

HOUSE AMENDMENT  
Bill No. CS/CS/HB 405 (2026)

Amendment No.

CHAMBER ACTION

Senate

House

1 Representative Griffitts offered the following:

2  
3       **Substitute Amendment for Amendment (834215) (with title**  
4       **amendment)**

5       Remove everything after the enacting clause and insert:

6       **Section 1. Section 255.0994, Florida Statutes, is created**  
7       **to read:**

8       255.0994 Public works projects; unenforceability of  
9       certain contract provisions regarding delays.—

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

11      (a) "Governmental entity" has the same meaning as in s.

12      255.0993(1).

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13        (b) "Public works project" has the same meaning as in s.  
14        255.0992(1).

15        (2) Except as otherwise required by federal or state law,  
16        a governmental entity that contracts for a public works project  
17        may not take any of the following actions:

18        (a) Enforce any contract provision that eliminates or  
19        limits the contractor's right to receive compensation for  
20        damages and increased costs, equitable adjustments, or time  
21        extensions due to a delay in performance of the contract if the  
22        delay was caused by the acts or omissions of the governmental  
23        entity or any agent, employee, or person acting on behalf of the  
24        governmental entity.

25        (b) Enforce any contract provision that eliminates or  
26        limits the contractor's right to receive time extensions for any  
27        day during which a delay caused by the acts or omissions of the  
28        governmental entity or any agent, employee, or person acting on  
29        behalf of the governmental entity overlaps with a delay caused  
30        by the acts or omissions of the contractor or his or her  
31        subcontractors, agents, or employees.

32        (3) This section may not be construed to render  
33        unenforceable a provision of a contract for a public works  
34        project which:

35        (a) Requires the party claiming a delay to give notice of  
36        the acts or omissions giving rise to the delay;

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37        (b) Allows a governmental entity to recover damages for a  
38        delay if the delay was caused by the acts or omissions of the  
39        contractor or his or her subcontractors, agents, or employees;  
40        or

41        (c) Provides for arbitration or any other procedure  
42        designed to settle contract disputes.

43        (4) If a contract for a public works project contains a  
44        provision that is unenforceable under this section, the  
45        provision must be severed from the contract, and the remaining  
46        provisions must remain in full force and effect.

47        (5) This section applies to any contract for a public  
48        works project entered into on or after July 1, 2026.

49        **Section 2. Section 553.382, Florida Statutes, is amended**  
50        **to read:**

51        553.382 Placement of certain housing.—Notwithstanding any  
52        other law or ordinance to the contrary, in order to expand the  
53        availability of affordable housing in this state, any  
54        residential manufactured building that is certified under this  
55        chapter by the department may not be denied a building permit  
56        for placement be placed on a mobile home lot in a mobile home  
57        park, on any lot in a recreational vehicle park, or in a mobile  
58        home condominium, cooperative, or subdivision. Any such housing  
59        unit placed on a mobile home lot is a mobile home for purposes  
60        of chapter 723 and, therefore, all rights, obligations, and  
61        duties under chapter 723 apply, including the specifics of the

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62 prospectus. However, a housing unit subject to this section may  
63 not be placed on a mobile home lot without the prior written  
64 approval of the park owner. Each housing unit located on a  
65 mobile home lot and subject to this section shall be taxed as a  
66 mobile home under s. 320.08(11) and is subject to payments to  
67 the Florida Mobile Home Relocation Fund under s. 723.06116.

68 **Section 3. Present subsections (1) through (12) of section**  
69 **553.71, Florida Statutes, are redesignated as subsections (2)**  
70 **through (13), respectively, and a new subsection (1) is added to**  
71 **that section, to read:**

72 553.71 Definitions.—As used in this part, the term:

73 (1) "Commercial construction project" means the  
74 construction, alteration, or repair of a building or structure  
75 that is primarily intended for business, industrial,  
76 institutional, or mercantile use and is not classified as  
77 residential under the Florida Building Code.

78 **Section 4. Paragraph (1) of subsection (4) of section**  
79 **553.73, Florida Statutes, is redesignated as paragraph (m), and**  
80 **a new paragraph (1) is added to that subsection, to read:**

81 553.73 Florida Building Code.—

82 (4)

83 (1) A local government may not adopt a technical amendment  
84 to the Florida Building Code which requires local plans review  
85 as a condition of issuing a permit for a for a backup power  
86 system that is exempt under s. 553.796.

