 with specificity which forms or documents are incomplete.

695 ~~(7) (a) No more than 20 business days, or if the permit~~  
696 ~~application is related to a single-trade plans review for a~~  
697 ~~single-family or two-family dwelling, no more than 5 business~~  
698 ~~days, after receipt of a permit application and the affidavit~~  
699 ~~from the private provider required pursuant to subsection (6),~~  
700 ~~the local building official shall issue the requested permit or~~  
701 ~~provide a written notice to the permit applicant identifying the~~  
702 ~~specific plan features that do not comply with the applicable~~  
703 ~~codes, as well as the specific code chapters and sections. If~~  
704 ~~the local building official does not provide such a written~~  
705 ~~notice of the plan deficiencies within the prescribed time~~  
706 ~~period, the permit application must be deemed approved as a~~  
707 ~~matter of law, and the permit must be issued by the local~~



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708 building official on the next business day.

709 (c)~~(b)~~ If the local building official provides a written  
710 notice ~~of plan deficiencies~~ to the permit applicant of any  
711 incomplete forms or documents required under this section at the  
712 time of plan submission within the prescribed time period, such  
713 ~~the~~ time period is tolled pending resolution of the matter. To  
714 resolve the issues raised in the notice ~~plan deficiencies~~, the  
715 permit applicant may elect to dispute the issues ~~deficiencies~~  
716 pursuant to subsection (17) ~~(15)~~ or to submit revisions to  
717 correct the issues ~~deficiencies~~.

718 (d)~~(e)~~ If the permit applicant submits revisions, the local  
719 building official has the remainder of the tolled 10-day or 5-  
720 day time period plus 5 business days ~~after the date of~~  
721 ~~resubmittal~~ to issue the requested permit or to provide a second  
722 written notice to the permit applicant stating which of the  
723 previously identified forms or documents ~~plan features~~ remain  
724 incomplete in noncompliance with the applicable codes, with  
725 ~~specific reference to the relevant code chapters and sections.~~  
726 Any subsequent review by the local building official is limited  
727 to the issues ~~deficiencies~~ cited in the original written notice.  
728 If the local building official does not provide the second  
729 written notice within the prescribed time period, the permit  
730 must be deemed approved as a matter of law, and the local  
731 building official must issue the permit on the next business  
732 day.

733 (e)~~(d)~~ If the local building official provides a second  
734 written notice ~~of plan deficiencies~~ to the permit applicant  
735 within the prescribed time period, the permit applicant may  
736 elect to dispute the issues raised in the second notice



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737 ~~deficiencies~~ pursuant to subsection (17) ~~(15)~~ or to submit  
738 additional revisions to correct the issues ~~deficiencies~~. For all  
739 revisions submitted after the first revision, the local building  
740 official has an additional 5 business days ~~after the date of~~  
741 ~~resubmittal~~ to issue the requested permit or to provide a  
742 written notice to the permit applicant stating which of the  
743 previously identified forms or documents ~~plan features~~ remain  
744 incomplete. If the local building official does not provide the  
745 notice within the prescribed time period, the permit is deemed  
746 approved as a matter of law, and the local building official  
747 must issue the permit on the next business day ~~in noncompliance~~  
748 ~~with the applicable codes, with specific reference to the~~  
749 ~~relevant code chapters and sections.~~

750 (9) ~~(8)~~ A private provider performing required inspections  
751 under this section shall inspect each phase of construction as  
752 required by the applicable codes. Such inspection, including a  
753 single-trade inspection, may be performed in person or  
754 virtually. The private provider may have a duly authorized  
755 representative perform the required inspections, provided all  
756 required reports are prepared by and bear the written or  
757 electronic signature of the private provider or the private  
758 provider's duly authorized representative. The duly authorized  
759 representative must be an employee of the private provider  
760 entitled to receive reemployment assistance benefits under  
761 chapter 443. The contractor's contractual or legal obligations  
762 are not relieved by any action of the private provider.

