

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. CS/HB 803 (2026)

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED  (Y/N)

ADOPTED AS AMENDED  (Y/N)

ADOPTED W/O OBJECTION  (Y/N)

FAILED TO ADOPT  (Y/N)

WITHDRAWN  (Y/N)

OTHER

---

1 Committee/Subcommittee hearing bill: Commerce Committee

2 Representative Trabulsky offered the following:

4 **Amendment (with title amendment)**

5 Remove everything after the enacting clause and insert:

6 **Section 1. Paragraph (d) of subsection (4) of section**

7 **125.56, Florida Statutes, is amended to read:**

8 125.56 Enforcement and amendment of the Florida Building  
9 Code and the Florida Fire Prevention Code; inspection fees;  
10 inspectors; etc.—

11 (4)

12 (d) A county that issues building permits may send a  
13 written notice of expiration, by e-mail or United States Postal  
14 Service, to the owner of the property and the contractor listed  
15 on the permit, no less than 30 days before a building permit is  
16 set to expire. The written notice must identify the permit that

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17 is set to expire and the date the permit will expire. A building  
18 permit issued by a county for a single-family dwelling expires 1  
19 year after the issuance of the permit or on the effective date  
20 of the next edition of the Florida Building Code, whichever is  
21 later; however, nothing in this subsection prevents a local  
22 government from extending the building permit beyond the  
23 expiration date.

24 **Section 2. Paragraph (o) of subsection (1) of section**  
25 **489.129, Florida Statutes, is amended to read:**

26 489.129 Disciplinary proceedings.—

27 (1) The board may take any of the following actions  
28 against any certificateholder or registrant: place on probation  
29 or reprimand the licensee, revoke, suspend, or deny the issuance  
30 or renewal of the certificate or registration, require financial  
31 restitution to a consumer for financial harm directly related to  
32 a violation of a provision of this part, impose an  
33 administrative fine not to exceed \$10,000 per violation, require  
34 continuing education, or assess costs associated with  
35 investigation and prosecution, if the contractor, financially  
36 responsible officer, or business organization for which the  
37 contractor is a primary qualifying agent, a financially  
38 responsible officer, or a secondary qualifying agent responsible  
39 under s. 489.1195 is found guilty of any of the following acts:

40 (o) Proceeding on any job without obtaining applicable  
41 local building department permits and inspections, unless

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42     otherwise provided by law.

43

44     For the purposes of this subsection, construction is considered  
45     to be commenced when the contract is executed and the contractor  
46     has accepted funds from the customer or lender. A contractor  
47     does not commit a violation of this subsection when the  
48     contractor relies on a building code interpretation rendered by  
49     a building official or person authorized by s. 553.80 to enforce  
50     the building code, absent a finding of fraud or deceit in the  
51     practice of contracting, or gross negligence, repeated  
52     negligence, or negligence resulting in a significant danger to  
53     life or property on the part of the building official, in a  
54     proceeding under chapter 120.

55         **Section 3. Paragraphs (a), (b), (c), and (f) of subsection**  
56         **(1) of section 553.79, Florida Statutes, are amended, and**  
57         **paragraphs (g), (h), and (i) are added to that subsection, to**  
58         **read:**

59         553.79 Permits; applications; issuance; inspections.—

60         (1) (a)     Unless otherwise provided by law, after the  
61         effective date of the Florida Building Code adopted as herein  
62         provided, it shall be unlawful for any person, firm,  
63         corporation, or governmental entity to construct, erect, alter,  
64         modify, repair, or demolish any building within this state  
65         without first obtaining a permit therefor from the appropriate  
66         enforcing agency or from such persons as may, by appropriate

