

Amendment No.

CHAMBER ACTION

Senate

House

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Representative Griffitts offered the following:

**Substitute Amendment for Amendment (834215) (with title amendment)**

Remove everything after the enacting clause and insert:

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

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

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

(a) "Governmental entity" has the same meaning as in s. 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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(b) Allows a governmental entity to recover damages for a delay if the delay was caused by the acts or omissions of the contractor or his or her subcontractors, agents, or employees; or

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

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

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

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

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

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

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

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

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

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

553.73 Florida Building Code.—

(4)

(l) A local government may not adopt a technical amendment to the Florida Building Code which requires local plans review as a condition of issuing a permit for a for a backup power 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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building, which does not meet the minimum size, height, occupancy, occupancy classification, or number-of-stories criteria which would result in classification as a threshold building as defined in s. 553.71 ~~under s. 553.71(12)~~, may designate such building as a threshold building, subject to more than the minimum number of inspections required by the Florida Building Code.

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

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

2. Imposes any requirement on the design, construction, or location of signage advertising the retail price of gasoline in accordance with the requirements of ss. 526.111 and 526.121 which prevents the signage from being clearly visible and legible to drivers of approaching motor vehicles from a vantage 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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is located in a flood zone as designated by the Federal Emergency Management Agency must elevate its lowest floor above the required design flood elevation. As an alternative to this requirement, a nonresidential structure may be designed and constructed below the required design flood elevation if all structural areas below the required design flood elevation are substantially impermeable to water and capable of resisting the effects of the regulatory floodplain, including, but not limited to, flow velocities, duration, rate of rise, hydrostatic and hydrodynamic forces, buoyancy, and debris impact.

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

553.842 Product evaluation and approval.—

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

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

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

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

2. A test report from an approved testing laboratory;

3. A product evaluation report based upon testing or comparative or rational analysis, or a combination thereof, from an approved product evaluation entity; or

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

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

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

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

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

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

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

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

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

497.271 Standards for construction and significant alteration or renovation of mausoleums and columbaria.—

(3) The licensing authority shall transmit the rules as adopted under subsection (2), referred to as the "mausoleum standards," to the Florida Building Commission, which shall initiate rulemaking under chapter 120 to consider such mausoleum standards. If such mausoleum standards are not deemed acceptable, they must be returned by the Florida Building Commission to the licensing authority with details of changes needed to make them acceptable. If such mausoleum standards are acceptable, the Florida Building Commission must adopt a rule designating the mausoleum standards as an approved revision to the State Minimum Building Codes under part IV of chapter 553. When designated by the Florida Building Commission, such mausoleum standards shall become a required element of the State Minimum Building Codes under s. 553.73(2)(a) and shall be transmitted to each local enforcement agency, as defined in s. 553.71 ~~s. 553.71(5)~~. Such local enforcement agency shall consider and inspect for compliance with such mausoleum standards as if they were part of the local building code, but shall have no continuing duty to inspect after final approval of the construction pursuant to the local building code. Any further amendments to the mausoleum standards shall be

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

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

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

(5) "Local enforcement agency" means the agency of local government which has the authority to make inspections of buildings and to enforce the Florida Building Code. The term includes any agency within the definition of s. 553.71(6) ~~s. 553.71(5)~~.

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

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

Remove everything before the enacting clause and insert:

A bill to be entitled

An act relating to commercial construction projects;  
creating s. 255.0994, F.S.; providing definitions;  
prohibiting a governmental entity from enforcing  
certain contract provisions for a public works

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project; providing construction; providing for severability; providing applicability; amending s. 553.382, F.S.; prohibiting certain residential manufactured buildings from being denied a building permit for certain placement; amending s. 553.71, F.S.; defining the term "commercial construction project"; amending s. 553.73, F.S.; prohibiting local governments from adopting specified technical amendments to the Florida Building Code; creating s. 553.789, F.S.; requiring the Florida Building Commission to adopt by rule uniform commercial building permit acceptance standards for a specified purpose by a specified date; specifying the information to be included in the acceptance standards; requiring the commission to adopt rules to create additional trade-specific acceptance standards for certain trades; requiring a local enforcement agency to accept a completed application if it provides the information set forth in such acceptance standards adopted by the commission; authorizing the local enforcement agency to require additional documentation or plans; amending s. 553.79, F.S.; requiring permit fees that are imposed by a local enforcement agency to be limited to the actual and 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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on the reduced permit fee; providing construction;  
creating s. 553.796, F.S.; defining the term "backup  
power system"; requiring a local enforcement agency to  
issue a building permit, within a specified timeframe,  
for the design, installation, relocation, replacement,  
or repair of backup power systems installed by certain  
persons or utilities under certain circumstances;  
requiring a licensed professional engineer to  
determine if certain plans are considered a backup  
power system; authorizing a licensed contractor to  
commence work before receiving the building permit;  
requiring an owner who is installing a backup power  
system to proceed under applicable permitting  
requirements; prohibiting counties, municipalities,  
and special districts from adopting or enforcing  
ordinances or rules regulating backup power systems;  
authorizing a local enforcement agency to conduct an  
inspection in person or virtually; authorizing an  
owner or the owner's contractor to have a private  
provider inspect the backup power system; providing  
requirements for such private provider; requiring a  
local enforcement agency to provide certain notice to  
an owner or the owner's contractor under certain  
circumstances; authorizing the issuance of a stop-work  
order under certain circumstances; providing for a

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

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