763 (10) ~~(9)~~ ~~A private provider performing required inspections~~  
764 ~~under this section shall provide notice to the local building~~  
765 ~~official of the approximate date and time of any such~~



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766 ~~inspection.~~ The local building official may not prohibit the  
767 private provider from performing any inspection outside the  
768 local building official's normal operating hours, including  
769 after hours, weekends, or holidays. ~~The local building official~~  
770 ~~may visit the building site as often as necessary to verify that~~  
771 ~~the private provider is performing all required inspections.~~ A  
772 deficiency notice must be posted by the private provider, the  
773 duly authorized representative of the private provider, or the  
774 building department whenever a noncomplying item related to the  
775 building code or the permitted documents is found. Such notice  
776 may be physically posted at the job site or electronically  
777 posted. After corrections are made, the item must be reinspected  
778 by the private provider or the representative of the private  
779 provider before being concealed. ~~Reinspection or reaudit fees~~  
780 ~~shall not be charged by~~ The local jurisdiction may not charge  
781 reinspection or reaudit fees as a result of the local  
782 jurisdiction's audit inspection occurring before the performance  
783 of the private provider's inspection or for any other  
784 administrative matter not involving the detection of a violation  
785 of the building code or a permit requirement.

786 (11) A local enforcement agency is not responsible for the  
787 regulatory administration or supervision of building code  
788 inspection services performed by a private provider hired by a  
789 fee owner or the fee owner's contractor. A local enforcement  
790 agency may not require additional verification of licensure or  
791 insurance requirements beyond that which is required at  
792 registration.

793 (12) ~~(10)~~ If the private provider is a person licensed as an  
794 engineer under chapter 471 or an architect under chapter 481 and



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795 affixes his or her professional seal to the affidavit required  
796 under subsection (7) ~~(6)~~, the local building official must issue  
797 the requested permit or provide a written notice to the permit  
798 applicant identifying the specific plan features that do not  
799 comply with the applicable codes, as well as the specific code  
800 chapters and sections, within 10 business days after receipt of  
801 the permit application and affidavit. In such written notice,  
802 the local building official must provide with specificity the  
803 plan's deficiencies, the reasons the permit application failed,  
804 and the applicable codes being violated. If the local building  
805 official does not provide specific written notice to the permit  
806 applicant within the prescribed 10-day period, the permit  
807 application is deemed approved as a matter of law, and the local  
808 building official must issue the permit on the next business  
809 day.

810 (13) ~~(11)~~ If equipment replacements and repairs must be  
811 performed in an emergency situation, subject to the emergency  
812 permitting provisions of the Florida Building Code, a private  
813 provider may perform emergency inspection services without first  
814 notifying the local building official ~~pursuant to subsection~~  
815 ~~(9)~~. A private provider must conduct the inspection within 3  
816 business days after being contacted to conduct an emergency  
817 inspection and must submit the inspection report to the local  
818 building official within 1 day after the inspection is  
819 completed.

820 (14) ~~(12)~~ Upon completing the required inspections at each  
821 applicable phase of construction, the private provider shall  
822 record such inspections on a form provided by the commission  
823 ~~acceptable to the local building official~~. The form must bear



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824 the written or electronic signature of the private provider or  
825 the private provider's duly authorized representative. Such  
826 ~~These~~ inspection records must ~~shall~~ reflect those inspections  
827 required by the applicable codes of each phase of construction  
828 for which permitting by a local enforcement agency is required.  
829 The private provider, upon completion of the required  
830 inspection, shall post each completed inspection record,  
831 indicating pass or fail, and provide the record to the local  
832 building official within 4 ~~2~~ business days. Such inspection  
833 record may be electronically posted by the private provider, or  
834 the private provider may post such inspection record physically  
835 at the project site. The private provider may electronically  
836 transmit the record to the local building official. The local  
837 building official may waive the requirement to provide a record  
838 of each inspection within 4 ~~2~~ business days if the record is  
839 electronically posted or posted at the project site and all such  
840 inspection records are submitted with the certificate of  
841 compliance. Unless the records have been electronically posted  
842 or transmitted, records of all required and completed  
843 inspections must ~~shall~~ be maintained at the building site at all  
844 times and made available for review by the local building  
845 official. A local building official may not fail any inspection  
846 performed by a private provider for not having the inspection  
847 records at the job site if the inspection records have been  
848 electronically transmitted to the local building official within  
849 the 4-business-day requirement. The private provider shall  
850 report to the local enforcement agency any condition that poses  
851 an immediate threat to public safety and welfare.

