

FLORIDA HOUSE OF REPRESENTATIVES BILL ANALYSIS

This bill analysis was prepared by nonpartisan committee staff and does not constitute an official statement of legislative intent.

BILL #: [CS/HB 4035](#)

TITLE: Palm Beach County

SPONSOR(S): Edmonds

COMPANION BILL: None

LINKED BILLS: None

RELATED BILLS: None

Committee References

[Intergovernmental Affairs](#)

14 Y, 0 N



[Industries & Professional](#)

[Activities](#)

16 Y, 0 N



[State Affairs](#)

22 Y, 0 N, As CS

SUMMARY

Effect of the Bill:

The bill revises the Palm Beach County Construction Industry Licensing Board's (Board) process for issuing certificates of competency by requiring applicants to pass the required examination before their application is reviewed by the Board. The bill requires applicants to submit preliminary paperwork to ensure certain requirements are met before the examination is scheduled.

Fiscal or Economic Impact:

The Economic Impact Statement for the bill states the changes made by the bill will streamline existing processes and reduce duplicate reviews, thereby resulting in potential savings through reduced administrative workloads and improved processing times.

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ANALYSIS

EFFECT OF THE BILL:

The bill revises the [Palm Beach County Construction Industry Licensing Board's \(Board\)](#) process for issuing certificates of competency to contractors by requiring applicants to pass the required examination before their application is reviewed by the Board. Instead, the bill requires applicants to submit their application for a preliminary review, at which the point the examination is scheduled by the Board if the applicant meets the qualifications. (Section [1](#))

The bill removes a requirement that the Board offer examinations at least once every three months and removes both the annual limit on the number of times an applicant may take the examination and the mandatory waiting period between attempts. (Section [1](#))

The bill has an effective date of upon becoming a law. (Section [2](#)).

FISCAL OR ECONOMIC IMPACT:

LOCAL GOVERNMENT:

The Economic Impact Statement for the bill states the changes made by the bill will streamline existing processes and reduce duplicate reviews, thereby resulting in potential savings through reduced administrative workloads and improved processing times.

STORAGE NAME: h4035e.SAC

DATE: 2/3/2026

RELEVANT INFORMATION

SUBJECT OVERVIEW:

Construction Professional Licenses

Contractors are regulated by ch. 489, F.S., which outlines the law pertaining to contractors in the state of Florida. Part I of ch. 489, F.S., covers construction contracting regulated by the Construction Industry Licensing Board (CILB) and pt. II of ch. 489, F.S., covers electrical/alarm system contracting regulated by the Electrical Contractors' Licensing Board. Both boards are housed in the Department of Business and Professional Regulation (DBPR).¹

Construction contractors are either certified or registered by the CILB.² The CILB consists of 18 members who are appointed by the Governor and confirmed by the Senate.³ The CILB meets to approve or deny applications for licensure, review disciplinary cases, and conduct informal hearings relating to discipline.⁴

An individual is considered a "certified contractor" if he or she passes the state competency examination and obtains a certificate of competency issued by DBPR.⁵ Certified contractors are able to obtain a certificate of competency for a specific license category and are permitted to practice in that category in any jurisdiction in the state. Additionally, a contractor may be considered a "certified specialty contractor" if his or her scope of work is limited to a particular phase of construction, such as drywall or demolition.⁶ Certified specialty contractor licenses are created by the CILB through rulemaking. Certified specialty contractors are permitted to practice in any jurisdiction in the state.

The CILB licenses the following types of contractors:⁷

Statutory Licenses	Specialty Licenses
• Air Conditioning, Classes A, B, and C • Building • General • Internal Pollutant Storage Tank Lining Applicator • Mechanical • Plumbing • Pollutant Storage Systems • Pool/Spa- Commercial, Residential, and Service • Precision Tank Tester • Residential • Roofing • Sheet Metal • Solar • Underground Excavation	• Drywall • Demolition • Gas Line • Glass and Glazing • Industrial Facilities • Irrigation • Marine • Residential Pool/Spa Servicing • Solar Water Heating • Structure • Swimming Pool Decking • Swimming Pool Excavation • Swimming Pool Finishes • Swimming Pool Layout • Swimming Pool Piping • Swimming Pool Structural • Swimming Pool Trim • Tower

¹ [Ch. 489, Parts I and II, F.S.](#)

² [S. 489.115, F.S.](#)

³ [S. 489.107\(1\), F.S.](#)

⁴ [Ss. 489.115 and 489.129, F.S.](#)

⁵ [S. 489.105\(8\), F.S.](#)

⁶ [S. 489.105\(3\)\(q\), F.S.](#)

⁷ [S. 489.105\(3\)\(a\)-\(q\), F.S.](#); R. 61G4-15.015-.040, F.A.C.

