

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Rules

BILL: CS/CS/SB 1234

INTRODUCER: Rules Committee; Regulated Industries Committee; and Senator DiCeglie

SUBJECT: Building Permits and Inspections

DATE: February 26, 2026

REVISED: _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Shuler	Fleming	CA	Favorable
2.	Oxamendi	Imhof	RI	Fav/CS
3.	Shuler	Kruse	RC	Fav/CS

Please see Section IX. for Additional Information:

COMMITTEE SUBSTITUTE - Substantial Changes

I. Summary:

CS/CS/SB 1234 amends provisions related to the Florida Building Code (Building Code) and local building permit requirements, and requirements for private providers of Building Code, including:

- Providing that building permits for single-family dwellings expire one year after the latter of the issuance of the permit or the effective date of the next edition of the Building Code.
- Prohibiting local governments, except as necessary to maintain compliance with Federal Emergency Management Agency or National Flood Insurance Program regulations, from requiring a building permit for:
 - Work on single-family residential property valued at \$7,500 or less, excluding any electrical, plumbing, structural, mechanical, or gas work; and
 - The installation of temporary residential hurricane and flood protection walls or barriers that meet specified standards.
- Prohibiting local governments from requiring a building permit for each lot or parcel upon which a retaining wall is installed for single-family or two-family dwellings.
- Requiring the Florida Building Commission to develop uniform building permit applications for commercial and residential construction projects.
- Providing that local governments may not base building inspection fees on the total cost of a project, and that such fees may not exceed the actual cost of the inspection.
- Adding a deadline of 5 days for local governments to respond to permit applications for work valued less than \$15,000.

- Prohibiting homeowners' associations from requiring the issuance of a building permit as a prerequisite for review of construction on a parcel.
- Allowing a manufactured home to be placed on *any* lot in a recreational vehicle park;
- Providing that off-site constructed residential dwellings are to be permitted as of right in any zoning district where single-family detached dwellings are allowed.
- Prohibiting local governments from imposing certain glazing requirements for new commercial or mixed-use construction or restoration projects.

As it relates to private providers of Building Code inspection and plans review services, the bill makes the following changes:

- Requires a local government, rather than optionally allowing it, to establish a registration system for private providers and private provider firms operating in the local government's jurisdiction.
- For commercial construction projects, requires local governments to reduce permit fees by specified percentages to reflect the savings realized when a private provider is hired for inspection and plans review.
- Substantially revises requirements related to private provider services, including:
 - Limitations on local government authority related to supervision, and application reviews when private providers are used.
 - Requirements related to notifications related to applications and corrective actions.
 - Revisions of the calculation of fees charged by local governments when private provider services are used.

The bill provides an effective date of July 1, 2026.

II. Present Situation:

Florida Building Code

In 1974, Florida adopted legislation requiring all local governments to adopt and enforce a minimum The Florida Building Code (Building Code) that would ensure that Florida's minimum standards were met. Local governments could choose from four separate model codes. The state's role was limited to adopting all or relevant parts of new editions of the four model codes. Local governments could amend and enforce their local codes, as they desired.¹

In 1992, Hurricane Andrew demonstrated that Florida's system of local codes did not work. Hurricane Andrew easily destroyed those structures that were allegedly built according to the strongest code. The Governor eventually appointed a study commission to review the system of local codes and make recommendations for modernizing the system. The 1998 Legislature adopted the study commission's recommendations for a single state Building Code and enhanced the oversight role of the state over local code enforcement. The 2000 Legislature authorized implementation of the Building Code, and that first edition replaced all local codes on March 1,

¹ FLA. DEPT. OF CMTY AFFAIRS, THE FLORIDA BUILDING COMMISSION REPORT TO THE 2006 LEGISLATURE 4 (Jan 2006), http://www.floridabuilding.org/fbc/publications/2006_Legislature_Rpt_rev2.pdf (last visited Feb. 4, 2026).

2002.² The current edition of the Building Code is the eighth edition, which is referred to as the 2023 Florida Building Code.³

Part IV of ch. 553, F.S., is known as the “Florida Building Codes Act” (act). The purpose and intent of the act is to provide a mechanism for the uniform adoption, updating, amendment, interpretation, and enforcement of a single, unified state building code. The Building Code must be applied, administered, and enforced uniformly and consistently from jurisdiction to jurisdiction.⁴

The Florida Building Commission (commission) was created to implement the Building Code. The commission, which is housed within the Department of Business and Professional Regulation, is a 19-member technical body made up of design professionals, contractors, and government experts in various disciplines covered by the Building Code.⁵ The commission reviews several International Codes published by the International Code Council,⁶ the National Electric Code, and other nationally adopted model codes to determine if the Building Code needs to be updated. The commission adopts an updated Building Code every three years.⁷ Additionally, the commission is required to adopt updates necessary to maintain eligibility for federal funding and discounts under the National Flood Insurance Program, the Federal Emergency Management Agency, and the United States Department of Housing and Urban Development.⁸

Amendments to the Building Code

The commission and local governments may adopt technical and administrative amendments to the Building Code.⁹ The commission may approve technical amendments to the Building Code once each year for statewide or regional application upon making certain findings.¹⁰

Local governments may adopt amendments to the Building Code that are more stringent than the Building Code that are limited to the local government’s jurisdiction.¹¹ Amendments by local governments expire upon the adoption of the newest edition of the Building Code, and, thus, the local government would need to go through the amendment process every three years to maintain a local amendment to the Building Code.¹²

² *Id.*

³ FLA. DEPT. OF BUS. & PRO. REGUL., *Florida Building Codes*, https://floridabuilding.org/bc/bc_default.aspx (last visited Feb. 4, 2026).

⁴ Section 553.72(1), F.S.

⁵ Sections 553.73 and 553.74, F.S.

⁶ The International Code Council (ICC) is an association that develops model codes and standards used in the design, building, and compliance process to construct safe, sustainable, affordable and resilient structures. INT’L CODE COUNCIL, *Who We Are*, <https://www.iccsafe.org/about/who-we-are/> (last visited Feb. 4, 2026).

⁷ Section 553.73(7)(a), F.S.

⁸ *Id.*

⁹ Section 553.73, F.S.

¹⁰ Section 553.73(9), F.S.

¹¹ Section 553.73(4), F.S.

¹² Section 553.73(4)(e), F.S.