852 (15)-(13) Upon completion of all required inspections, the



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853 private provider firm shall prepare a certificate of compliance,  
854 on a form provided by the commission ~~acceptable to the local~~  
855 ~~building official~~, summarizing the inspections performed and  
856 including a written representation, under oath, that the stated  
857 inspections have been performed and that, to the best of the  
858 private provider's knowledge and belief, the building  
859 construction inspected complies with the approved plans and  
860 applicable codes. The certificate of compliance may be signed by  
861 any qualified licensed individual employed full time by the  
862 private provider firm under whose authority the inspection was  
863 completed. The statement required of the private provider must  
864 ~~shall~~ be substantially in the following form and must ~~shall~~ be  
865 signed and sealed by a private provider as established in  
866 subsection (1) or may be electronically transmitted to the local  
867 building official:

868  
869 To the best of my knowledge and belief, the building  
870 components and site improvements outlined herein and  
871 inspected under my authority have been completed in  
872 conformance with the approved plans and the applicable  
873 codes.

874  
875 (16) (a) ~~(14) (a)~~ The local building official may only perform  
876 building inspections of construction that a private provider has  
877 determined to be compliant with the applicable codes if the  
878 local building official has actual knowledge that the private  
879 provider did not perform the required inspections. If the local  
880 building official has such knowledge, the local building  
881 official must provide to the private provider written notice of



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882 the facts and circumstances upon which the local building  
883 official relied for such knowledge before performing a required  
884 inspection. The local building official may review forms and  
885 documents required under this section for completeness only. No  
886 more than 10 business days, or if the permit is related to  
887 single-family or two-family dwellings then no more than 2  
888 business days, after receipt of a request for a certificate of  
889 occupancy or certificate of completion and the applicant's  
890 presentation of a certificate of compliance and approval of all  
891 other government approvals required by law, including the  
892 payment of all outstanding fees, the local building official  
893 shall issue the certificate of occupancy or certificate of  
894 completion or provide a notice to the applicant of any  
895 incomplete forms or documents required under this section  
896 ~~identifying the specific deficiencies, as well as the specific~~  
897 ~~code chapters and sections.~~

898 (b) If the local building official does not provide notice  
899 of any incomplete forms or documents ~~the deficiencies~~ within the  
900 applicable time periods under paragraph (a), the request for a  
901 certificate of occupancy or certificate of completion is  
902 automatically granted and deemed issued as of the next business  
903 day. The local building official must provide the applicant with  
904 the written certificate of occupancy or certificate of  
905 completion within 10 days after it is automatically granted and  
906 issued. To resolve any identified issues ~~deficiencies~~, the  
907 applicant may elect to dispute the issues ~~deficiencies~~ pursuant  
908 to subsection (17) ~~(15)~~ or to submit a corrected request for a  
909 certificate of occupancy or certificate of completion.

910 (17) ~~(15)~~ If the local building official determines that the



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911 building construction or plans do not comply with the applicable  
912 codes, the official may deny the permit or request for a  
913 certificate of occupancy or certificate of completion, as  
914 appropriate, or may issue a stop-work order for the project or  
915 any portion thereof as provided by law, if the official  
916 determines that the noncompliance poses an immediate threat to  
917 public safety and welfare, subject to the following:

918 (a) The local building official must ~~shall~~ be available to  
919 meet with the private provider within 2 business days to resolve  
920 any dispute after issuing a stop-work order or providing notice  
921 to the applicant denying a permit or request for a certificate  
922 of occupancy or certificate of completion.