Current law provides that local jurisdictions may approve or deny applications for licensure as a registered contractor, review disciplinary cases, and conduct informal hearings relating to discipline of registered contractors licensed in their jurisdiction.⁸ Local governments may only collect licensing fees that cover the cost of regulation.⁹

Locally registered contractors that are required to hold a contracting license to practice their profession in accordance with state law must register with DBPR after obtaining a local license. However, persons holding a local construction license whose job scope does not substantially correspond to the job scope of a certified contractor or a certified specialty contractor are not required to register with DBPR.¹⁰

A county or municipality may not require a license for a person whose job scope does not substantially correspond to a contractor category licensed by the CILB as of July 1, 2025.¹¹ Counties and municipalities are precluded from requiring a license for certain job scopes, including, but not limited to, painting, flooring, cabinetry, interior remodeling, handyman services, driveway or tennis court installation, decorative stone, tile, marble, granite, or terrazzo installation, plastering, stuccoing, caulking, canvas awning installation, and ornamental iron installation.¹²

Counties and municipalities may continue to issue journeyman licenses in the plumbing, pipe fitting, mechanical, and HVAC trades, as well as, the electrical and alarm system trades, which is the current practice by counties and municipalities.¹³ The licensing of those specific local journeyman licenses is exempt from preemption.

Journeyman

A journeyman is a skilled worker in a building trade or craft. There is no state requirement for licensure as a journeyman, but the construction and electrical contractor practice acts account for the fact that counties and municipalities issue journeyman licenses. A person with a journeyman license must always work under the supervision of a licensed contractor, but the state does not regulate journeymen activities or issue journeymen licenses.¹⁴

A county or municipality may issue a journeyman license in plumbing, pipe fitting, mechanical, or HVAC trades to an individual who has:

- Scored at least 75 percent on an approved proctored examination for that construction trade;
- Completed a registered and state-approved apprenticeship program or has at least 12,000 hours of on-the-job training in his or her specific trade; and
- Completed coursework approved by the Florida Building Commission specific to the discipline.¹⁵

⁸ [Ss. 489.117](#) and [489.131, F.S.](#)

⁹ See Office of Economic and Demographic Research, [2024 Local Government Financial Information Handbook](#), p. 9 (last visited Jan. 24, 2026).

¹⁰ [Ss. 489.105](#) and [489.117\(4\), F.S.](#)

¹¹ [S. 163.211\(2\)\(a\), F.S.](#)

¹² [S. 489.117\(4\)\(a\), F.S.](#)

¹³ [Ss. 489.1455](#) and [489.5335, F.S.](#)

¹⁴ [Ss. 489.103](#), [489.1455](#), [489.503](#), and [489.5335, F.S.](#)

¹⁵ [S. 489.1455\(1\), F.S.](#)

[Palm Beach County Construction Industry Licensing Board](#)

The Palm Beach County Construction Industry Licensing Board (Board) was created by special act in 1967.¹⁶ The Board establishes and enforces contractor qualifications and competencies within Palm Beach County by administering certification examinations, processing status-change requests, and holding the authority to suspend or revoke county contractor licenses for violations of certification laws.¹⁷

The Board consists of 11 members appointed by the Palm Beach Board of County Commissioners for three-year terms.¹⁸ Board members may not serve more than two consecutive terms, but may be reappointed after a three-year hiatus.¹⁹ The membership of the Board consists of licensed contractors across construction trades.²⁰

Examination and Certification Requirements

To obtain a certificate of competency, an applicant of 18 years of age or older and of good moral character, submits an application to the Board including the following:

- A statement noting the type of certificate desired and applicable fee.
- Evidence in the form of affidavits from former employers or other qualified people verifying the required experience and education.
- A credit report from a nationally recognized credit agency.
- Any other pertinent information prescribed by the Board by rule or regulation.²¹