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67 resolution or regulation of the authorized state or local  
68 enforcing agency, be delegated authority to issue such permits,  
69 upon the payment of such reasonable fees adopted by the  
70 enforcing agency. The enforcing agency is empowered to revoke  
71 any such permit upon a determination by the agency that the  
72 construction, erection, alteration, modification, repair, or  
73 demolition of the building for which the permit was issued is in  
74 violation of, or not in conformity with, the provisions of the  
75 Florida Building Code. Whenever a permit required under this  
76 section is denied or revoked because the plan, or the  
77 construction, erection, alteration, modification, repair, or  
78 demolition of a building, is found by the local enforcing agency  
79 to be not in compliance with the Florida Building Code, the  
80 local enforcing agency shall identify the specific plan or  
81 project features that do not comply with the applicable codes,  
82 identify the specific code chapters and sections upon which the  
83 finding is based, and provide this information to the permit  
84 applicant. A plans reviewer or building code administrator who  
85 is responsible for issuing a denial, revocation, or modification  
86 request but fails to provide to the permit applicant a reason  
87 for denying, revoking, or requesting a modification, based on  
88 compliance with the Florida Building Code or local ordinance, is  
89 subject to disciplinary action against his or her license  
90 pursuant to s. 468.621(1)(i). Installation, replacement,  
91 removal, or metering of any load management control device is

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92 exempt from and shall not be subject to the permit process and  
93 fees otherwise required by this section.

94 (b) A local enforcement agency shall post each type of  
95 building permit application, as adopted by the commission,  
96 including a list of all required attachments, drawings, or other  
97 requirements for each type of application, on its website. A  
98 local enforcement agency must post and update the status of  
99 every received application on its website until the issuance of  
100 the building permit. A local enforcement agency must allow  
101 applicants to submit completed applications, including payments,  
102 attachments, drawings, or other requirements or parts of the  
103 ~~completed~~ permit application, must be able to be submitted  
104 electronically to the appropriate building department. Accepted  
105 methods of electronic submission include, but are not limited  
106 to, e-mail submission of applications in Portable Document  
107 Format or submission of applications through an electronic fill-  
108 in form available on the building department's website or  
109 through a third-party submission management software. A building  
110 official, at his or her discretion, may accept completed  
111 applications, including payments, attachments, drawings, or  
112 other requirements or parts of the completed permit application,  
113 ~~may also be submitted~~ in person in a nonelectronic format, at  
114 ~~the discretion of the building official.~~

115 (c) A local government that issues building permits may  
116 send a written notice of expiration, by e-mail or United States

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117 Postal Service, to the owner of the property and the contractor  
118 listed on the permit, no less than 30 days before a building  
119 permit is set to expire. The written notice must identify the  
120 permit that is set to expire and the date the permit will  
121 expire. A building permit issued by a local government for a  
122 single-family dwelling expires 1 year after the issuance of the  
123 permit or on the effective date of the next edition of the  
124 Florida Building Code, whichever is later; however, nothing in  
125 this subsection prevents a local government from extending the  
126 building permit beyond the expiration date.

127 (f) A local government may not require a contract between  
128 a builder and an owner, any copies of such contract, or any  
129 associated document, including, but not limited to, letters of  
130 intent, material costs lists, labor costs, or overhead or profit  
131 statements, for the issuance of a building permit or as a  
132 requirement for the submission of a building permit application.  
133 Inspection fees may not be based on the total cost of a project  
134 and may not exceed the actual inspection costs incurred by the  
135 local enforcement agency.

136 (g)1. A local government that issues building permits may  
137 not require an owner of a single-family dwelling or the owner's  
138 contractor to obtain a building permit to perform any work that  
139 is valued at less than \$7,500 on the owner's property. A  
140 construction project may not be divided into more than one  
141 project for the purpose of evading the requirements of this

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142 section. However, a local government may require a building  
143 permit for any electrical, plumbing, structural, mechanical, or  
144 gas work performed on the property containing a single-family  
145 dwelling regardless of the value of the work.

146 2. For any work performed under this exemption by a person  
147 other than the property owner, the person performing the work  
148 shall file a notice of permit exemption with the local  
149 enforcement agency that includes the name and license number of  
150 the person or entity hired, the scope of the work performed, the  
151 property address at which the work was performed, and the value  
152 of such work as proof that such work complies with subparagraph  
153 1. Such notice must be filed not later than 30 days from the  
154 date the work begins. The notice is not required for work  
155 performed personally by the property owner. A local government  
156 has no legal duty to the owner, contractor, or their successors  
157 or assigns, for work performed pursuant to this paragraph.