923 (b) If the local building official and private provider are  
924 unable to resolve the dispute, the matter must ~~shall~~ be referred  
925 to the local enforcement agency's board of appeals, if one  
926 exists, which must ~~shall~~ consider the matter at its next  
927 scheduled meeting or sooner. Any decisions by the local  
928 enforcement agency's board of appeals, or local building  
929 official if there is no board of appeals, may be appealed to the  
930 commission as provided by this chapter.

931 (c) Notwithstanding ~~any provision of~~ this section, any  
932 decisions regarding the issuance of a building permit,  
933 certificate of occupancy, or certificate of completion may be  
934 reviewed by the local enforcement agency's board of appeals, if  
935 one exists. Any decision by the local enforcement agency's board  
936 of appeals, or local building official if there is no board of  
937 appeals, may be appealed to the commission as provided by this  
938 chapter, which shall consider the matter at the commission's  
939 next scheduled meeting.



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940           ~~(18)(16)~~ For the purposes of this section, any notice to be  
941 provided by the local building official is ~~shall be~~ deemed to be  
942 provided to the person or entity when successfully transmitted  
943 to the e-mail address listed for that person or entity in the  
944 permit application or revised permit application, or, if no e-  
945 mail address is stated, when actually received by that person or  
946 entity.

947           ~~(19)(a)(17)(a)~~ A local enforcement agency, local building  
948 official, or local government may not adopt or enforce any laws,  
949 rules, procedures, policies, qualifications, or standards more  
950 stringent than those prescribed by this section.

951           ~~(b) A local enforcement agency, local building official, or~~  
952 ~~local government may establish, for private providers, private~~  
953 ~~provider firms, and duly authorized representatives working~~  
954 ~~within that jurisdiction, a system of registration to verify~~  
955 ~~compliance with the licensure requirements of paragraph (1)(n)~~  
956 ~~and the insurance requirements of subsection (18).~~

957           ~~(b)(e)~~ This section does not limit the authority of the  
958 local building official to issue a stop-work order for a  
959 building project or any portion of the project, as provided by  
960 law, if the official determines that a condition on the building  
961 site constitutes an immediate threat to public safety and  
962 welfare.

963           (c) A local enforcement agency may not prohibit or limit  
964 private providers from using virtual inspections if a virtual  
965 inspection is not prohibited by any applicable code.

966           ~~(20)(18)~~ A private provider may perform building code  
967 inspection services on a building project under this section  
968 only if the private provider maintains insurance for



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969 professional liability covering all services performed as a  
970 private provider. Such insurance must ~~shall~~ have minimum policy  
971 limits of \$1 million per occurrence and \$2 million in the  
972 aggregate for any project with a construction cost of \$5 million  
973 or less and \$2 million per occurrence and \$4 million in the  
974 aggregate for any project with a construction cost of over \$5  
975 million. Nothing in this section limits the ability of a fee  
976 owner to require additional insurance or higher policy limits.  
977 For these purposes, the term "construction cost" means the total  
978 cost of building construction as stated in the building permit  
979 application. If the private provider chooses to secure claims-  
980 made coverage to fulfill this requirement, the private provider  
981 must also maintain coverage for a minimum of 5 years after  
982 ~~subsequent to~~ the performance of building code inspection  
983 services. The insurance required under this subsection must  
984 ~~shall~~ be written only by insurers authorized to do business in  
985 this state with a minimum A.M. Best's rating of A. Before  
986 providing building code inspection services within a local  
987 building official's jurisdiction, a private provider must  
988 provide to the local building official a certificate of  
989 insurance evidencing that the coverages required under this  
990 subsection are in force.

991 (21)-(19) When performing building code inspection services,  
992 a private provider is subject to the disciplinary guidelines of  
993 the applicable professional board with jurisdiction over his or  
994 her license or certification under chapter 468, chapter 471, or  
995 chapter 481. All private providers are ~~shall be~~ subject to the  
996 disciplinary guidelines of s. 468.621(1)(c)-(h). Any complaint  
997 processing, investigation, and discipline that arise out of a



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998 private provider's performance of building code inspection  
999 services must ~~shall~~ be conducted by the applicable professional  
1000 board.