Building Permits

It is the intent of the Legislature that local governments have the power to inspect all buildings, structures, and facilities within their jurisdiction for the protection of the public's health, safety, and welfare.¹³ Every local government must enforce the Building Code and issue building permits.¹⁴

A building permit is an official document or certificate issued by the local building official that authorizes performance of a specified activity.¹⁵ It is unlawful for a person, firm, corporation, or governmental entity to construct, erect, alter, modify, repair, or demolish any building without first obtaining a building permit from the appropriate enforcing agency or from such persons as may, by resolution or regulation, delegated the authority to issue such permit.¹⁶

Current law requires local governments to post their building permit applications, including a list of all required attachments, drawings, and documents for each application, on their website.¹⁷ The act prescribes the information and format of applications for fire alarm permit applications.¹⁸ The minimum application information and format requirements for other building permits issued by local governments are prescribed by s. 713.135, F.S.

Any construction work that requires a building permit also requires plans and inspections to ensure the work complies with the Building Code.¹⁹ The Building Code requires certain building, electrical, plumbing, mechanical, and gas inspections.²⁰ Construction work may not be performed beyond a certain point until it passes an inspection.²¹ Generally speaking, a permit for construction work that passes the required inspections are considered completed or closed.²²

Exemptions from Permitting Requirements

A limited set of exemptions from the Building Code are specified in statute and the Building Code. The act specifies the following buildings, structures, and facilities are exempt:²³

- Installation, replacement, removal, or metering of any load management control device.²⁴

¹³ Section 553.72(2), F.S.

¹⁴ Section 553.80(1), F.S. *See also* ss. 125.01(1)(bb) and 125.56(1), F.S.

¹⁵ Florida Building Code, *2023 Florida Building Code: 8th Edition*, s. 220 (2023), available at https://codes.iccsafe.org/content/FLBC2023P1/chapter-2-definitions#FLBC2023P1_Ch02_Sec202 (last visited Feb. 4, 2026).

¹⁶ Section 553.79(1), F.S. *See also* s. 125.56(4)(a), F.S.

¹⁷ Section 553.79(1), F.S.

¹⁸ *See* s. 553.7921, F.S.

¹⁹ *See* s. 533.79(2), F.S.

²⁰ Florida Building Code, *2023 Florida Building Code: 8th Edition*, s. 110.3 (2023), available at https://codes.iccsafe.org/content/FLBC2023P1/chapter-1-scope-and-administration#FLBC2023P1_Ch01_SubCh02_Sec110 (last visited Feb. 4, 2026).

²¹ *Id.* at s. 110.6

²² Section 553.79(16), F.S.

²³ Sections 553.79(1) and (10), F.S.

²⁴ Section 553.71(4), F.S., defines the term “load management control device” to mean “any device installed by any electric utility or its contractors which temporarily interrupts electric service to major appliances, motors, or other electrical systems contained within the buildings or on the premises of consumers for the purpose of reducing the utility’s system demand as needed in order to prevent curtailment of electric service in whole or in part to consumers and thereby maintain the quality of service to consumers, provided the device is in compliance with a program approved by the Florida Public Service Commission.”

- Federally regulated buildings and structures.
- Railroads and ancillary facilities.
- Nonresidential farm buildings on farms.
- Temporary buildings or sheds used exclusively for construction purposes.
- Mobile or modular structures used as temporary offices, except for accessibility by persons with disabilities requirements.
- Electric utility structures or facilities directly involved in electricity generation, transmission, or distribution.
- Temporary sets, assemblies, structures, or sound-recording equipment used in commercial motion picture or television production.
- Storage sheds not designed for human habitation with a floor area of 720 square feet or less are exempt from building code wind-borne-debris-impact standards. Such sheds that are 400 square feet or less used in conjunction with one-family and two-family residences are exempt from building code door height and width requirements.
- Chickees constructed by the Miccosukee Tribe or the Seminole Tribe of Florida.
- Family mausoleums less than 250 square feet in area which are prefabricated or preassembled and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.
- Hunting buildings or structures less than 1,000 square feet and which are repaired or reconstructed to the same dimension and condition as existed on January 1, 2011, if they are not rented or leased or used as a principal residence, not located in the 100-year floodplain, and not connected to electric or water supply.
- A drone port.
- Any system or equipment, whether affixed or movable, located on spaceport territory property and used for the activities related to space launch vehicles, payloads, or spacecraft.

The Building Code provides that certain types of work do not require permits, though such exemption “shall not be deemed to grant authorization for any work to be done in any manner in violation of the” Building Code.²⁵ The Building Code does not require permits for work related to:²⁶

- Gas:
 - Portable heating appliance.
 - Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
- Mechanical:
 - Portable heating appliance.
 - Portable ventilation equipment.
 - Portable cooling unit.
 - Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
 - Replacement of any part that does not alter its approval or make it unsafe.
 - Portable evaporative cooler.

²⁵ Florida Building Code, *2023 Florida Building Code: 8th Edition*, s. 105.2 (2023), available at https://codes.iccsafe.org/content/FLBC2023P1/chapter-1-scope-and-administration#FLBC2023P1_Ch01_SubCh02_Sec105.2 (last visited Feb. 4, 2026).

²⁶ *Id.*

- Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.
- The installation, replacement, removal or metering of any load management control device.
- Plumbing:
 - The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
 - The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

The Building Code allows for “ordinary minor repairs” to be made without a permit, but such repairs may not violate the technical code provisions of the Building Code.²⁷ Additionally, minor repairs may not include the cutting away of a wall or partition; the removal or cutting of a structural beam or load-bearing support; the removal, change, or rearrangement of parts of a structure affecting egress; the addition to, alteration of, replacement, or relocation of standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent, or similar piping, electric wiring systems or mechanical equipment or other work affecting public health or general safety.²⁸

Required Information in Building Permit Application

The minimum contents and format of building permit applications for every municipality and county that issues building permits for construction are specified s. 713.135, F.S. The form must include the following information:²⁹

- The name and address of the owner of the property;
- The name and address of the contractor;
- A description sufficient to identify the property to be improved;
- The name and address of the bonding company, if any;
- The name and address of the architect/engineer, if any;
- The name and address of the mortgage company, if any; and
- The number or identifying symbol assigned to the building permit by the issuing authority.

The section also requires that the information must substantially be in the statutorily prescribed format.³⁰ A government entity may require additional information to be included in the application.³¹

²⁷ *Id.* at s. 105.2.2.

²⁸ *Id.*

²⁹ Sections 713.135(5) and (7), F.S.

³⁰ Section 713.135(7), F.S., specifies the format for applications.

³¹ Section 713.135(7), F.S.