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87       **Section 5. Section 553.789, Florida Statutes, is created**  
88       **to read:**

89       553.789 Uniform commercial building permit acceptance  
90       standards.—

91       (1) By December 31, 2026, the commission shall adopt rules  
92       pursuant to ss. 120.536(1) and 120.54 which establish uniform  
93       commercial building permit acceptance standards that identify  
94       the information required for acceptance of a commercial building  
95       permit application. The standards must be used statewide by all  
96       enforcement agencies. The standards must include, at a minimum,  
97       all of the following information:

98       (a) The name and contact information of the property  
99       owner.

100       (b) The name, license number, and contact information of  
101       the contractor, if known at the time of the application.

102       (c) The address and parcel identification number of the  
103       construction project.

104       (d) The project type and occupancy classification under  
105       the Florida Building Code.

106       (e) A description of the construction project, including  
107       whether the project is new construction or an alteration, an  
108       addition, or a repair.

109       (f) The total square footage and the declared value of the  
110       construction project.

111       (g) The architect or engineer of record, if applicable.

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112        (h) The identification of any private provider services if  
113 used pursuant to s. 553.791.

114        (2) The commission shall adopt rules pursuant to ss.  
115 120.536(1) and 120.54 which create additional trade-specific  
116 acceptance standards for trades that are often present on a  
117 commercial construction project, including, but not limited to,  
118 electric, HVAC, plumbing, and water and sewer.

119        (3) A local enforcement agency must accept a completed  
120 application if it provides the information set forth in the  
121 uniform commercial building permit acceptance standards and any  
122 other trade-specific acceptance standards that may be adopted by  
123 the commission. However, a local enforcement agency may require  
124 the submission of additional documentation or plans reasonably  
125 necessary for the applicant to demonstrate compliance with the  
126 Florida Building Code or applicable local ordinances and land  
127 development codes.

128        **Section 6. Paragraph (a) of subsection (5) and paragraph**  
129 **(a) of subsection (24) of section 553.79, Florida Statutes, are**  
130 **amended, and paragraph (g) is added to subsection (1) of that**  
131 **section, to read:**

132        553.79 Permits; applications; issuance; inspections.—

133        (1)

134        (g) Permit fees imposed by a local enforcement agency must  
135 be limited to the actual and reasonable costs incurred in  
136 reviewing, processing, and administering the permit and may not

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137 be based on industry standards, market rates, or comparable  
138 retail pricing. Such fees must be proportional to the work  
139 performed in reviewing, processing, and administering the  
140 permit.

141 (5) (a) During new construction or during repair or  
142 restoration projects in which the structural system or  
143 structural loading of a building is being modified, the  
144 enforcing agency shall require a special inspector to perform  
145 structural inspections on a threshold building pursuant to a  
146 structural inspection plan prepared by the engineer or architect  
147 of record. The structural inspection plan must be submitted to  
148 and approved by the enforcing agency before the issuance of a  
149 building permit for the construction of a threshold building.  
150 The purpose of the structural inspection plan is to provide  
151 specific inspection procedures and schedules so that the  
152 building can be adequately inspected for compliance with the  
153 permitted documents. The special inspector may not serve as a  
154 surrogate in carrying out the responsibilities of the building  
155 official, the architect, or the engineer of record. The  
156 contractor's contractual or statutory obligations are not  
157 relieved by any action of the special inspector. The special  
158 inspector shall determine that a professional engineer who  
159 specializes in shoring design has inspected the shoring and  
160 reshoring for conformance with the shoring and reshoring plans  
161 submitted to the enforcing agency. A fee simple title owner of a

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162 building, which does not meet the minimum size, height,  
163 occupancy, occupancy classification, or number-of-stories  
164 criteria which would result in classification as a threshold  
165 building as defined in s. 553.71 ~~under s. 553.71(12)~~, may  
166 designate such building as a threshold building, subject to more  
167 than the minimum number of inspections required by the Florida  
168 Building Code.