158 (h)1. A local government that issues building permits may  
159 not require an owner of a single-family dwelling or the owner's  
160 contractor to obtain a building permit for the installation of  
161 temporary residential hurricane and flood protection walls or  
162 barriers that meet all of the following conditions:

163 a. The wall or barrier is nonhabitable and nonload-  
164 bearing.

165 b. The wall or barrier is installed on the residential  
166 property of a single-family or two-family dwelling or townhouse.

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167        c. The wall or barrier is constructed to mitigate or  
168        prevent storm surge or floodwaters from entering a structure or  
169        property.

170        d. The wall or barrier is installed by a contractor  
171        licensed under part I of chapter 489.

172        e. The wall or barrier complies with applicable local  
173        zoning, drainage, easement, and setback requirements.

174        2. A local government has no legal duty to the owner,  
175        contractor, or their successors or assigns, for work performed  
176        pursuant to this paragraph.

177        3. The commission may adopt rules under s. 120.54 to  
178        incorporate necessary standards to implement this paragraph.

179        (i) A local government that issues building permits may  
180        not require a building permit for each lot or parcel upon which  
181        a retaining wall is installed on the property of a single-family  
182        or two-family residential dwelling or a townhouse.

183        **Section 4. Section 553.791, Florida Statutes, is amended**  
184        **to read:**

185        553.791 Alternative plans review and inspection.—

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

187        (a) "Applicable codes" means the Florida Building Code and  
188        any local technical amendments to the Florida Building Code but  
189        does not include the applicable minimum fire prevention and  
190        firesafety codes adopted pursuant to chapter 633.

191        (b) "Audit" means the process to confirm that the building

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192 code inspection services have been performed by the private  
193 provider, including ensuring that the required affidavit for the  
194 plan review has been properly completed and submitted with the  
195 permit documents and that the minimum mandatory inspections  
196 required under the building code have been performed and  
197 properly recorded. The local building official may not replicate  
198 the plan review or inspection being performed by the private  
199 provider, unless expressly authorized by this section.

200 (c) "Building" means any construction, erection,  
201 alteration, demolition, or improvement of, or addition to, any  
202 structure or site work for which permitting by a local  
203 enforcement agency is required.

204 (d) "Building code inspection services" means those  
205 services described in s. 468.603(5) and (8) involving the review  
206 of building plans as well as those services involving the review  
207 of site plans and site work engineering plans or their  
208 functional equivalent, to determine compliance with applicable  
209 codes and those inspections required by law, conducted either in  
210 person or virtually, of each phase of construction for which  
211 permitting by a local enforcement agency is required to  
212 determine compliance with applicable codes.

213 (e) "Deliver" or "delivery" means any method of delivery  
214 used in conventional business or commercial practice, including  
215 delivery by electronic transmissions such as e-mail or  
216 submission through an electronic fill-in form available on the

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217 building department's website or through a third-party  
218 submission management software.

219 (f) "Duly authorized representative" means an agent of the  
220 private provider identified in the permit application who  
221 reviews plans or performs inspections as provided by this  
222 section and who is licensed as an engineer under chapter 471 or  
223 as an architect under chapter 481 or who holds a standard or  
224 provisional certificate under part XII of chapter 468. A duly  
225 authorized representative who only holds a provisional  
226 certificate under part XII of chapter 468 must be under the  
227 direct supervision of a person licensed as a building code  
228 administrator under part XII of chapter 468.

229 (g) "Electronic signature" means any letters, characters,  
230 or symbols manifested by electronic or similar means which are  
231 executed or adopted by a party with an intent to authenticate a  
232 writing or record.

233 (h) "Electronic transmission" or "submitted  
234 electronically" means any form or process of communication not  
235 directly involving the physical transfer of paper or another  
236 tangible medium which is suitable for the retention, retrieval,  
237 and reproduction of information by the recipient and is  
238 retrievable in paper form by the receipt through an automated  
239 process. All notices, documents, and applications provided for  
240 in this section may be transmitted electronically and shall have  
241 the same legal effect as if physically posted or mailed.

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242        (i) "Electronically posted" means providing notices of  
243 decisions, results, or records, including inspection records,  
244 through the use of a website or other form of electronic  
245 communication used to transmit or display information.