Building Code Fees

A local government may charge reasonable fees as set forth in a schedule of fees adopted by the enforcing agency for the issuance of a building permit.³² Such fees shall be used solely for carrying out the local government's responsibilities in enforcing the Building Code.³³ Enforcing the Building Code includes the direct costs and reasonable indirect costs associated with training, enforcement action related to unlicensed contractors, review of building plans, building inspections, reinspections, building permit processing, and fire inspections associated with new construction.³⁴ Local governments must post all building permit and inspection fee schedules on their websites.³⁵

When providing a schedule of reasonable fees, the total estimated annual revenue derived from fees, and the fines and investment earnings related to the fees, may not exceed the total estimated annual costs of allowable activities. Any unexpended balances must be carried forward to future years for allowable activities or must be refunded at the discretion of the local government. A local government may not carry forward an amount exceeding the average of its operating budget, not including reserve amounts, for enforcing the Building Code during the previous 4 fiscal years.³⁶

Building Permit Application Review

Current law requires local governments to review certain building permit applications within a specific time-period after receiving the applications.³⁷ When a local government receives an application for a building permit, it must inform the applicant within 5 days of receiving the application, what information, if any, is needed to complete the application.³⁸ The application is automatically deemed completed and accepted if the local government does not provide written notice within 5 days that an application has not been properly completed.³⁹ The local government must approve, approve with conditions, or deny the application within the following timeframes:⁴⁰

- Within **30 business days** after receiving a complete and sufficient application, for an applicant using a local government plans reviewer to obtain the following building permits for structures less than 7,500 square feet: residential units including a single-family residential unit or a single-family residential dwelling, accessory structure, alarm, electrical, irrigation, landscaping, mechanical, plumbing, or roofing.
- Within **60 business days** after receiving a complete and sufficient application, for an applicant using a local government plans reviewer to obtain the following building permits for structures of 7,500 square feet or greater: residential units including a single-family residential unit or a single-family residential dwelling, accessory structure, alarm, electrical, irrigation, landscaping, mechanical, plumbing, or roofing.

³² Section 553.80(7)(a), F.S.

³³ *Id.*

³⁴ Section 553.80(7)(a)1., F.S.

³⁵ Sections 125.56(4)(c) and 166.222(2), F.S.

³⁶ Section 553.80(7)(a), F.S.

³⁷ Section 553.792, F.S.

³⁸ Section 553.792(1)(c), F.S.

³⁹ *Id.*

⁴⁰ Section 553.792(1)(a), F.S.

- Within **60 business days** after receiving a complete and sufficient application, for an applicant using a local government plans reviewer to obtain the following building permits: signs or nonresidential buildings less than 25,000 square feet.
- Within **60 business days** after receiving a complete and sufficient application, for an applicant using a local government plans reviewer to obtain the following building permits: multifamily residential not exceeding 50 units; site-plan approvals and subdivision plats not requiring public hearing or public notice; and lot grading and site alteration.
- Within **12 business days** after receiving a complete and sufficient application, for an applicant using a master building permit consistent with s. 553.794, F.S., to obtain a site-specific building permit.
- Within **10 business days** after receiving a complete and sufficient application, for an applicant for a single-family residential dwelling applied for by a contractor licensed in this state on behalf of a property owner who participates in a Community Development Block Grant-Disaster Recovery program administered by the Department of Commerce, unless the permit application fails to satisfy the Building Code or the enforcing agency's laws or ordinances.

A local government may set more stringent timeframes by local ordinance.⁴¹ If a local government fails to meet the timeframes above without an agreement for an extension of time, or unless there is a delay caused by the applicant or the delay is attributable to a force majeure, a local government must reduce the building permit fee by 10 percent for each business day that a local government fails to meet the deadline.⁴²

Permit Expiration

Section 105 of the Building Code provides certain activity-related characterizations of building permits, but it does not explicitly define open permits. An application for a building permit is deemed *abandoned* 180 days after the filing of the permit application unless the application has been pursued in good faith, a permit has been issued, or an extension has been granted by the local building department.⁴³ In addition, a permit becomes *invalid* if no work starts within six months after issuance of the permit or if work on the project ceases for a period of six months after work has commenced on the project.⁴⁴ A new permit is required if a permit is revoked after work has commenced, becomes *null and void*, or *expires* because of a lack of progress on or abandonment of the project.⁴⁵ If a new permit is not obtained within 180 days from the date the permit becomes null and void, the building official may require the removal of all work that has been performed on the project.⁴⁶ Work shall be considered to be in *active progress* when the permit has received an approved inspection within 180 days.⁴⁷

⁴¹ Section 553.792(1)(b), F.S.

⁴² Section 553.792(1)(e), F.S.

⁴³ Florida Building Code, 2023 *Florida Building Code: 8th Edition*, s. 105.3.2 (2023) available at https://codes.iccsafe.org/content/FLBC2023P1/chapter-1-scope-and-administration#FLBC2023P1_Ch01_SubCh02_Sec105 (last visited Feb. 4, 2026).

⁴⁴ *Id.* at s. 105.4.1.

⁴⁵ *Id.* at s. 105.4.1.1.

⁴⁶ *Id.* at s. 105.4.1.2.

⁴⁷ *Id.* at s. 105.4.1.3.

Private Providers

In 2002, s. 553.791, F.S., was created to allow property owners and contractors to hire licensed building code administrators, engineers, and architects, referred to as private providers, to review building plans, perform building inspections, and prepare certificates of completion.⁴⁸ “Private provider” means a person licensed as a building code administrator, engineer, or as an architect. Additionally, the term includes licensed building inspectors and plans examiners who perform inspections for additions and alterations that are limited to 1,000 square feet or less in residential buildings.⁴⁹

A private provider and their duly authorized representative⁵⁰ may approve building plans and perform building code inspections, including single-trade inspections, as long as the plans’ approval and building inspections are within the scope of the provider’s or representative’s license.⁵¹ All private provider services must be subject to a written contract between the private provider, or their firm, and the owner or the owner’s contractor.⁵² Counties, municipalities, school districts, or independent special districts are authorized to use private providers for building code inspection services.⁵³

A local government may establish, for private providers and duly authorized representatives working within the local government’s jurisdiction, a system of registration to verify compliance with the license and insurance requirements for private providers.⁵⁴

If an owner or contractor opts to use a private provider for plans review or building inspection services, the local government must calculate the cost savings to its building department for not having to perform such services and reduce the building permit fees accordingly.⁵⁵ The reduction may be calculated on a flat fee or percentage basis, or any other reasonable means by which a building department assesses the cost for its plans review or inspection services.⁵⁶ Additionally, a local government may not charge a fee for building inspections when an owner or contractor uses a private provider but may charge a reasonable administrative fee for the clerical and supervisory assistance required.⁵⁷

A local government that provides access to permitting and inspection documents and reports using software that protects exempt documents from disclosure must provide equal access to private providers, owners, and contractors if a private provider is retained.⁵⁸

⁴⁸ Ch. 2002-293, Laws of Fla.