1001 (22) ~~(20)~~ A local building code enforcement agency may not  
1002 audit the performance of building code inspection services by  
1003 private providers operating within the local jurisdiction until  
1004 the agency has created standard operating private provider audit  
1005 procedures for the agency's internal inspection and review  
1006 staff, which includes, at a minimum, the private provider audit  
1007 purpose and scope, private provider audit criteria, an  
1008 explanation of private provider audit processes and objections,  
1009 and detailed findings of areas of noncompliance. Such private  
1010 provider audit procedures must be publicly available online, and  
1011 a printed version must be readily accessible in agency  
1012 buildings. The private provider audit results of staff for the  
1013 prior two quarters also must be publicly available. The agency's  
1014 audit processes must adhere to the agency's posted standard  
1015 operating audit procedures. The same private provider or private  
1016 provider firm may not be audited more than four times in a year  
1017 unless the local building official determines a condition of a  
1018 building constitutes an immediate threat to public safety and  
1019 welfare, which must be communicated in writing to the private  
1020 provider or private provider firm. The private provider or  
1021 private provider firm must be given notice of each audit to be  
1022 performed at least 5 business days before the audit. Work on a  
1023 building or structure may proceed after inspection and approval  
1024 by a private provider. The work may not be delayed for  
1025 completion of an inspection audit by the local building code  
1026 enforcement agency.



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1027           ~~(23)~~~~(21)~~ The local government, ~~the~~ local building official,  
1028 and ~~their~~ building code enforcement personnel are shall be  
1029 immune from liability to any person or party for any action or  
1030 inaction by a fee owner of a building, or by a private provider  
1031 or its duly authorized representative, in connection with  
1032 building code inspection services as authorized in this act. The  
1033 local government, local enforcement agency, local building  
1034 official, and building code enforcement personnel may not  
1035 prohibit or discourage the use of a private provider or a  
1036 private provider firm.

1037           ~~(24)~~~~(22)~~ Notwithstanding any other law, a county, a  
1038 municipality, a school district, or an independent special  
1039 district may use a private provider or a private provider firm,  
1040 or may employ a licensed building inspector as described in s.  
1041 468.603 or a person who holds the same licensure or  
1042 certification as a private provider, to provide building code  
1043 inspection services for a public works project, an improvement,  
1044 a building, or any other structure that is owned by the county,  
1045 municipality, school district, or independent special district.

1046           Section 8. Paragraph (a) of subsection (1) of section  
1047 553.792, Florida Statutes, is amended to read:

1048           553.792 Building permit application to local government.—

1049           (1) (a) A local government must approve, approve with  
1050 conditions, or deny a building permit application after receipt  
1051 of a completed and sufficient application within the following  
1052 timeframes, unless the applicant waives such timeframes in  
1053 writing:

1054           1. Within 5 business days after receiving a complete and  
1055 sufficient application, for an applicant using a local



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1056 government plans reviewer to obtain the following building  
1057 permits for an existing single-family residential dwelling if  
1058 the value of the work is less than \$15,000: structural,  
1059 accessory structure, alarm, electrical, gas, irrigation,  
1060 landscaping, mechanical, plumbing, or roofing.

1061 ~~2.1.~~ Within 30 business days after receiving a complete and  
1062 sufficient application, for an applicant using a local  
1063 government plans reviewer to obtain the following building  
1064 permits if the structure is less than 7,500 square feet:  
1065 residential units, including a single-family residential unit or  
1066 a single-family residential dwelling, accessory structure,  
1067 alarm, electrical, irrigation, landscaping, mechanical,  
1068 plumbing, or roofing.

1069 ~~3.2.~~ Within 60 business days after receiving a complete and  
1070 sufficient application, for an applicant using a local  
1071 government plans reviewer to obtain the following building  
1072 permits if the structure is 7,500 square feet or more:  
1073 residential units, including a single-family residential unit or  
1074 a single-family residential dwelling, accessory structure,  
1075 alarm, electrical, irrigation, landscaping, mechanical,  
1076 plumbing, or roofing.