246        (j) "Immediate threat to public safety and welfare" means  
247 a building code violation that, if allowed to persist,  
248 constitutes an immediate hazard that could result in death,  
249 serious bodily injury, or significant property damage. This  
250 paragraph does not limit the authority of the local building  
251 official to issue a Notice of Corrective Action at any time  
252 during the construction of a building project or any portion of  
253 such project if the official determines that a condition of the  
254 building or portion thereof may constitute a hazard when the  
255 building is put into use following completion as long as the  
256 condition cited is shown to be in violation of the building code  
257 or approved plans.

258        (k) "Local building official" means the individual within  
259 the governing jurisdiction responsible for direct regulatory  
260 administration or supervision of plans review, enforcement, and  
261 inspection of any construction, erection, alteration,  
262 demolition, or substantial improvement of, or addition to, any  
263 structure for which permitting is required to indicate  
264 compliance with applicable codes and includes any duly  
265 authorized designee of such person.

266        (l) "Permit application" means a properly completed and

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267 submitted application for the requested building or construction  
268 permit, including:

269       1. The plans reviewed by the private provider, or in the  
270 case of a single-trade plans review where a private provider  
271 uses an automated or software-based plans review system pursuant  
272 to subsection (7) (6), the information reviewed by the automated  
273 or software-based plans review system to determine compliance  
274 with one or more applicable codes.

275       2. The affidavit from the private provider required under  
276 subsection (7) (6).

277       3. Any applicable fees.

278       4. Any documents required by the local building official  
279 to determine that the fee owner has secured all other government  
280 approvals required by law.

281       (m) "Plans" means building plans, site engineering plans,  
282 or site plans, or their functional equivalent, submitted by a  
283 fee owner or fee owner's contractor to a private provider or  
284 duly authorized representative for review.

285       (n) "Private provider" means a person licensed as a  
286 building code administrator under part XII of chapter 468, as an  
287 engineer under chapter 471, or as an architect under chapter  
288 481. For purposes of performing inspections under this section  
289 for additions and alterations that are limited to 1,000 square  
290 feet or less to residential buildings, the term "private  
291 provider" also includes a person who holds a standard

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292 certificate under part XII of chapter 468.

293 (o) "Private provider firm" means a business organization,  
294 including a corporation, partnership, business trust, or other  
295 legal entity, which offers services under this chapter to the  
296 public through licensees who are acting as agents, employees,  
297 officers, or partners of the firm. A person who is licensed as a  
298 building code administrator under part XII of chapter 468, an  
299 engineer under chapter 471, or an architect under chapter 481  
300 may act as a private provider for an agent, employee, or officer  
301 of the private provider firm.

302 (p) "Registration" means the roster of authorized private  
303 provider firms held by each local enforcement agency.

304 (q) ~~(p)~~ "Request for certificate of occupancy or  
305 certificate of completion" means a properly completed and  
306 executed application for:

307 1. A certificate of occupancy or certificate of  
308 completion.

309 2. A certificate of compliance from the private provider  
310 required under subsection (15) ~~(13)~~.

311 3. Any applicable fees.

312 4. Any documents required by the local building official  
313 to determine that the fee owner has secured all other government  
314 approvals required by law.

315 (r) ~~(q)~~ "Single-trade inspection" or "single-trade plans  
316 review" means any inspection or plans review focused on a single

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317 construction trade, such as plumbing, mechanical, or electrical.  
318 The term includes, but is not limited to, inspections or plans  
319 reviews of door or window replacements; fences and block walls  
320 more than 6 feet high from the top of the wall to the bottom of  
321 the footing; stucco or plastering; reroofing with no structural  
322 alteration; solar energy and energy storage installations or  
323 alterations; HVAC replacements; ductwork or fan replacements;  
324 alteration or installation of wiring, lighting, and service  
325 panels; water heater changeouts; sink replacements; and  
326 repiping.

327 (s)-(r) "Site work" means the portion of a construction  
328 project that is not part of the building structure, including,  
329 but not limited to, grading, excavation, landscape irrigation,  
330 and installation of driveways.

331 (t)-(s) "Stop-work order" means the issuance of any written  
332 statement, written directive, or written order which states the  
333 reason for the order and the conditions under which the cited  
334 work will be permitted to resume.