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

172 1. Contains any building, construction, or aesthetic  
173 requirement or condition that conflicts with or impairs  
174 corporate trademarks, service marks, trade dress, logos, color  
175 patterns, design scheme insignia, image standards, or other  
176 features of corporate branding identity on real property or  
177 improvements thereon used in activities conducted under chapter  
178 526 or in carrying out business activities defined as a  
179 franchise by Federal Trade Commission regulations in 16 C.F.R.  
180 ss. 436.1, et. seq.; or

181 2. Imposes any requirement on the design, construction, or  
182 location of signage advertising the retail price of gasoline in  
183 accordance with the requirements of ss. 526.111 and 526.121  
184 which prevents the signage from being clearly visible and  
185 legible to drivers of approaching motor vehicles from a vantage  
186 point on any lane of traffic in either direction on a roadway

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187 abutting the gas station premises and meets height, width, and  
188 spacing standards for Series C, D, or E signs, as applicable,  
189 published in the latest edition of Standard Alphabets for  
190 Highway Signs published by the United States Department of  
191 Commerce, Bureau of Public Roads, Office of Highway Safety; or  
192 3. Imposes a glazing requirement that results in the  
193 glazing of more than 15 percent of the surface area of the  
194 primary facade for the first 10 feet above the ground floor for  
195 a proposed new commercial or mixed-use construction or  
196 restoration project, except for individually listed or  
197 contributing structures to a National Register of Historic  
198 Places district. Such glazing requirements may not be imposed or  
199 enforced on any facade other than the primary facade, and such  
200 glazing requirements may not be imposed or enforced on any  
201 portion of the primary facade higher than the first 10 feet  
202 above the ground floor. For purposes of this subparagraph, the  
203 term:

204 a. "Glazing" means the installation of transparent or  
205 translucent materials, including glass or similar substances, in  
206 windows, doors, or storefronts. The term includes any actual or  
207 faux windows to be installed to a building facade.

208 b. "Primary facade" means the single building side on  
209 which the primary entrance to the building is located.

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210       **Section 7. Paragraph (b) of subsection (2) of section**  
211       **553.791, Florida Statutes, is amended, and paragraph (d) is**  
212       **added to that subsection, to read:**

213       553.791 Alternative plans review and inspection.—

214       (2)

215       (b) If an owner or contractor retains a private provider  
216       for purposes of plans review or building inspection services,  
217       the local jurisdiction must reduce the permit fee by the amount  
218       of cost savings realized by the local enforcement agency for not  
219       having to perform such services. Such reduction may be  
220       calculated on a flat fee or percentage basis, or any other  
221       reasonable means by which a local enforcement agency assesses  
222       the cost for its plans review or inspection services. The local  
223       jurisdiction must include the applicable reduction in the permit  
224       fee on its schedule of fees posted on the local jurisdiction's  
225       website. The local jurisdiction may not charge fees for building  
226       inspections or plans review services if the fee owner or  
227       contractor hires a private provider to perform such services;  
228       however, the local jurisdiction may charge a reasonable  
229       administrative fee, which shall be based on the cost that is  
230       actually incurred, including the labor cost of the personnel  
231       providing the service, by the local jurisdiction or attributable  
232       to the local jurisdiction for the clerical and supervisory  
233       assistance required, or both, so long as the fee is not punitive  
234       in nature. The local jurisdiction must specify the

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235 administrative services covered by the administrative fees for  
236 any project in which a private provider is used before charging  
237 such fees.

238 (d) If an owner or a contractor retains a private provider  
239 for purposes of plans review or building inspection services for  
240 a commercial construction project, the local enforcement agency  
241 must reduce the permit fee by at least 25 percent of the portion  
242 of the permit fee attributable to plans review or building  
243 inspection services, as applicable. If an owner or a contractor  
244 retains a private provider for all required plans review and  
245 building inspection services, the local enforcement agency must  
246 reduce the total permit fee by at least 50 percent of the amount  
247 otherwise charged for such services. If a local enforcement  
248 agency does not reduce its fees by at least the percentages  
249 provided in this paragraph, the local enforcement agency  
250 forfeits the ability to collect any fees for the commercial  
251 construction project. The surcharge required by s. 553.721 must  
252 be calculated based on the reduced permit fee. This paragraph  
253 does not prohibit a local enforcement agency from reducing its  
254 fees in excess of the percentages provided in this paragraph.

