

**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.)

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Prepared By: The Professional Staff of the Committee on Regulated Industries

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BILL: SB 1260

INTRODUCER: Senator DiCeglie

SUBJECT: Building Inspections During an Emergency

DATE: February 9, 2026

REVISED: \_\_\_\_\_

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Oxamendi	Imhof	RI	<b>Pre-meeting</b>
2.			ATD	
3.			RC	

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**I. Summary:**

SB 1260 authorizes the Governor to allow the following persons to act in specified positions, if such persons are qualified for such work in a state that has a mutual aid agreement entered into pursuant to s. 252.40(2), F.S., and have taken a training program as described in the bill:

- Building code inspector.
- Building inspector.
- Coastal construction inspector.
- Commercial electrical inspector.
- Electrical inspector.
- Mechanical inspector.
- Plumbing inspector.
- Residential electrical inspector.
- Residential inspector.
- Plans examiner.
- Building plans examiner.
- Plumbing plans examiner.
- Mechanical plans examiner.
- Electrical plans examiner.

The bill requires the Division of Emergency Management (division) within the Executive Office of the Governor and the Department of Business and Professional Regulation to develop a Florida Building Code training program.

Local governments with a local amendment to the Florida Building Code are required by the bill to develop a training program on all local amendments applicable within their jurisdiction.

The bill also requires the division to approve any training program for the listed professionals if the training is provided by a foundation that is a not-for-profit corporation under s. 501(c)(3) of the Internal Revenue Code and has a governing board that includes in its membership county commissioners and professional county staff.

Under the bill, the poststorm permitting plan that each county and municipality is required to develop under current law must also include training programs for the listed professionals.

The bill takes effect July 1, 2026.

## II. Present Situation:

### Emergency Management

The division is the agency responsible for carrying out the provisions of ss. 252.31-252.90, F.S., relating to the implementation of the State Emergency Management Act (the act).

The division's duties include implementing "training programs to maintain this state's status as a national leader in emergency management."<sup>1</sup> These training programs may be provided by the division or, for county personnel, by a foundation that is a not-for-profit corporation under s. 501(c)(3) of the Internal Revenue Code and has a governing board that includes in its membership county commissioners and professional county staff (foundation). If training is provided by a foundation, the division must approve the training.<sup>2</sup>

Each county and municipality is required to develop a poststorm permitting plan to expedite recovery and rebuilding by providing special building permit and inspection procedures after a hurricane or tropical storm. Such plans must include training requirements and protocols for supplemental personnel to ensure compliance with local floodplain management requirements that apply within the county or municipality.<sup>3</sup>

### Building Code Inspectors

The Florida Building Code Administrators and Inspectors Board within the Department of Business and Professional Regulation regulates and certifies inspectors and plans examiners under part XII of ch. 468, F.S.

To qualify for certification as an inspector or plans examiner, a person must be at least 18 years of age, be of good moral character, and meet the experience and education requirements set forth in s. 468.609, F.S., which includes passing an examination.

Section 468.603(4), F.S., defines the term "building code inspector" to mean:  
...any of those employees of local governments or state agencies, or any person contracted, with building construction regulation responsibilities who themselves conduct inspections of building construction, erection,

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<sup>1</sup> Section 252.35(2)(n), F.S.

<sup>2</sup> *Id.*

<sup>3</sup> Section 252.381(2)(a), F.S.

repair, addition, or alteration projects that require permitting indicating compliance with building, plumbing, mechanical, electrical, gas, fire prevention, energy, accessibility, and other construction codes as required by state law or municipal or county ordinance.