1077 ~~4.3.~~ Within 60 business days after receiving a complete and  
1078 sufficient application, for an applicant using a local  
1079 government plans reviewer to obtain the following building  
1080 permits: signs or nonresidential buildings that are less than  
1081 25,000 square feet.

1082 ~~5.4.~~ Within 60 business days after receiving a complete and  
1083 sufficient application, for an applicant using a local  
1084 government plans reviewer to obtain the following building



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1085 permits: multifamily residential, not exceeding 50 units; site-  
1086 plan approvals and subdivision plats not requiring public  
1087 hearing or public notice; and lot grading and site alteration.

1088 ~~6.5.~~ Within 12 business days after receiving a complete and  
1089 sufficient application, for an applicant using a master building  
1090 permit consistent with s. 553.794 to obtain a site-specific  
1091 building permit.

1092 ~~7.6.~~ Within 10 business days after receiving a complete and  
1093 sufficient application, for an applicant for a single-family  
1094 residential dwelling applied for by a contractor licensed in  
1095 this state on behalf of a property owner who participates in a  
1096 Community Development Block Grant-Disaster Recovery program  
1097 ~~administered by the Department of Commerce~~, unless the permit  
1098 application fails to satisfy the Florida Building Code or the  
1099 enforcing agency's laws or ordinances.

1100  
1101 However, the local government may not require the waiver of the  
1102 timeframes in this section as a condition precedent to reviewing  
1103 an applicant's building permit application.

1104 Section 9. Paragraph (c) is added to subsection (1) of  
1105 section 720.3035, Florida Statutes, to read:

1106 720.3035 Architectural control covenants; parcel owner  
1107 improvements; rights and privileges.—

1108 (1)

1109 (c) An association or any architectural, construction  
1110 improvement, or other such similar committee of an association  
1111 may not require a building permit to be issued by a governmental  
1112 authority to a parcel owner as a prerequisite for review by the  
1113 association or committee concerning the construction of



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1114 structures or improvements on the parcel.

1115 Section 10. This act shall take effect July 1, 2026.

1116

1117 ===== T I T L E A M E N D M E N T =====

1118 And the title is amended as follows:

1119 Delete everything before the enacting clause

1120 and insert:

1121 A bill to be entitled

1122 An act relating to building permits and inspections;  
1123 amending s. 125.56, F.S.; providing for expiration of  
1124 certain building permits issued by a county after a  
1125 specified timeframe; providing construction; amending  
1126 s. 489.129, F.S.; providing that certain persons are  
1127 not subject to discipline for performing a job without  
1128 applicable permits and inspections if otherwise  
1129 provided by law; amending s. 553.382, F.S.; providing  
1130 that any certified residential manufactured building  
1131 may not be denied a building permit for placement on  
1132 specified lots or property associations; creating s.  
1133 553.385, F.S.; defining the terms "local government"  
1134 and "offsite-constructed residential dwelling";  
1135 requiring that an offsite-constructed residential  
1136 dwelling be permitted as of right in any zoning  
1137 district where certain dwellings are allowed;  
1138 prohibiting a local government from adopting or  
1139 enforcing a certain zoning, land use, or development  
1140 regulation that treats an offsite-constructed  
1141 residential dwelling differently or more restrictively  
1142 than certain dwellings in the same district; providing