255 **Section 8. Section 553.796, Florida Statutes, is created**  
256 **to read:**

257 553.796 Building permit exemption for backup power  
258 systems.—

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259        (1) As used in this section, the term "backup power  
260 system" means equipment and associated components installed at  
261 or serving a one-family or two-family dwelling or townhouse for  
262 the purpose of providing on-site electrical power during utility  
263 outages, load management, resiliency, or other similar purposes  
264 and which is capable of providing no more than 50 kilowatts of  
265 output to the dwelling or townhouse, or, if the system includes  
266 energy storage, has an aggregate storage capacity of no more  
267 than 100 kilowatt hours.

268        (2) A local enforcement agency must issue a building  
269 permit for the design, installation, relocation, replacement, or  
270 repair of a backup power system that is installed by a  
271 contractor licensed under chapter 489 or a public utility that  
272 is exempt from licensure under s. 489.503(4) and for which plans  
273 signed and sealed by a Florida licensed professional engineer  
274 have been submitted. The licensed professional engineer, not the  
275 local enforcement agency, must determine if the plans meet the  
276 definition of a backup power system under subsection (1). The  
277 local enforcement agency shall issue the permit within 1  
278 business day after the date on which such plans were submitted  
279 and may not require any additional plans review or other  
280 approval as a condition of issuing the permit. A licensed  
281 contractor may commence work immediately upon submitting such  
282 plans under this section and does not have to wait for the  
283 permit to be issued.

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284        (3) The installation of a backup power system performed by  
285        an owner and not a contractor licensed under chapter 489 is not  
286        an eligible backup power system under this section and the owner  
287        must proceed under otherwise applicable permitting requirements.  
288        This section does not authorize unlicensed contracting.

289        (4) Notwithstanding chapters 125 and 166 or any other law,  
290        a county, municipality, or special district may not adopt or  
291        enforce an ordinance, a rule, or any other measure, beyond  
292        enforcing the standards contained in the Florida Building Code  
293        and the Florida Fire Prevention Code, which regulates the  
294        installation, relocation, replacement, or repair of backup power  
295        systems.

296        (5) (a) A local enforcement agency may conduct an  
297        inspection, in person or virtually, of a backup power system to  
298        verify compliance with the Florida Building Code and the Florida  
299        Fire Prevention Code. A local enforcement agency may not require  
300        more than one inspection of a backup power system except in the  
301        case of noncompliance as provided in subsection (6).

302        (b) An owner or the owner's contractor may choose to have  
303        the inspection of a backup power system performed by a private  
304        provider in accordance with s. 553.791. A private provider must  
305        adhere to the timelines for emergency inspections and submittal  
306        requirements of inspection reports. The procedures in s.  
307        553.791(13) apply to inspections under this section that are  
308        performed by a private provider.

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309       (6) If a local enforcement agency finds that an owner or  
310 the owner's contractor has not complied with this section, the  
311 local enforcement agency must provide to the owner or contractor  
312 a written notice of correction that cites the specific code  
313 sections that are out of compliance and the required remedy to  
314 correct such noncompliance. The local enforcement agency may  
315 issue a stop-work order only to address an immediate danger to  
316 life or safety and only for the affected portion of the work  
317 being performed. Upon request by the owner or the owner's  
318 contractor after the noncompliance has been corrected, the local  
319 enforcement agency must offer a reinspection date within 2  
320 business days after such request or on the next day inspections  
321 are being conducted, whichever is earlier. If a reinspection  
322 does not occur within the required timeframe, a private provider  
323 inspection report completed pursuant to s. 553.791 constitutes  
324 acceptance on the part of the local enforcement agency.

325       (7) A failed inspection report of a backup power system  
326 installed at or serving an existing and occupied one-family or  
327 two-family dwelling or townhouse may not be the sole basis for a  
328 local enforcement agency to withhold or revoke a certificate of  
329 occupancy for the dwelling or townhouse. Instead, the local  
330 enforcement agency shall withhold authorization to energize the  
331 backup power system until any corrections are performed and  
332 verified.

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333        (8) (a) A person who installs, alters, replaces, repairs,  
334        or modifies a backup power system must notify the authorized  
335        entities that serve the backup power system of the system's  
336        manufacturer energy consumption demands based on maximum load  
337        applied to the system. Such notification must be made within a  
338        reasonable timeframe before the date on which the system is  
339        installed.

340        (b) All of the following entities require notification  
341        under paragraph (a):

- 342        1. An electric utility as defined in s. 366.02.
- 343        2. A natural gas utility as defined in s. 366.04(3)(c).
- 344        3. A Category I liquefied petroleum gas dealer as defined  
345        in s. 527.01(6).

