

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

electronically publish on its website and make available to local enforcement agencies and applicants 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:

(a) "Awarding body" has the same meaning as in s. 287.05701(1).

(b) "Concurrent delay" means two or more unrelated delays by the awarding body or its agents or employees, or any person acting on its behalf, and the contractor or its subcontractors or suppliers that happen at the same time or overlap in time,

51 each of which on its own would have delayed the contractor's
52 performance of a public construction contract.

53 (2) A provision contained in a public construction
54 contract which purports to waive, release, deny, restrict, or
55 extinguish a contractor's right to recover his or her costs,
56 damages, or equitable adjustments, or to obtain a time
57 extension, for delays in performing such contract, either on his
58 or her own behalf or on behalf of a subcontractor or supplier,
59 is void and unenforceable as against public policy to the extent
60 the awarding body caused the delay through its own acts or
61 omissions or by the acts or omissions of its agents or
62 employees, or any person acting on its behalf.

63 (3) A provision contained in a public construction
64 contract which purports to waive, release, deny, restrict, or
65 extinguish a contractor's right to a time extension for a
66 concurrent delay is void and unenforceable as against public
67 policy to the extent the awarding body contributed to the delay
68 through its own acts or omissions or by the acts or omissions of
69 its agents or employees, or any person acting on its behalf.

70 (4) This section may not be construed to render void or
71 unenforceable a provision of a public construction contract
72 which:

73 (a) Requires notice of a delay by the party claiming the
74 delay;

75 (b) Allows an awarding body to recover liquidated damages

76 for a delay caused by the acts or omissions of the contractor or
77 his or her subcontractors, agents, or employees; or

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

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

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

86 **Section 2. Section 553.789, Florida Statutes, is created**
87 **to read:**

88 553.789 Uniform commercial building permit application.—

89 (1) The commission, in consultation with the department,
90 shall create a uniform commercial building permit application.
91 The uniform commercial building permit application must, at a
92 minimum, require all of the following information:

93 (a) The name and contact information of the property
94 owner.

95 (b) The name, license number, and contact information of
96 the contractor.

97 (c) The address and parcel identification number of the
98 construction project.

99 (d) The project type and occupancy classification under
100 the Florida Building Code.

101 (e) A description of the construction project, including
102 whether the project is new construction or an alteration, an
103 addition, or a repair.

104 (f) The total square footage and the declared value of the
105 construction project.

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

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

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

111 (3) The commission, in consultation with the department,
112 shall create additional trade-specific forms for trades that are
113 often present on a project, including, but not limited to,
114 electric, HVAC, plumbing, and water and sewer. Such forms must
115 be standardized and used statewide.

116 (4) A local enforcement agency may require supplemental
117 trade-specific forms based on the scope of the project. The use
118 of such supplemental forms may not expand the applicable
119 timelines during which plans must be reviewed and permits must
120 be issued.

121 (5) A local enforcement agency may require additional
122 documentation or plans reasonably necessary to demonstrate
123 compliance with the Florida Building Code or local zoning
124 ordinances. Such additional documentation or plans may not alter
125 the format, content, or substance of the uniform commercial

126 building permit application.

127 (6) A local enforcement agency must allow reviews to take
128 place simultaneously.

129 (7) The commission shall electronically publish on its
130 website and make available to all local enforcement agencies and
131 applicants the uniform commercial building permit application by
132 July 1, 2027.

133 **Section 3. Paragraphs (e) through (s) of subsection (1) of**
134 **section 553.791, Florida Statutes, are redesignated as**
135 **paragraphs (f) through (t), respectively, paragraph (b) of**
136 **subsection (17) is amended, a new paragraph (e) is added to**
137 **subsection (1), and paragraph (d) is added to subsection (2), to**
138 **read:**

139 553.791 Alternative plans review and inspection.—

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

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

146 (2)

147 (d) If an owner or a contractor retains a private provider
148 for purposes of plans review or building inspection services for
149 a commercial construction project, the local enforcement agency
150 must reduce the permit fee by at least 50 percent of the portion

151 of the permit fee attributable to plans review or building
152 inspection services, as applicable. If an owner or a contractor
153 retains a private provider for all required plans review and
154 building inspection services, the local enforcement agency must
155 reduce the total permit fee by at least 75 percent of the amount
156 otherwise charged for such services. If a local enforcement
157 agency does not reduce its fees by at least the percentages
158 provided in this paragraph, the local enforcement agency
159 forfeits the ability to collect any fees for the commercial
160 construction project. This paragraph does not prohibit a local
161 enforcement agency from reducing its fees in excess of the
162 percentages provided in this paragraph.

163 (17)

164 (b) A local enforcement agency, local building official,
165 or local government may establish, for private providers,
166 private provider firms, and duly authorized representatives
167 working within that jurisdiction, a system of registration to
168 verify compliance with the licensure requirements of paragraph
169 (1) (o) ~~(1) (n)~~ and the insurance requirements of subsection (18).

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