

1 A bill to be entitled
2 An act relating to commercial construction projects;
3 creating s. 287.05702, F.S.; defining the term
4 "awarding body"; providing that provisions contained
5 in public construction contracts which purport to
6 waive, release, or extinguish certain rights of a
7 contractor are void and unenforceable under specified
8 circumstances; providing construction; providing
9 severability; providing applicability; creating s.
10 553.789, F.S.; requiring the Florida Building
11 Commission, in consultation with the Department of
12 Business and Professional Regulation, to create a
13 uniform commercial building permit application;
14 requiring such application to include certain
15 information and be accepted statewide; prohibiting
16 such application from being modified; authorizing
17 local enforcement agencies to require supplemental
18 forms or additional documentation or plans for
19 specified commercial construction projects; providing
20 requirements for such supplemental forms; requiring
21 local enforcement agencies to allow certain reviews to
22 take place simultaneously; requiring the commission to
23 electronically publish on its website and make
24 available to local enforcement agencies and applicants
25 such application by a specified date; amending s.

553.791, F.S.; defining the term "commercial construction project"; requiring local enforcement agencies to reduce permit fees for commercial construction projects by certain percentages under certain circumstances; prohibiting local enforcement agencies from collecting any fees for commercial construction projects under certain circumstances; providing construction; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 287.05702, Florida Statutes, is created to read:

287.05702 Public construction contract provisions barring delay or time extensions declared void.—

(1) As used in this section, the term "awarding body" has the same meaning as in s. 287.05701(1).

(2) A provision contained in a public construction contract which purports to waive, release, or extinguish the rights of a contractor to recover costs, damages, or equitable adjustments, or to obtain a time extension, for delays in performing such contract, either on his or her own behalf or on behalf of a subcontractor, is void and unenforceable against public policy if the delay is caused, in whole or in part, by the acts or omissions of the awarding body, its agents or

51 employees, or any person acting on its behalf.

52 (3) A provision contained in a public construction
53 contract which purports to deny or restrict a contractor's right
54 to a time extension for a concurrent delay is void and
55 unenforceable as against public policy if the awarding body
56 contributed to the delay through its own acts or omissions or
57 the acts or omissions of the awarding body's agents, employees,
58 or any person acting on its behalf.

59 (4) This section may not be construed to render void or
60 unenforceable a provision of a public construction contract
61 which:

62 (a) Requires notice of a delay by the party claiming the
63 delay;

64 (b) Allows an awarding body to recover liquidated damages
65 for a delay caused by the acts or omissions of the contractor or
66 his or her subcontractors, agents, or employees; or

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

69 (5) If a public construction contract contains a provision
70 that is void and unenforceable under this section, the provision
71 must be severed from the contract and the remaining provisions
72 remain in full force and effect.

73 (6) This section applies to all public construction
74 contracts entered into on or after July 1, 2026.

75 **Section 2. Section 553.789, Florida Statutes, is created**

76 **to read:**

77 553.789 Uniform commercial building permit application.—

78 (1) The commission, in consultation with the department,
79 shall create a uniform commercial building permit application.
80 The uniform commercial building permit application must, at a
81 minimum, require all of the following information:

82 (a) The name and contact information of the property
83 owner.

84 (b) The name, license number, and contact information of
85 the contractor.

86 (c) The address and parcel identification number of the
87 construction project.

88 (d) The project type and occupancy classification under
89 the Florida Building Code.

90 (e) A description of the construction project, including
91 whether the project is new construction or an alteration, an
92 addition, or a repair.

93 (f) The total square footage and the declared value of the
94 construction project.

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

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

98 (2) The uniform commercial building permit application
99 must be accepted statewide and may not be modified.

100 (3) A local enforcement agency may require supplemental

forms for commercial construction projects based on the scope of the project. The use of supplemental forms may not expand the applicable timelines during which plans must be reviewed and permits must be issued. Supplemental forms must be standardized and used statewide, but may not replace or alter the format, content, or substance of the uniform commercial building permit application. Supplemental forms may be used for any of the following commercial construction projects:

(a) High-rise construction.

(b) Health care facilities.

(c) Industrial or warehouse facilities.

(d) Mixed-use occupancies.

(4) A local enforcement agency may require additional documentation or plans reasonably necessary to demonstrate compliance with the Florida Building Code or local zoning ordinances. Such additional documentation or plans may not alter the format, content, or substance of the uniform commercial building permit application.

(5) A local enforcement agency must allow relevant reviews to take place simultaneously.

(6) The commission shall electronically publish on its website and make available to all local enforcement agencies and applicants the uniform commercial building permit application by July 1, 2026.

Section 3. Paragraphs (e) through (s) of subsection (1) of

126 **section 553.791, Florida Statutes, are redesignated as**
127 **paragraphs (f) through (t), respectively, paragraph (b) of**
128 **subsection (17) is amended, a new paragraph (e) is added to**
129 **subsection (1), and paragraph (d) is added to subsection (2), to**
130 **read:**

131 553.791 Alternative plans review and inspection.—

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

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

138 (2)

139 (d) If an owner or a contractor retains a private provider
140 for purposes of plans review or building inspection services for
141 a commercial construction project, the local enforcement agency
142 must reduce the permit fee by at least 50 percent of the portion
143 of the permit fee attributable to plans review or building
144 inspection services, as applicable. If an owner or a contractor
145 retains a private provider for all required plans review and
146 building inspection services, the local enforcement agency must
147 reduce the total permit fee by at least 75 percent of the amount
148 otherwise charged for such services. If a local enforcement
149 agency does not reduce its fees by at least the percentages
150 provided in this paragraph, the local enforcement agency

151 forfeits the ability to collect any fees for the commercial
152 construction project. This paragraph does not prohibit a local
153 enforcement agency from reducing its fees in excess of the
154 percentages provided in this paragraph.

155 (17)

156 (b) A local enforcement agency, local building official,
157 or local government may establish, for private providers,
158 private provider firms, and duly authorized representatives
159 working within that jurisdiction, a system of registration to
160 verify compliance with the licensure requirements of paragraph
161 (1) (o) ~~(1) (n)~~ and the insurance requirements of subsection (18).

162 **Section 4.** This act shall take effect July 1, 2026.