346        **Section 9.** This act does not alter or abridge the  
347        jurisdiction of the Public Service Commission under chapter 366,  
348        Florida Statutes, the exemptions for utilities and cooperatives  
349        under s. 366.11, Florida Statutes, or the requirements of rule  
350        25-6.065, Florida Administrative Code, relating to  
351        interconnection and net metering. This act does not affect any  
352        tariff, service policy, or interconnection requirements of a  
353        utility or cooperative.

354        **Section 10. Section 553.8411, Florida Statutes, is created**  
355        **to read:**

356        553.8411 Nonresidential buildings; floodproofing.—A  
357        nonresidential structure constructed after July 1, 2026, which

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358 is located in a flood zone as designated by the Federal  
359 Emergency Management Agency must elevate its lowest floor above  
360 the required design flood elevation. As an alternative to this  
361 requirement, a nonresidential structure may be designed and  
362 constructed below the required design flood elevation if all  
363 structural areas below the required design flood elevation are  
364 substantially impermeable to water and capable of resisting the  
365 effects of the regulatory floodplain, including, but not limited  
366 to, flow velocities, duration, rate of rise, hydrostatic and  
367 hydrodynamic forces, buoyancy, and debris impact.

368 **Section 11. Subsection (5) of section 553.842, Florida**  
369 **Statutes, is amended to read:**

370 553.842 Product evaluation and approval.—

371 (5) Statewide approval of products, methods, or systems of  
372 construction may be achieved by one of the following methods.  
373 One of these methods must be used by the commission to approve  
374 the following categories of products: panel walls, exterior  
375 doors, roofing, skylights, windows, shutters, impact protective  
376 systems, mitigation products, and structural components as  
377 established by the commission by rule. A product may not be  
378 advertised, sold, offered, provided, distributed, or marketed as  
379 hurricane, windstorm, or impact protection from wind-borne  
380 debris from a hurricane or windstorm unless it is approved  
381 pursuant to this section or s. 553.8425. Any person who  
382 advertises, sells, offers, provides, distributes, or markets a

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383 product as hurricane, windstorm, or impact protection from wind-  
384 borne debris without such approval is subject to the Florida  
385 Deceptive and Unfair Trade Practices Act under part II of  
386 chapter 501 brought by the enforcing authority as defined in  
387 s.501.203.

388 (a) Products for which the code establishes standardized  
389 testing or comparative or rational analysis methods shall be  
390 approved by submittal and validation of one of the following  
391 reports or listings indicating that the product or method or  
392 system of construction was in compliance with the Florida  
393 Building Code and that the product or method or system of  
394 construction is, for the purpose intended, at least equivalent  
395 to that required by the Florida Building Code:

396 1. A certification mark or listing of an approved  
397 certification agency, which may be used only for products for  
398 which the code designates standardized testing;

399 2. A test report from an approved testing laboratory;  
400 3. A product evaluation report based upon testing or  
401 comparative or rational analysis, or a combination thereof, from  
402 an approved product evaluation entity; or

403 4. A product evaluation report based upon testing or  
404 comparative or rational analysis, or a combination thereof,  
405 developed and signed and sealed by a professional engineer or  
406 architect, licensed in this state.

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407 A product evaluation report or a certification mark or listing  
408 of an approved certification agency which demonstrates that the  
409 product or method or system of construction complies with the  
410 Florida Building Code for the purpose intended is equivalent to  
411 a test report and test procedure referenced in the Florida  
412 Building Code. An application for state approval of a product  
413 under subparagraph 1. or subparagraph 3. must be approved by the  
414 department after the commission staff or a designee verifies  
415 that the application and related documentation are complete.  
416 This verification must be completed within 10 business days  
417 after receipt of the application. Upon approval by the  
418 department, the product shall be immediately added to the list  
419 of state-approved products maintained under subsection (13).  
420 Approvals by the department shall be reviewed and ratified by  
421 the commission's program oversight committee except for a  
422 showing of good cause that a review by the full commission is  
423 necessary. The commission shall adopt rules providing means to  
424 cure deficiencies identified within submittals for products  
425 approved under this paragraph.