⁴⁹ Section 553.791(1)(n), F.S.

⁵⁰ Section 553.791(1)(f), F.S., defines the term “duly authorized representative” to mean an agent of a private provider identified in a permit application who reviews plans or performs inspections, and is licensed as an engineer, architect, building code administrator, inspector, or plans examiner.

⁵¹ Section 553.791(3), F.S.

⁵² Section 553.791(2)(a), F.S.

⁵³ Section 553.791(22), F.S.

⁵⁴ Section 553.791(17)(b), F.S.

⁵⁵ Section 553.791(2)(b), F.S.

⁵⁶ Section 553.791(2)(b), F.S.

⁵⁷ Section 553.791(2)(b), F.S.

⁵⁸ Section 553.791(2)(c), F.S.

An owner or contractor must notify the local government that a private provider has been contracted to perform building code inspection services, in writing on a form specifying the services to be provided, contact and licensure information, qualification statements or resumes, and an acknowledgement form from the owner or contractor. Such notice must be provided at the time of permit application, or by 2 p.m., two business days before the first scheduled inspection by the local building official.⁵⁹ After construction has commenced, and if the local building official is unable to provide inspection services in a timely manner or the work subject to inspection is related to a single-trade inspection for a single-family or two-family dwelling, the owner or contractor may elect to use a private provider to perform inspection services by notifying the local building official by 2 p.m., two days before the next scheduled inspection.⁶⁰

A private provider performing required inspections must inspect each phase of construction as required by the applicable codes, and such inspection may be performed in person or virtually. A duly authorized representative of the private provider may perform the inspections, but the representative must be an employee of the private provider and entitled to receive reemployment assistance benefits under ch. 443, F.S, relating to reemployment assistance.⁶¹

Private providers are required to notify a building department of the approximate date and time of the inspection.⁶² However, private providers may perform emergency inspections of equipment replacements and repairs in emergency situations without notifying the local building official.⁶³ Local building officials may not prohibit private providers from performing inspections outside of the local building official's normal operating hours. The local building official is allowed to visit a building site as often as necessary to verify a private provider's performance of required inspections.⁶⁴

For plans review, a private provider must review the plans to determine compliance with the applicable codes and prepare an affidavit certifying, under oath, that the plans are in compliance and the private provider is duly authorized to perform plans review.⁶⁵ The affidavit may bear a written or electronic signature and be submitted electronically.⁶⁶ For single-trade plans reviews, a private provider may use an automated or software-based plans review system designed to determine compliance.⁶⁷

Upon completion of the required inspections, a private provider is required to record the inspections on a form acceptable to the local building official which bears the provider's or their duly authorized representative's signature. The private provider must post and provide the inspection, indicating pass or fail to the local building official within 2 business days. The private provider may waive the requirements if the record is posted electronically or at the project site and all inspection records are submitted with the certificate of compliance. Unless the

⁵⁹ Section 553.791(4), F.S.

⁶⁰ Section 553.791(5), F.S.

⁶¹ Section 553.791(8), F.S.

⁶² Section 553.791(9), F.S.

⁶³ Section 553.791(11), F.S.

⁶⁴ Section 553.791(9), F.S.

⁶⁵ Section 553.791(6), F.S.

⁶⁶ Section 553.791(6), F.S.

⁶⁷ Section 553.791(6), F.S.

inspection records are posted electronically, the inspection records must be maintained at the building site and made available for review by the local building official.⁶⁸

The private provider must also prepare a certificate of compliance on a form acceptable to the local building official upon completion of the required inspections which summarizes the inspections and represents that the inspections were performed and the construction complies with the approved plans and codes.⁶⁹

Upon receipt of a building permit application and the required affidavit from the private provider, a building official has 20 business days, or 5 days if the permit application is related to single-trade plans review for a single-family or two-family dwelling, to issue the permit or provide written notice of the plan features that do not comply with the codes.⁷⁰ If the local building official does not provide written notice of plan deficiencies within the prescribed time period, the permit application must be deemed approved and the permit must be issued on the next business day.⁷¹ If the building official provides a written notice of plan deficiencies, the time period is tolled pending resolution of the matter.⁷²

Deficiency notices must be posted by the private provider, their duly authorized representative, or the building department. Local governments may not charge reinspection or reaudit fees resulting from the local government audit that occurs before a private provider performs their inspection, or for any other administrative matter involving the detection of building code or permit requirement violations.⁷³ The law further specifies the process for a private provider to submit revisions to correct the deficiencies and also allows the permit applicant to dispute the deficiencies.⁷⁴

Upon receipt of a request for a certificate of occupancy or certificate of completion and approval of all governmental approvals required by law, a building official has 10 business days, or 2 business days if the permit application is related to single-family or two-family dwellings, to issue the certificate of occupancy or certificate of completion or provide notice to the applicant identifying the specific deficiencies. If the local building official does not provide notice of the deficiencies within the required time period, the request is automatically granted the next business day, and the local building official must provide the written certificate of occupancy or certificate of completion within 10 days thereafter. Applicants are authorized to dispute any identified deficiencies or submit a corrected request.⁷⁵

Local building officials are authorized to deny permits or requests for certificates of occupancy or certificates of completion if they determine the construction or plans do not comply with applicable codes, subject to conditions to work with the private provider to resolve the dispute.⁷⁶

⁶⁸ Section 553.791(12), F.S.

⁶⁹ Section 553.791 (13), F.S.

⁷⁰ Section 553.791(7)(a), F.S.

⁷¹ Section 553.791(7)(a), F.S.

⁷² Section 553.791(7)(b), F.S.

⁷³ Section 553.791(9), F.S.

⁷⁴ Section 553.791, F.S.

⁷⁵ Section 553.791(14), F.S.

⁷⁶ Section 553.791(15), F.S.