Once the candidate's financial responsibility, credit history, education, experience, business reputation, and the business reputation of any business agency the applicant expects to contract with are reviewed and approved by the Board, approved applicants schedule to take the examination necessary for certification.²² The examinations are held at locations and times the Board selects, with at least one examination offered every three months. A maximum of four examinations in a category may be taken in a twelve-month period, but may not be rescheduled until 60 days have passed. Each candidate takes an objective written examination about his or her ability to become certified in one or more categories applied for. The applicant then takes an examination for each of the categories relevant to the application that covers knowledge of basic principles of contracting and construction. The Board may authorize applicants for specialty contractors and journeymen certificates to complete the examination requirements by taking and passing an oral examination. An applicant must score at least a 75 percent on the examination to pass.²³

After the applicant submits the fee and application, the Board investigates the applicant's qualifications.²⁴ If the applicant is approved by the Board, he or she is notified to appear for an examination. The Board must inform the applicant in writing within 30 days of examination whether or not he or she has qualified. If the candidate is qualified, the Board must also issue the appropriate certificate within the same time frame. Applicants must submit documentation to the Board showing that the applicant has sufficient liability insurance and license bond in an amount determined by the Board.²⁵

Applicants must show proof of liability insurance, workers' compensation coverage or exemption, license bond, and payment of fees as a prerequisite to certification.²⁶

¹⁶ Ch. 67-1876, Laws of Fla.

¹⁷ Palm Beach County Code Compliance Division, [Construction Industry Licensing Board](#) (Aug. 8, 2025)(last visited Jan. 24, 2026).

¹⁸ Ch. 67-1876, s. 3, Laws of Fla., as amended by ch. 81-456, s. 1, Laws of Fla.

¹⁹ Ch. 67-1876, s. 3, Laws of Fla., as amended by chs. 81-456, s. 1, and 92-260, s. 2, Laws of Fla.

²⁰ [Letter from Rick Torrance, Palm Beach County to Rep. John Snyder, Chair of the Palm Beach Legislative Delegation \(Oct 2, 2025\)](#) (last visited Jan. 24, 2026).

²¹ Ch. 67-1876, s. 5, Laws of Fla., as amended by ch. 81-456, s. 1, Laws of Fla.

²² *Id.*

²³ *Id.*

²⁴ *Id.*

²⁵ *Id.*

²⁶ *Id.*

Local Bill Forms

The Florida Constitution prohibits the passage of any special act unless a notice of intention to seek enactment of the bill has been published as provided by general law or the act is conditioned to take effect only upon approval by referendum vote of the electors in the area affected.²⁷ A legal advertisement of the proposed bill must be placed in a newspaper of general circulation or published on a publicly accessible website²⁸ at least 30 days prior to the introduction of the local bill in the House or Senate.²⁹ The bill was noticed in the [Palm Beach Post on November 3, 2025](#).

The House local bill policy requires a completed and signed Local Bill Certification Form and Economic Impact Statement Form be filed with the Clerk of the House at the time the local bill is filed or as soon thereafter as possible.³⁰ Under the policy, a committee or subcommittee may not consider a local bill unless these forms have been filed. The following forms have been submitted for the bill:

- [Local Bill Certification Form](#)
- [Economic Impact Statement Form](#)

BILL HISTORY

COMMITTEE REFERENCE	ACTION	DATE	STAFF DIRECTOR/ POLICY CHIEF	ANALYSIS PREPARED BY
Intergovernmental Affairs Subcommittee	14 Y, 0 N	1/20/2026	Darden	Burgess
Industries & Professional Activities Subcommittee	16 Y, 0 N	1/28/2026	Anstead	Bunnell
State Affairs Committee	22 Y, 0 N, As CS	2/3/2026	Williamson	Burgess

THE CHANGES ADOPTED BY THE COMMITTEE:

- Clarified the timeline for examination by the Board.

THIS BILL ANALYSIS HAS BEEN UPDATED TO INCORPORATE ALL OF THE CHANGES DESCRIBED ABOVE.

²⁷ [Art. III, s. 10, Fla. Const.](#)

²⁸ [S. 50.0311\(2\), F.S.](#)

²⁹ [S. 11.02, F.S.](#) If there is no newspaper circulated throughout or published in the county and no publicly accessible website has been designated, notice must be posted for at least 30 days in at least three public places in the county, one of which must be at the courthouse.

³⁰ Intergovernmental Affairs Subcommittee, [Local Bill Policies and Procedures Manual](#), p. 11 (last visited Jan. 24, 2026).