426 (b) Products, methods, or systems of construction for  
427 which there are no specific standardized testing or comparative  
428 or rational analysis methods established in the code may be  
429 approved by submittal and validation of one of the following:

430 1. A product evaluation report based upon testing or  
431 comparative or rational analysis, or a combination thereof, from

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432 an approved product evaluation entity indicating that the  
433 product or method or system of construction was in compliance  
434 with the intent of the Florida Building Code and that the  
435 product or method or system of construction is, for the purpose  
436 intended, at least equivalent to that required by the Florida  
437 Building Code; or

438 2. A product evaluation report based upon testing or  
439 comparative or rational analysis, or a combination thereof,  
440 developed and signed and sealed by a professional engineer or  
441 architect, licensed in this state, who certifies that the  
442 product or method or system of construction is, for the purpose  
443 intended, at least equivalent to that required by the Florida  
444 Building Code.

445 **Section 12. Section 553.8992, Florida Statutes, is created**  
446 **to read:**

447 553.8992 Recommendations for the incorporation of  
448 standards into the Florida Building Code.—By December 31, 2026,  
449 the Florida Building Commission Electrical Technical Advisory  
450 Council shall review and make recommendations relating to  
451 incorporating into the Florida Building Code pursuant to s.  
452 553.73(1) standards for the adoption of sections 680.26(B)(1),  
453 Conductive Pool Shells, and 680.26(B)(2), Perimeter Surfaces, of  
454 the 2026 Edition of the National Electrical Code for all new  
455 construction of commercial or residential pools.

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456           **Section 12. Subsection (3) of section 497.271, Florida**  
457           **Statutes, is amended to read:**

458           497.271 Standards for construction and significant  
459           alteration or renovation of mausoleums and columbaria.—  
460           (3) The licensing authority shall transmit the rules as  
461           adopted under subsection (2), referred to as the "mausoleum  
462           standards," to the Florida Building Commission, which shall  
463           initiate rulemaking under chapter 120 to consider such mausoleum  
464           standards. If such mausoleum standards are not deemed  
465           acceptable, they must be returned by the Florida Building  
466           Commission to the licensing authority with details of changes  
467           needed to make them acceptable. If such mausoleum standards are  
468           acceptable, the Florida Building Commission must adopt a rule  
469           designating the mausoleum standards as an approved revision to  
470           the State Minimum Building Codes under part IV of chapter 553.  
471           When designated by the Florida Building Commission, such  
472           mausoleum standards shall become a required element of the State  
473           Minimum Building Codes under s. 553.73(2)(a) and shall be  
474           transmitted to each local enforcement agency, as defined in s.  
475           553.71 ~~s. 553.71(5)~~. Such local enforcement agency shall  
476           consider and inspect for compliance with such mausoleum  
477           standards as if they were part of the local building code, but  
478           shall have no continuing duty to inspect after final approval of  
479           the construction pursuant to the local building code. Any  
480           further amendments to the mausoleum standards shall be

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481       accomplished by the same procedure. Such designated mausoleum  
482       standards, as from time to time amended, shall be a part of the  
483       State Minimum Building Codes under s. 553.73 until the adoption  
484       and effective date of a new statewide uniform minimum building  
485       code, which may supersede the mausoleum standards as provided by  
486       the law enacting the new statewide uniform minimum building  
487       code.

488       **Section 13. Subsection (5) of section 553.902, Florida  
489       Statutes, is amended to read:**

490       553.902 Definitions.—As used in this part, the term:  
491       (5) "Local enforcement agency" means the agency of local  
492       government which has the authority to make inspections of  
493       buildings and to enforce the Florida Building Code. The term  
494       includes any agency within the definition of s. 553.71(6) ~~s.~~  
495       553.71(5).

496       **Section 14.** This act shall take effect July 1, 2026.