Section 553.791, F.S., does not limit the authority of local building officials to issue stop-work orders for any building project or portion thereof, if the official determines that a condition onsite constitutes an immediate threat to public safety and welfare.⁷⁷

A building department may audit private provider inspection services within its jurisdiction only after creating standard operating private provider audit procedures for internal staff. The same private provider or firm may not be audited more than four times per year unless the local building official determines the condition of a building is an immediate threat to public safety and welfare. Work may not be delayed for an audit by a building department.⁷⁸

All notices provided for under the law related to the regulation of private providers may be transmitted electronically and have the same legal effect as if physically posted or mailed.⁷⁹

National Flood Insurance Program

The National Flood Insurance Program (NFIP) was created by the passage of the National Flood Insurance Act of 1968.⁸⁰ The NFIP is administered by the Federal Emergency Management Agency (FEMA) and enables homeowners, business owners, and renters in flood-prone areas to purchase flood insurance protection from the federal government.⁸¹ Participation in the NFIP by a community is voluntary.⁸² To join, a community must complete an application, adopt a resolution of intent to participate and cooperate with the FEMA, and adopt and submit a floodplain management ordinance that meets or exceeds the minimum NFIP criteria.⁸³

In coordination with participating communities, FEMA develops flood maps called Flood Insurance Rate Maps (FIRMs) that depict the community's flood risk and floodplain.⁸⁴ An area of specific focus on the FIRM is the Special Flood Hazard Area (SFHA).⁸⁵ The SFHA is intended to distinguish the flood risk zones where properties have a risk of 1 percent or greater risk of flooding every year⁸⁶ and at least a 26 percent chance of flooding over the course of a 30-year mortgage.⁸⁷ In a community that participates in the NFIP, owners of properties in the mapped SFHA are required to purchase flood insurance as a condition of receiving a federally backed mortgage.⁸⁸

⁷⁷ Section 553.791(17), F.S.

⁷⁸ Section 553.791(20), F.S.

⁷⁹ Section 553.791(1)(h), F.S.

⁸⁰ The National Flood Insurance Act of 1968, Pub. L. 90-448, 82 Stat. 572 (codified as amended at 42 U.S.C. 4001 et seq.). See also FEMA, *Laws and Regulations*, <https://www.fema.gov/flood-insurance/rules-legislation/laws> (last visited Feb. 4, 2026).

⁸¹ See FEMA, *Flood Insurance*, <https://www.fema.gov/flood-insurance> (last visited Feb. 6, 2026).

⁸² FEMA, *Participation in the NFIP*, <https://www.fema.gov/about/glossary/participation-nfip> (last visited Feb. 4, 2026).

⁸³ *Id.*

⁸⁴ See Congressional Research Service, *Introduction to the National Flood Insurance Program*, 3 (2023), available at <https://crsreports.congress.gov/product/pdf/R/R44593> (last visited Feb. 4, 2026).

⁸⁵ *Id.*

⁸⁶ *Id.*

⁸⁷ FEMA, *Coastal Hazards & Flood Mapping: A Visual Guide*, 6, available at https://www.fema.gov/sites/default/files/documents/fema_coastal-glossary.pdf (last visited Feb. 6, 2026).

⁸⁸ Congressional Research Service, *Introduction to the National Flood Insurance Program*, 10 (2023), available at <https://crsreports.congress.gov/product/pdf/R/R44593> (last visited Jan. 15, 2026). Flood insurance lenders include federal agency lenders, such as the Department of Veterans Affairs, government-sponsored enterprises Fannie Mae and Freddie Mac,

Community Floodplain Management

Key conditions of the NFIP minimum floodplain management standards include communities that:

- Require permits for development in the SFHA;
- Require elevation of the lowest floor of all new residential buildings in the SFHA to or above the base flood elevation (BFE);⁸⁹
- Restrict development in floodways to prevent increasing the risk of flooding; and
- Require certain construction materials and methods that minimize future flood damage.⁹⁰

The NFIP regulations for floodplain management generally require permits for all proposed construction or other development in the community “so that it may determine whether such construction or other development is proposed within flood-prone areas.”⁹¹ Once a regulatory floodway has been designated, the community must prohibit encroachments, including fill, new construction, substantial improvements, and other development within the floodway unless data demonstrates that the encroachment would not result in flood levels in the community during a base flood discharge.⁹² Once coastal high hazard areas or flood protection restoration areas have been identified, the community must ensure that all new construction in certain zones is landward of the mean high tide.⁹³

The Community Rating System (CRS) within the NFIP is a voluntary incentive program that rewards communities for implementing floodplain management practices that exceed the minimum requirements of the NFIP.⁹⁴ Property owners within communities that participate in the CRS program receive discounts on flood insurance premiums.⁹⁵ Premium discounts range from 5 percent to 45 percent based on a community’s CRS credit points.⁹⁶ Communities earn credit points by implementing a variety of activities that fall into one of four categories: public information activities, mapping and regulations, flood damage reduction activities, and warning and response.⁹⁷ To receive credit, the activities must meet the criteria specified for each project.⁹⁸ A prerequisite for participation in the CRS is that communities obtain, review, correct, and

and federally regulated lending institutions, such as banks covered by the Federal Deposit Insurance Corporation or the Office of the Comptroller of the Currency. *Id.* at 10.

⁸⁹ The “base flood elevation” is the elevation of surface water resulting from a flood that has a 1 percent chance of equaling or exceeding that level in any given year. See FEMA, *Base Flood Elevation (BFE)*, (Mar. 5, 2020), <https://www.fema.gov/about/glossary/base-flood-elevation-bfe> (last visited Jan. 15, 2026).

⁹⁰ Congressional Research Service, *Introduction to the National Flood Insurance Program*, 6 (2023), available at <https://crsreports.congress.gov/product/pdf/R/R44593> (last visited Jan. 15, 2026).

⁹¹ See 44 C.F.R. s. 60.3(a).

⁹² 44 C.F.S. s. 60.3(d)(3).

⁹³ 44 C.F.R. s. 60.3(e)(3) and (f)(1).

⁹⁴ FEMA, *Community Rating System*, <https://www.fema.gov/floodplain-management/community-rating-system> (last visited Jan. 15, 2026).

⁹⁵ *Id.*

⁹⁶ *Id.*

⁹⁷ Florida Office of Insurance Regulation, *Cumulative Substantial Improvement Period Study Final Report*, (Nov. 26, 2024) 19, available at <https://floir.com/docs-sf/default-source/property-and-casualty/other-property-casualty-reports/final-report.pdf> (last visited Jan. 15, 2026).

⁹⁸ See FEMA, *Coordinator’s Manual* (2025), available at https://www.fema.gov/sites/default/files/documents/fema_crs_coordinators-manual_082025.pdf (last visited Jan. 15, 2025).

maintain all floodplain-related construction certifications, make them available to the public, and have written procedures for such processes.⁹⁹

Homeowners' Associations and Architectural Control Covenants

Chapter 720, F.S., provides statutory recognition to corporations that operate residential communities in Florida as well as procedures for operating homeowners' associations. A "homeowners' association" is defined as a:¹⁰⁰

Florida corporation responsible for the operation of a community or a mobile home subdivision in which the voting membership is made up of parcel owners or their agents, or a combination thereof, and in which membership is a mandatory condition of parcel ownership, and which is authorized to impose assessments that, if unpaid, may become a lien on the parcel.