1143 construction; authorizing a local government to adopt  
1144 compatibility standards for specified architectural  
1145 features; prohibiting a local government from treating  
1146 offsite-constructed residential dwellings differently  
1147 than factory-built buildings based on the method or  
1148 location of construction; prohibiting a local  
1149 government from adopting or enforcing certain zoning,  
1150 land use, or development ordinances or regulations;  
1151 prohibiting local government ordinances or regulations  
1152 from having the effect of excluding offsite-  
1153 constructed residential dwellings; requiring that such  
1154 ordinances or regulations be reasonable and uniformly  
1155 enforced without distinction as to type of housing;  
1156 providing that any such ordinance or regulation is  
1157 void and unenforceable as applied to offsite-  
1158 constructed residential dwellings; amending s. 553.77,  
1159 F.S.; requiring the Florida Building Commission to  
1160 adopt by rule uniform statewide building permit  
1161 applications for commercial and residential  
1162 construction projects; requiring that such building  
1163 permit applications, to the extent feasible, be  
1164 capable of integration with existing building permit  
1165 software systems used by local governments and account  
1166 for local amendments to the Florida Building Code;  
1167 amending s. 553.79, F.S.; requiring local enforcement  
1168 agencies to allow building permit applicants to submit  
1169 certain documents and payments electronically;  
1170 authorizing building officials to accept such  
1171 documents and payments in person in a nonelectronic



1172 format; providing that a building permit issued by a  
1173 local government for a single-family dwelling expires  
1174 after a specified timeframe; authorizing a local  
1175 government to extend such a building permit beyond the  
1176 specified timeframe; prohibiting inspection fees from  
1177 being based on the total cost of a project and from  
1178 exceeding the actual inspection costs incurred by the  
1179 local enforcement agency; prohibiting a local  
1180 government that issues building permits from requiring  
1181 the owner of a single-family dwelling or the owner's  
1182 contractor to obtain a building permit to perform work  
1183 that is at valued less than a specified sum; providing  
1184 exceptions; prohibiting the division of a construction  
1185 project into more than one project for a specified  
1186 purpose; requiring certain persons who perform work on  
1187 a property to file a notice of permit exemption with  
1188 the local enforcement agency within a specified  
1189 timeframe; providing that a notice is not required for  
1190 work performed personally by the property owner;  
1191 providing that a local government has no legal duty to  
1192 the owner, contractor, or their successors or assigns  
1193 for such work performed; prohibiting a local  
1194 government that issues building permits from requiring  
1195 an owner of certain dwellings, or the owner's  
1196 contractor, to obtain a building permit for certain  
1197 work under certain circumstances; providing that a  
1198 local government has no legal duty to the owner,  
1199 contractor, or their successors or assigns for such  
1200 work performed; authorizing the Florida Building



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1201 Commission to adopt rules; prohibiting a local  
1202 government that issues building permits from requiring  
1203 a building permit for each lot or parcel upon which a  
1204 retaining wall is installed on the property of certain  
1205 buildings; providing construction; prohibiting a  
1206 political subdivision from imposing certain  
1207 requirements for glazing on certain proposed  
1208 construction or restoration projects; providing an  
1209 exception; defining the terms "glazing" and "primary  
1210 facade"; amending s. 553.791, F.S.; revising  
1211 definitions; defining the term "registration";  
1212 revising the authorization of a fee owner or the fee  
1213 owner's contractor to use a private provider for  
1214 certain services to include plans review; requiring  
1215 that the written authorization of a fee owner to a  
1216 contractor for the use of a private provider be  
1217 explicit; providing that such explicit written  
1218 authorization be submitted to the local building  
1219 official; prohibiting a local enforcement agency from  
1220 requiring that the explicit written authorization be  
1221 submitted as part of a permit application or as a  
1222 condition for issuing a permit; specifying how the  
1223 permit fee must be calculated; prohibiting a local  
1224 jurisdiction from charging certain administrative fees  
1225 or other additional fees; requiring the local  
1226 jurisdiction to promptly provide equal access to all  
1227 permitting and inspection documents and reports to the  
1228 private provider, fee owner, and contractor under  
1229 certain circumstances; specifying requirements for