497  
498       -----

499       **T I T L E   A M E N D M E N T**

500       Remove everything before the enacting clause and insert:  
501                   A bill to be entitled  
502                   An act relating to commercial construction projects;  
503                   creating s. 255.0994, F.S.; providing definitions;  
504                   prohibiting a governmental entity from enforcing  
505                   certain contract provisions for a public works

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506                   project; providing construction; providing for  
507                   severability; providing applicability; amending s.  
508                   553.382, F.S.; prohibiting certain residential  
509                   manufactured buildings from being denied a building  
510                   permit for certain placement; amending s. 553.71,  
511                   F.S.; defining the term "commercial construction  
512                   project"; amending s. 553.73, F.S.; prohibiting local  
513                   governments from adopting specified technical  
514                   amendments to the Florida Building Code; creating s.  
515                   553.789, F.S.; requiring the Florida Building  
516                   Commission to adopt by rule uniform commercial  
517                   building permit acceptance standards for a specified  
518                   purpose by a specified date; specifying the  
519                   information to be included in the acceptance  
520                   standards; requiring the commission to adopt rules to  
521                   create additional trade-specific acceptance standards  
522                   for certain trades; requiring a local enforcement  
523                   agency to accept a completed application if it  
524                   provides the information set forth in such acceptance  
525                   standards adopted by the commission; authorizing the  
526                   local enforcement agency to require additional  
527                   documentation or plans; amending s. 553.79, F.S.;  
528                   requiring permit fees that are imposed by a local  
529                   enforcement agency to be limited to the actual and  
530                   reasonable costs incurred in reviewing, processing,

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531 and administering the permit; prohibiting such fees  
532 from being based on industry standards, market rates,  
533 or comparable retail pricing; requiring that such fees  
534 be proportional to the work performed in reviewing,  
535 processing, and administering such permits;  
536 prohibiting a political subdivision from imposing  
537 certain requirements for glazing on certain proposed  
538 construction or restoration projects; defining the  
539 terms "glazing" and "primary facade"; conforming a  
540 cross-reference; amending s. 553.791, F.S.; requiring  
541 a local jurisdiction to include a certain reduction in  
542 permit fees on its schedule of fees posted on its  
543 website; prohibiting the local jurisdiction from  
544 charging fees for plans review services under certain  
545 circumstances; prohibiting fees punitive in nature;  
546 requiring the local jurisdiction to specify the  
547 services covered by the administrative fees on its  
548 website; requiring the local enforcement agency to  
549 reduce the permit fee by specified percentages for an  
550 owner or a contractor who retains a private provider  
551 for specified purposes; providing that a local  
552 enforcement agency forfeits its ability to collect any  
553 fees for a commercial construction project if it does  
554 not reduce its fees by such specified percentages;  
555 requiring that a certain surcharge be calculated based

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556 on the reduced permit fee; providing construction;  
557 creating s. 553.796, F.S.; defining the term "backup  
558 power system"; requiring a local enforcement agency to  
559 issue a building permit, within a specified timeframe,  
560 for the design, installation, relocation, replacement,  
561 or repair of backup power systems installed by certain  
562 persons or utilities under certain circumstances;  
563 requiring a licensed professional engineer to  
564 determine if certain plans are considered a backup  
565 power system; authorizing a licensed contractor to  
566 commence work before receiving the building permit;  
567 requiring an owner who is installing a backup power  
568 system to proceed under applicable permitting  
569 requirements; prohibiting counties, municipalities,  
570 and special districts from adopting or enforcing  
571 ordinances or rules regulating backup power systems;  
572 authorizing a local enforcement agency to conduct an  
573 inspection in person or virtually; authorizing an  
574 owner or the owner's contractor to have a private  
575 provider inspect the backup power system; providing  
576 requirements for such private provider; requiring a  
577 local enforcement agency to provide certain notice to  
578 an owner or the owner's contractor under certain  
579 circumstances; authorizing the issuance of a stop-work  
580 order under certain circumstances; providing for a

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581       reinspection within a specified timeframe upon  
582       request; prohibiting a failed inspection report to be  
583       the sole basis for a local enforcement agency to  
584       withhold or revoke a certificate of occupancy;  
585       requiring a person who installs, alters, replaces,  
586       repairs, or modifies a backup power system to provide  
587       certain notification to authorized entities; providing  
588       construction; creating s. 553.8411, F.S.; requiring  
589       nonresidential structures built in a flood zone after  
590       a specified date to have the lowest floor elevated  
591       above the required design flood elevation; providing  
592       an exception; amending s. 553.842, F.S.; revising the  
593       products requiring statewide approval to include  
594       mitigation products; creating s. 553.8992, F.S.;  
595       requiring the commission to incorporate into the  
596       Florida Building Code certain standards for all new  
597       construction of commercial and residential pools by a  
598       specified date; amending ss. 497.271 and 553.902,  
599       F.S.; conforming cross-references; providing an  
600       effective date.

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