The governing documents of a homeowners' association are the recorded declaration of covenants and the articles of incorporation and association bylaws.¹⁰¹ If the declaration of covenants allows, a homeowners' association or its architectural, construction improvement, or other similar committee may require review and approval of plans and specifications for the location, size, type, or appearance of any structure or other improvement on a parcel before a parcel owner makes such improvement or enforce standards for the external appearance of any structure or improvement located on a parcel.¹⁰²

Section 720.3035(6), F.S., requires homeowners' associations, or any architectural, construction improvement, or similar committee (committee) to adopt hurricane protection specifications for each structure or other improvement on a parcel governed by the homeowners' association.

The specifications may include the color and style of hurricane protection products and any other factor deemed relevant by the board. All specifications adopted by the homeowners' association must comply with the applicable building code.¹⁰³

Regardless of any other provision in association governing documents, the homeowners' associations and committees may not deny an application for the installation, enhancement, or replacement of hurricane protection by a parcel owner which conforms to the specifications adopted by the homeowners' association or committee. The homeowners' association or committee may require parcel owners to adhere to an existing unified building scheme regarding the external appearance of the structure or other improvement on the parcel.¹⁰⁴

The term "hurricane protection" is defined to include, but not be limited to, roof systems recognized by the Building Code that meet ASCE 7-22 standards, which are standards adopted by the American Society of Civil Engineers, permanent fixed storm shutters, roll-down track storm shutters, impact-resistant windows and doors, polycarbonate panels, reinforced garage

⁹⁹ *Id.* at 300-3.

¹⁰⁰ Section 720.301(9), F.S.

¹⁰¹ Section 720.301(8), F.S.

¹⁰² Section 720.3035(1), F.S.

¹⁰³ Section 720.3035(6)(a), F.S.

¹⁰⁴ Section 720.3035(6)(b), F.S.

doors, erosion controls, exterior fixed generators, fuel storage tanks and other hurricane protection products used to preserve and protect the structures or improvements on a parcel governed by the homeowners' association.¹⁰⁵

Placement of Manufactured Housing

Section. 553.382, F.S., allows any residential manufactured building¹⁰⁶ certified under ch. 553, F.S., by the Florida Department of Business and Professional Regulation to be placed on a mobile home lot located in a mobile home park, recreational vehicle park, mobile home condominium, mobile home cooperative, or mobile home subdivision, notwithstanding any contrary local law or ordinance. Once placed on such a lot, the unit is treated as a mobile home for purposes of ch. 723, F.S., meaning all rights, obligations, and duties under the Mobile Home Park Tenancy Law, including prospectus requirements and resident protections, apply. Placement of a residential manufactured building requires the prior written approval of the park owner.

III. Effect of Proposed Changes:

Florida Building Code and Building Permits

Section 1 amends s. 125.56(4)(d), F.S., to provide that building permits issued by a county for single-family dwellings expire one year after the latter of the issuance of the permit or the effective date of the next edition of the Florida Building Code (Building Code). The bill provides that s. 125.56(4)(d), F.S., does not prevent local governments from extending a building permit beyond the expiration date.

Section 2 makes a conforming change to s. 489.129, F.S., to reflect the exemption of certain projects from the requirements to obtain building permits.

Section 3 amends s. 553.382, F.S., to provide that a manufactured home may not be denied a building permit for placement on *any lot* in a recreational vehicle park, rather than only on a mobile home lot in a recreational vehicle park.

Section 4 creates s. 553.385, F.S., to provide that an off-site constructed residential dwelling¹⁰⁷ must be permitted as of right in any zoning district where single-family detached dwellings are allowed. Local governments may not adopt or enforce zoning, land use, or development regulations which treat off-site constructed residential dwellings differently or more restrictively than a single-family site-built dwelling allowed in the same district. A local government may

¹⁰⁵ Section 720.3035(6)(c), F.S.

¹⁰⁶ "Manufactured building" means a closed structure, building assembly, or system of subassemblies, which may include structural, electrical, plumbing, heating, ventilating, or other service systems manufactured in manufacturing facilities for installation or erection as a finished building or as part of a finished building, which shall include, but not be limited to, residential, commercial, institutional, storage, and industrial structures. The term includes buildings not intended for human habitation such as lawn storage buildings and storage sheds manufactured and assembled offsite by a manufacturer certified in conformance with this part. This part does not apply to mobile homes. See s. 553.36(13), F.S.

¹⁰⁷ "Offsite-constructed residential dwelling" means a manufactured building as defined in s. 553.36(13), F.S., which is intended for single-family residential use, or a manufactured home as defined in s. 320.01(2)(b), F.S., which is constructed in whole or in part offsite and is treated as real property.

adopt compatibility standards limited to roof pitch, square footage, type and quality of exterior, foundation enclosure, existence and type of attached structures, setbacks, dimensions, and orientation.

Section 5 amends s. 553.77, F.S., to require the commission to, by July 1, 2027, adopt by rule a uniform commercial building permit application to be used statewide for commercial construction projects and uniform residential building permit application to be used statewide for residential construction projects. To the extent feasible, the uniform building permit applications must be capable of integration with existing building permit software systems utilized by local governments and must account for local amendments to the Building Code.

Section 6 revises s. 553.79, F.S., to provide that building permits for single-family dwellings issued by a local government expire one year after the latter of the issuance of the permit or the effective date of the next edition of the Building Code. The provision does not prevent local governments from extending a building permit beyond the expiration date.

Under the bill, inspection fees are prohibited from being based on the total cost of the project and from exceeding the actual inspection costs incurred by the local enforcement agency.

The bill creates s. 553.79(11)(g), F.S., to prohibit local governments from requiring the owner of a single-family dwelling, or the owner's contractor, to obtain permits for work valued at less than \$7,500 on the owner's property. A construction project may not be divided into more than one project for the purpose of evading the requirements of this section. Local governments may require permits for electrical, plumbing, structural, mechanical, or gas work.

If any work is performed under this exemption to the permit requirement by a person other than the property owner, the person performing the work must file a notice of permit exemption with the local enforcement agency that includes the name and license number of the person or entity hired, the scope of the work performed, the property address at which the work was performed, and the value of such work as proof that such work complies with the exemption. Such notice must be filed within 30 days after the date the work begins. The notice is not required for work performed personally by the property owner. The bill provides that a local government has no legal duty to the owner, contractor, or their successors or assigns, for work performed pursuant under this exemption to permit requirements.

