

1 A bill to be entitled
2 An act relating to air-conditioning and mechanical
3 contractors; amending s. 489.105, F.S.; revising the
4 definitions of the terms "class A air-conditioning
5 contractor" and "mechanical contractor" to include
6 additional services that such contractors may perform;
7 providing an effective date.
8

9 Be It Enacted by the Legislature of the State of Florida:
10

11 **Section 1. Paragraphs (f) and (i) of subsection (3) of**
12 **section 489.105, Florida Statutes, are amended to read:**

13 489.105 Definitions.—As used in this part:

14 (3) "Contractor" means the person who is qualified for,
15 and is only responsible for, the project contracted for and
16 means, except as exempted in this part, the person who, for
17 compensation, undertakes to, submits a bid to, or does himself
18 or herself or by others construct, repair, alter, remodel, add
19 to, demolish, subtract from, or improve any building or
20 structure, including related improvements to real estate, for
21 others or for resale to others; and whose job scope is
22 substantially similar to the job scope described in one of the
23 paragraphs of this subsection. For the purposes of regulation
24 under this part, the term "demolish" applies only to demolition
25 of steel tanks more than 50 feet in height; towers more than 50

26 feet in height; other structures more than 50 feet in height;
27 and all buildings or residences. Contractors are subdivided into
28 two divisions, Division I, consisting of those contractors
29 defined in paragraphs (a)-(c), and Division II, consisting of
30 those contractors defined in paragraphs (d)-(q):

31 (f) "Class A air-conditioning contractor" means a
32 contractor whose services are unlimited in the execution of
33 contracts requiring the experience, knowledge, and skill to:

34 1. Install, maintain, repair, fabricate, alter, extend, or
35 design, if not prohibited by law, central air-conditioning,
36 refrigeration, heating, and ventilating systems, including duct
37 work in connection with a complete system if such duct work is
38 performed by the contractor as necessary to complete an air-
39 distribution system, boiler and unfired pressure vessel systems,
40 and all appurtenances, apparatus, or equipment used in
41 connection therewith, and any duct cleaning and equipment
42 sanitizing that requires at least a partial disassembling of the
43 system.~~;~~~~to~~

44 2. Install, maintain, repair, fabricate, alter, extend, or
45 design, if not prohibited by law, piping, insulation of pipes,
46 vessels and ducts, pressure and process piping, and pneumatic
47 control piping.~~;~~~~to~~

48 3. Replace, disconnect, or reconnect power wiring on the
49 line or load side of the dedicated existing electrical
50 disconnect switch on single phase electrical systems.~~;~~~~to~~

51 4. Repair or replace power wiring, disconnects, breakers,
52 or fuses for dedicated HVAC circuits with proper use of a
53 circuit breaker lock.~~;~~ ~~to~~

54 5. Install, disconnect, and reconnect low voltage heating,
55 ventilating, and air-conditioning control wiring.~~;~~ ~~and to~~

56 6. Install a condensate drain from an air-conditioning
57 unit to an existing safe waste or other approved disposal other
58 than a direct connection to a sanitary system.

59 7. Replace and repair existing package pool heaters and
60 connect replacement package pool heaters to existing pool
61 pipings. The replacement of an existing package pool heater must
62 use the same make and model as the existing package pool heater.
63 This includes maintaining the flow rate, connection points, and
64 heater specifications without modifications to existing pool
65 pipings or system components. The replacement or repair of an
66 existing package pool heater does not include alterations to the
67 pool's hydraulic system, the addition of bypass valves, the
68 installation of new plumbing, the rerouting of pipes, any
69 changes to the pool's circulation system, or any other
70 modifications beyond what is necessary to disconnect and
71 reconnect the unit to the existing pipings.

72 8. Perform ~~The scope of work for such contractor also~~
73 ~~includes~~ any excavation work incidental to work performed in
74 subparagraphs 1.-7., but not thereto, but does not include any
75 work such as liquefied petroleum or natural gas fuel lines

76 within buildings, except for disconnecting or reconnecting
77 changeouts of liquefied petroleum or natural gas appliances
78 within buildings; potable water lines or connections thereto;
79 sanitary sewer lines; swimming pool piping and filters; or
80 electrical power wiring.

81 9. ~~A Class A air-conditioning contractor may~~ Test and
82 evaluate central air-conditioning, refrigeration, heating, and
83 ventilating systems, including duct work; however, a mandatory
84 licensing requirement is not established for the performance of
85 these specific services.

86 (i) "Mechanical contractor" means a contractor whose
87 services are unlimited in the execution of contracts requiring
88 the experience, knowledge, and skill to:

89 1. Install, maintain, repair, fabricate, alter, extend, or
90 design, if not prohibited by law, central air-conditioning,
91 refrigeration, heating, and ventilating systems, including duct
92 work in connection with a complete system if such duct work is
93 performed by the contractor as necessary to complete an air-
94 distribution system, boiler and unfired pressure vessel systems,
95 lift station equipment and piping, and all appurtenances,
96 apparatus, or equipment used in connection therewith, and any
97 duct cleaning and equipment sanitizing that requires at least a
98 partial disassembling of the system. ~~;~~ ~~to~~

99 2. Install, maintain, repair, fabricate, alter, extend, or
100 design, if not prohibited by law, piping, insulation of pipes,

vessels and ducts, pressure and process piping, pneumatic control piping, gasoline tanks and pump installations and piping for same, standpipes, air piping, vacuum line piping, oxygen lines, nitrous oxide piping, ink and chemical lines, fuel transmission lines, liquefied petroleum gas lines within buildings, and natural gas fuel lines within buildings.~~;~~ ~~to~~

3. Replace, disconnect, or reconnect power wiring on the line or load side of the dedicated existing electrical disconnect switch on single phase electrical systems.~~;~~ ~~to~~

4. Repair or replace power wiring, disconnects, breakers, or fuses for dedicated HVAC circuits with proper use of a circuit breaker lock.~~;~~ ~~to~~

5. Install, disconnect, and reconnect low voltage heating, ventilating, and air-conditioning control wiring.~~;~~ ~~and to~~

6. Install a condensate drain from an air-conditioning unit to an existing safe waste or other approved disposal other than a direct connection to a sanitary system.

7. Replace and repair existing package pool heaters and connect replacement package pool heaters to existing pool piping. The replacement of an existing package pool heater must use the same make and model as the existing package pool heater. This includes maintaining the flow rate, connection points, and heater specifications without modifications to existing pool piping or system components. The replacement or repair of an existing package pool heater does not include alterations to the

126 pool's hydraulic system, the addition of bypass valves, the
127 installation of new plumbing, the rerouting of pipes, any
128 changes to the pool's circulation system, or any other
129 modifications beyond what is necessary to disconnect and
130 reconnect the unit to the existing piping.

131 8. Perform ~~The scope of work for such contractor also~~
132 ~~includes~~ any excavation work incidental to work performed in
133 subparagraphs 1.-7., but not thereto, but does not include any
134 work such as potable water lines or connections thereto,
135 sanitary sewer lines, swimming pool piping and filters, or
136 electrical power wiring.

137 9. A mechanical contractor may Test and evaluate central
138 air-conditioning, refrigeration, heating, and ventilating
139 systems, including duct work; however, a mandatory licensing
140 requirement is not established for the performance of these
141 specific services.

142 **Section 2.** This act shall take effect July 1, 2026.
143