Building code inspectors include professionals in the following categories:<sup>4</sup>

- “Building inspector,” which means a person who is qualified to inspect and determine that buildings and structures are constructed in accordance with the provisions of the governing building codes and state accessibility laws.
- “Coastal construction inspector,” which means a person who is qualified to inspect and determine that buildings and structures are constructed to resist near-hurricane and hurricane velocity winds in accordance with the provisions of the governing building code.
- “Commercial electrical inspector,” which means a person who is qualified to inspect and determine the electrical safety of commercial buildings and structures by inspecting for compliance with the provisions of the National Electrical Code.
- “Electrical inspector,” which means a person who is qualified to inspect and determine the electrical safety of commercial and residential buildings and accessory structures by inspecting for compliance with the provisions of the National Electrical Code.
- “Mechanical inspector,” which means a person who is qualified to inspect and determine that the mechanical installations and systems for buildings and structures are in compliance with the provisions of the governing mechanical code.
- “Plumbing inspector,” which means a person who is qualified to inspect and determine that the plumbing installations and systems for buildings and structures are in compliance with the provisions of the governing plumbing code.
- “Residential electrical inspector,” which means a person who is qualified to inspect and determine the electrical safety of one-family and two-family dwellings and accessory structures by inspecting for compliance with the applicable provisions of the governing electrical code.
- “Residential inspector,” which means a person who is qualified to inspect and determine that one-family, two-family, or three-family residences not exceeding two habitable stories above no more than one uninhabitable story and accessory use structures in connection therewith are constructed in accordance with the provisions of the governing building, plumbing, mechanical, accessibility, and electrical codes.

Section 468.603(8), F.S., defines the term “plans examiner” to mean:

...a person who is qualified to determine that plans submitted for purposes of obtaining building and other permits comply with the applicable building, plumbing, mechanical, electrical, gas, fire prevention, energy, accessibility, and other applicable construction codes. The term includes a residential plans examiner who is qualified to determine that plans submitted for purposes of obtaining building and other permits comply with the applicable residential building, plumbing, mechanical, electrical, gas, energy, accessibility, and other applicable construction codes.

Plans examiners include professionals in the following categories:

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<sup>4</sup> Section 468.603(5), F.S.

- Building plans examiner.
- Plumbing plans examiner.
- Mechanical plans examiner.
- Electrical plans examiner.

### **III. Effect of Proposed Changes:**

The bill amends s. 252.35(2)(n), F.S., to require the division to approve the training of the professionals listed in s. 468.634(2), F.S., if the training is provided by a foundation.

The bill amends s. 252.381(2)(a), F.S., to require that the poststorm permitting plan that each county and municipality is required to develop include training programs for the professionals listed in s. 468.634(2), F.S.

The bill creates s. 468.634, F.S., to authorize the Governor to allow the following persons to act in specified positions, if such persons are qualified for such work in a state that has a mutual aid agreement entered into pursuant to s. 252.40(2), F.S., and have taken a training program as described in the bill:

- Building code inspector.
- Building inspector.
- Coastal construction inspector.
- Commercial electrical inspector.
- Electrical inspector.
- Mechanical inspector.
- Plumbing inspector.
- Residential electrical inspector.
- Residential inspector.
- Plans examiner.
- Building plans examiner.
- Plumbing plans examiner.
- Mechanical plans examiner.
- Electrical plans examiner.

The bill requires the division and the Department of Business and Professional Regulation to develop a Florida Building Code training program.

Local governments with a local amendment to the Florida Building Code are also required by the bill to develop a training program on all local amendments applicable within their jurisdiction.

The bill takes effect July 1, 2026.

### **IV. Constitutional Issues:**

#### **A. Municipality/County Mandates Restrictions:**

None.

**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:**

None.

**C. Government Sector Impact:**

None.

**VI. Technical Deficiencies:**

None.

**VII. Related Issues:**

None.

**VIII. Statutes Affected:**

This bill substantially amends the following sections of the Florida Statutes: 252.35, 252.381, and 468.634.

**IX. Additional Information:****A. Committee Substitute – Statement of Changes:**

(Summarizing differences between the Committee Substitute and the prior version of the bill.)

None.

B. Amendments:

None.

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This Senate Bill Analysis does not reflect the intent or official position of the bill's introducer or the Florida Senate.

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