The bill creates s. 553.79(11)(h), F.S., to provide that except to the extent strictly necessary to maintain compliance with the National Flood Insurance Program, local governments may not require an owner on a single-family or two-family dwelling, or the owner's contractor, to obtain a building permit for the installation of temporary residential hurricane and flood protection walls or barriers that meet specified conditions. To qualify, the wall or barrier must be nonhabitable and nonload-bearing; be installed on residential property of single-family or two-family dwellings or townhouses; be constructed to mitigate or prevent storm surge or floodwaters from entering a structure or property; be installed by a licensed contractor; comply with local zoning, drainage, easement, and setback requirements; and comply with ANSI/FM 2510 or be designed and certified by a professional engineer. The commission is authorized to adopt rules to incorporate standards to implement the exemption. Additionally, a local

government has no legal obligation to the owner, the contractor, or their successors or assigns for work performed pursuant to this provision.

The bill creates s. 553.79(11)(i), F.S., to prohibit local governments from requiring a building permit for each lot upon which a retaining wall is installed on the property of a single-family or two-family dwelling or a townhouse.

The bill clarifies that s. 553.79(11), F.S., may not be construed to limit a local government's authority to maintain compliance with the regulations of the Federal Emergency Management Agency or the National Flood Insurance Program, regardless of the value of work.

The bill also amends s. 553.79(24)(a), to prohibit a political subdivision from adopting or enforcing an ordinance or imposing a building permit or development order that imposes a glazing requirement of more than 15 percent of the surface area of the primary façade of the first 10 feet above the ground floor on a proposed new commercial, or mixed-use construction or restoration project, except for individually listed contributing structures in a National Register of Historic Places district. The bill prohibits a glazing requirement for any façade other than the primary façade, which is defined as the single building side with the primary entrance. The bill defines glazing as the installation of transparent or translucent materials, including glass or similar substances, in windows, doors, or storefronts and includes the addition of actual or faux windows to a building façade.

Section 8 amends provisions in s. 553.792, F.S., related to the local government building permit application process.

The bill adds a deadline for a local government to approve, approve with conditions, or deny a building permit application applicable to applications for permits for existing single-family residential dwellings, if the work is valued less than \$15,000. Under the bill, when such applications are submitted for structural, accessory structure, alarm, electrical, gas, irrigation, landscaping, mechanical, plumbing, or roofing work, the local government must respond within 5 days of the application.

Section 9 amends s. 720.3035, F.S., to prohibit homeowners' associations or their architectural, construction improvement, or other similar committees from requiring issuance of a building permit as a prerequisite for review by the association or committee concerning construction of structures or improvements on a parcel.

Private Providers

Section 7 substantially amends s. 553.791, F.S., related to the requirements for private providers to:

- Amend the definitions of “deliver” and “delivery” to specifically include email or submission through an electronic fill-in form or through submission management software.
- Amend the definition of “electronic transmission” or “submitted electronically” to provide that documents and applications may be transmitted electronically and have the same legal effect as physical documents.

- Create a definition for “registration” as the roster of authorized private provider firms held by each local enforcement agency.
- Require the written authorization from the owner or contractor to use a private provider be explicit and allow a property owner to choose to use a private provider at any time, inclusive of plans review. The bill requires the explicit written authorization be provided to be local official. Officials are prohibited from requesting a contract as part of the permit application or as a condition for issuing a permit.
- Require permit fees charged by local jurisdictions to reflect the actual cost incurred when an owner retains a private provider for building inspection services.
- Prohibit officials from charging punitive administrative fees or any fees for building inspections or site review, when an owner uses a private provider.
- Require access to permitting and inspection documents be provided promptly when a private provider is used and such access is provided by software that protects documents from disclosure.
- Specify that permit fees for commercial construction projects must be reduced by at least 25 percent when a private provider is used for plans review or building inspection services and by at least 50 percent when a private provider is used for all plans review and building inspection services.
- Limit the information that a local government can request from a private provider to that which it collects at registration, other than explicit written notice from the owner or owner’s contractor that a private provider has been contracted.
- Require local governments to establish a system of registration for private providers and prohibits local governments from charging administrative fees for registration or updating registration.
- Prohibit local governments from altering the model form adopted by the Florida Building Commission and removes the requirement that the form include “qualification statements or resumes” of private providers.
- Remove the requirement that a private provider may only be used after construction has commenced if the local building official is unable to provide inspection services in a timely manner or the inspection is related to a single-trade inspect for a single-family or two-family dwelling and removes the time limit by which the owner or owner’s contractor must provide notice.
- Require local enforcement agencies to accept electronically submitted affidavits from private providers attesting that they reviews plans and the plans complied with the applicable codes.
- Forbid the review by a local building official of plans, construction drawings, or any other related documents that have been determined by a private provider to be compliant with the applicable codes, except to the extent necessary to determine compliance with local ordinances, floodplain management regulations, site review requirements, and any other administrative or life safety review unrelated to building code compliance. The local building official may review other forms and documents only for completeness and must notify an applicant of any incomplete forms or documents not later than 10 days after receipt of a permit application with the private provider affidavit; or 5 business days if the permit application is for a single-trade plan review for a single-family or two-family dwelling. The bill maintains current law that if the first notice is not provided within the applicable timeframe, the permit is deemed approved, but provides that the same applies for the second

notice. The bill replaces references to “plan deficiencies” to instead refer to incomplete forms or documents.

- Remove the requirement that private providers performing required inspections give notice to the local building official.
- Remove the authorization for a local building official to visit a building site as often as necessary to verify inspections.
- Provide that a local building official is not responsible for the regulatory administration or supervision of inspection services performed by a private provider. A local enforcement agency is prohibited from requiring additional verification of licensure or insurance beyond what is required at the time of registration.
- Require private providers to record inspections and certificates of compliance on a form provided by the Commission within a certain time period and specifies that local building officials may not fail inspections as long as they are transmitted within four days. The bill authorizes a provider’s firm to prepare a certificate of compliance and any qualified licensed individual employed full time by the firm under whose authority the inspection was completed to sign the certificate.
- Provide that officials may only perform inspections of construction that a private provider has deemed compliant when they have “actual knowledge” that the private provider did not perform the inspections. If they have such knowledge, officials must provide written notice to the private provider of the facts and circumstances upon which the official relied for such knowledge before the inspection. Officials are authorized to only review forms and documents for completeness.
- Prohibit a local government from prohibiting or limiting the use of virtual inspections by private providers and from prohibiting or discouraging the use of private providers.
- Require local governments to give private providers notice of audits at least five business days before an audit.
- Authorize a county, municipality, school district, or independent special district to use a private provider firm or employ a licensed building inspector or person with the same licensure or certification as a private provider for public works inspection services.