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1230 reduced permit fees and surcharge calculations;  
1231 prohibiting local governmental entities and local  
1232 building officials from requiring additional forms in  
1233 certain circumstances; providing an exception;  
1234 requiring local enforcement agencies to create a  
1235 registration system for private providers and private  
1236 provider firms working in their jurisdiction;  
1237 requiring a local enforcement agency to establish a  
1238 method to register and update registration information  
1239 electronically; prohibiting local enforcement agencies  
1240 from charging an administrative fee for registration  
1241 or updating registration; requiring private providers  
1242 and private provider firms to include certain  
1243 information when registering; prohibiting a private  
1244 provider or a private provider firm from working in  
1245 the local enforcement agency's jurisdiction until it  
1246 registers; requiring the private provider or private  
1247 provider firm to update its registration within a  
1248 specified timeframe if there is a change in specified  
1249 information; prohibiting local enforcement agencies  
1250 from altering a form adopted by the commission;  
1251 deleting a requirement that a private provider's  
1252 qualification statements or resumes be included in a  
1253 certain notice; deleting time restrictions for  
1254 electing to use a private provider; revising the  
1255 authorization for a fee owner or the fee owner's  
1256 contractor to use a private provider to provide  
1257 inspection services for single-trade inspections for a  
1258 single-family or two-family dwelling; requiring local



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1259 enforcement agencies to accept electronically  
1260 submitted affidavits; specifying which forms and  
1261 documents a local building official may not review;  
1262 providing that a local building official may review  
1263 certain forms and documents for completeness only;  
1264 requiring that written notice of incomplete forms be  
1265 given to an applicant within a specified timeframe;  
1266 requiring the written notice to state with specificity  
1267 which forms or documents are incomplete; deleting a  
1268 requirement that the local building official issue the  
1269 requested permit or provide a written notice to the  
1270 permit applicant with specific information within a  
1271 specified timeframe; revising the circumstances for  
1272 when any time periods are tolled for any incomplete  
1273 forms or documents; making technical changes; revising  
1274 the timeframe in which the local building official has  
1275 to issue the requested permit or provide a second  
1276 written notice; providing that certain permits are  
1277 deemed approved and a local building official is  
1278 required to issue the permit within a specified  
1279 timeframe; deleting a requirement of private providers  
1280 that are performing required inspections to provide  
1281 notice to the local building official of specified  
1282 information; deleting a provision authorizing the  
1283 local building official to visit the building site as  
1284 often as necessary to verify certain information;  
1285 prohibiting the local jurisdiction from charging  
1286 reaudit or reinspection fees under certain  
1287 circumstances; providing that local enforcement



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1288 agencies are not responsible for the administration or  
1289 supervision of services performed by a private  
1290 provider; conforming provisions to changes made by the  
1291 act; prohibiting local building officials from failing  
1292 certain inspections under certain circumstances;  
1293 revising the timeframe in which certain records must  
1294 be provided; authorizing certain persons to sign  
1295 certificates of compliance; authorizing a local  
1296 building official to perform certain building  
1297 inspections under certain circumstances; specifying  
1298 requirements for local building officials under such  
1299 circumstances; providing that a local building  
1300 official may review certain forms and documents for  
1301 completeness only; deleting a provision authorizing  
1302 certain governmental entities to establish a system of  
1303 registration for certain private providers, private  
1304 provider firms, and duly authorized representatives;  
1305 providing that certain virtual inspections may not be  
1306 prohibited or limited; requiring that a private  
1307 provider or private provider firm subject to an audit  
1308 be given notice of such audit to be performed within a  
1309 specified timeframe; prohibiting certain entities from  
1310 prohibiting or discouraging the use of private  
1311 providers; revising a provision authorizing a county,  
1312 a municipality, a school district, or an independent  
1313 special district to use a private provider or private  
1314 provider firm, or a licensed building inspector or a  
1315 person who holds the same licensure or certification  
1316 as a private provider, to provide certain services;



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1317 amending s. 553.792, F.S.; revising the timeframe in  
1318 which a local government must approve, approve with  
1319 conditions, or deny certain work on certain buildings  
1320 if such work is valued at less than a specified sum;  
1321 amending s. 720.3035, F.S.; prohibiting an association  
1322 or certain committees from requiring a building permit  
1323 as a prerequisite for a certain review; providing an  
1324 effective date.