Section 10 provides an effective date of July 1, 2026.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

The Revenue Estimating Conference has not yet reviewed SB 1234 and the bill is likely to have a negative fiscal impact due to revisions related to the calculation of fees that local governments may charge when property owners use private providers and exemptions of certain projects from building permit requirements. If SB 1234 reduces the authority of counties and municipalities to raise revenue in an amount that exceeds the threshold for an insignificant impact, the mandates provision of section 18 of Article VII of the Florida Constitution may apply.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

Because of the revisions related to the calculation of fees that local governments may charge when property owners use private providers and the exemption of certain projects from building permit requirements, those going through the building permitting process may enjoy cost savings.

C. Government Sector Impact:

Local governments may receive reduced revenues from building permit fees due to the revisions related to the calculation of fees that local governments may charge when property owners use private providers and the exemption of certain projects from building permit requirements.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill substantially amends the following sections of the Florida Statute: 125.56, 489.129, 553.77, 553.79, 553.791, 553.792, and 720.3035.

This bill creates section 553.385 of the Florida Statutes.

IX. Additional Information:**A. Committee Substitute – Statement of Substantial Changes:**
(Summarizing differences between the Committee Substitute and the prior version of the bill.)**CS/CS by Rules on February 24, 2026:**

The committee substitute:

- Makes a minor revision to the provision governing the expiration of building permits for single-family dwellings.
- Adds a new bill section providing that a manufactured home may be placed on any lot in a recreational vehicle park, rather than only on a mobile home lot in a recreational vehicle park.
- Adds a new bill section providing that an off-site constructed residential dwelling must be permitted as of right in any zoning district where single-family detached dwellings are allowed.
- Places the directive for the Florida Building Commission to develop a uniform building permit application in alternative section of Florida Statutes (s. 553.77, F.S.) and specifies that there be a separate uniform application for both commercial and residential construction projects.
- Creates an exception to the prohibition on permitting temporary residential hurricane or flood protection walls or barriers, allowing a local government to require a permit when necessary to ensure compliance with National Flood Insurance Program (NFIP) requirements.
- Revises the retaining wall provision to directly prohibit local governments from requiring a separate permit for each parcel on which a retaining wall is constructed, rather than directing the Florida Building Commission to amend the Building Code to impose that prohibition.
- Clarifies that s. 553.79(1), F.S., regarding the prohibition on permits for certain construction work, does not limit a local government's authority to ensure compliance with National Flood Insurance Program requirements.
- Adds a new bill section prohibiting a political subdivision from adopting or enforcing an ordinance, or imposing a building permit or development order, that requires glazing on more than 15 percent of the surface area of the primary façade within the first 10 feet above the ground floor of a new commercial or mixed-use construction or restoration project.
- Adds gas work to the types of work for which a local government must respond within five days to a permit application for an existing single-family dwelling, provided the work is valued at less than \$15,000.
- Removes the bill provision allowing building permits for construction or renovation of single-family dwellings to be deemed approved if the property is located in an area subject to a state of emergency within the past 24 months.

- As it relates to private providers, the amendment:
 - Revises when a local building official may inspect construction that a private provider has determined compliant with applicable codes.
 - Requires local enforcement agencies, for commercial projects, to reduce permit fees by at least 25% of the portion attributable to plans review or building inspection when

a private provider is used, and by at least 50% if the private provider performs all required plans review or inspection services.

- Removes the requirement for DBPR to establish a private provider registration system. Instead, modifies current law to require local enforcement agencies, rather than authorize them, to establish a registration system for private providers.
- Authorizes a local building official to review plans deemed code-compliant by a private provider solely to verify compliance with local ordinances, floodplain management regulations, site requirements, and other administrative or life-safety provisions unrelated to the Florida Building Code.
- Requires building officials to notify permit applicants of incomplete forms within five business days for single-trade plans review for single-family and two-family dwellings.
- Restores current law prohibiting local building officials from restricting private providers from performing inspections outside the official's normal operating hours.
- Revises who must sign the certificate of compliance summarizing inspections performed by a private provider.

CS by Regulated Industries on February 10, 2026:

The committee substitute:

- Amends ss. 125.56(4)(d) and 553.79, F.S., to provide that permits for single-family one year (instead of 180 days) after the latter of the issuance of the permit or the effective date of the next edition of the Florida Building Code (Building Code), and that local governments may extend a building permit beyond one year.
- Amends s. 553.73(7)(h), F.S., to limit the permitting exemption in this paragraph to temporary hurricane and flood protection walls and barriers, and to provide a local government has no legal obligation to the owner, the contractor, or their successors or assigns for work performed pursuant to exemption in this paragraph.
- Amends s. 553.79(11)(g), F.S., to:
 - Provide that a construction project may not be divided into more than one project for the purpose of evading the requirements of this section, and to provide that local governments may require permits for electrical, plumbing, structural, mechanical, or gas work, delete from the bill the provision allowing local governments to requiring a permit for any electrical, plumbing, or structural work, not including the repair or replacement of exterior doors or windows;
 - Provide written notice requirements for work performed under the permitting exemption in this paragraph by a person other than the property owner; and
 - Provide that a local government has no legal duty to the owner, contractor, or their successors or assigns, for work performed pursuant under this exemption to permit requirements.
- Revises s. 553.791, F.S., to:
 - Delete from the bill a definition for the term “system of registration;”
 - Provide that a certificate of compliance must be signed by the private provider and any duly authorized representative who physically performed the inspection, if applicable, instead of signed by any qualified individual employed by the private provider under whose authority an inspection was completed;

- Repeal the requirement for local enforcement agencies, local building officials, or local governments, as applicable, to provide a registration system for private providers;
- Require the Department of Business and Professional Regulation to maintain a statewide registry of licensed persons and business organizations qualified to act as a private provider, which local enforcement agencies must utilize to verify the licensure and professional liability insurance of a private provider.
- Provide that a private provider's registration in the department's registry shall be deemed sufficient to satisfy any local registration requirements, and that local enforcement agencies may not require a private provider to submit a separate local registration or pay a registration fee for any project in a jurisdiction if the provider is currently active in the statewide registry; and
- Provide that a county, a municipality, or an independent special district may employ a licensed building inspector or a person who has the same licensure or certification as a private provider, to provide building code inspection services.
- Amends s. 553.792, F.S., to provide that the uniform building permit applications adopted by the commission must, to the extent feasible, be capable of integration with existing building permit software systems utilized by local governments and must account for local amendments to the Building Code.

B. Amendments:

None.