335 (2) (a) Notwithstanding any other law or local government  
336 ordinance or local policy, the fee owner of a building or  
337 structure, or the fee owner's contractor upon explicit written  
338 authorization from the fee owner, may choose at any time to use  
339 a private provider to provide plans review or building code  
340 inspection services with regard to such building or structure  
341 and may make payment directly to the private provider for the

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342 provision of such services. All such services shall be the  
343 subject of a ~~written~~ contract between the private provider, or  
344 the private provider's firm, and the fee owner or the fee  
345 owner's contractor, upon explicit written authorization of the  
346 fee owner. The local enforcement agency may not require the  
347 contract to be provided as part of the permit application or as  
348 a condition for issuing a permit. The fee owner may elect to use  
349 a private provider to provide plans review or required building  
350 inspections, or both. However, if the fee owner or the fee  
351 owner's contractor uses a private provider to provide plans  
352 review, the local building official, in his or her discretion  
353 and pursuant to duly adopted policies of the local enforcement  
354 agency, may require the fee owner or the fee owner's contractor  
355 to use a private provider to also provide required building  
356 inspections.

357 (b) If a fee an owner or the fee owner's contractor  
358 retains a private provider for purposes of plans review or  
359 building inspection services, the local jurisdiction must reduce  
360 the permit fee by the amount of cost savings realized by the  
361 local enforcement agency for not having to perform such  
362 services. Such reduction may be calculated on a flat fee or  
363 percentage basis, or any other reasonable means by which a local  
364 enforcement agency assesses the cost for its plans review or  
365 inspection services. The permit fee must be based on the cost  
366 incurred by the local jurisdiction, including the labor cost of

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367 the personnel providing such services and the clerical and  
368 supervisory assistance required to comply with this section. The  
369 local jurisdiction may not charge fees for plans review or  
370 building inspections if the fee owner or the fee owner's  
371 contractor hires a private provider to perform such services.  
372 The local enforcement agency may not charge punitive  
373 administrative fees when a fee owner has chosen to work with a  
374 private provider; however, the local jurisdiction may charge a  
375 reasonable administrative fee, which shall be based on the cost  
376 that is actually incurred, including the labor cost of the  
377 personnel providing the service, by the local jurisdiction or  
378 attributable to the local jurisdiction for the clerical and  
379 supervisory assistance required, or both.

380 (c) If a fee an owner or the fee owner's a contractor  
381 retains a private provider for purposes of plans review or  
382 building inspection services, the local jurisdiction must  
383 provide equal access to all permitting and inspection documents  
384 and reports to the private provider, owner, and contractor if  
385 such access is provided by software that protects exempt records  
386 from disclosure. Access to these documents must be promptly  
387 provided.

388 (d) If an owner or a contractor retains a private provider  
389 for purposes of plans review or building inspection services for  
390 a commercial construction project, the local enforcement agency  
391 must reduce the permit fee by at least 25 percent of the portion

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392 of the permit fee attributable to plans review or building  
393 inspection services, as applicable. If an owner or a contractor  
394 retains a private provider for all required plans review and  
395 building inspection services, the local enforcement agency must  
396 reduce the total permit fee by at least 50 percent of the amount  
397 otherwise charged for such services. If a local enforcement  
398 agency does not reduce its fees by at least the percentages  
399 provided in this paragraph, the local enforcement agency  
400 forfeits the ability to collect any fees for the commercial  
401 construction project. The surcharge required by s. 553.721 must  
402 be calculated based on the reduced permit fee. This paragraph  
403 does not prohibit a local enforcement agency from reducing its  
404 fees in excess of the percentages provided in this paragraph.

405 (e) A local government or local building official may not  
406 require additional forms beyond those required at registration,  
407 except for the written notice required under subsection (5), if  
408 a fee owner or the fee owner's contractor uses a private  
409 provider.

410 (3) A private provider and any duly authorized  
411 representative may only perform building code inspection  
412 services that are within the disciplines covered by that  
413 person's licensure or certification under chapter 468, chapter  
414 471, or chapter 481, including single-trade inspections. A  
415 private provider may not provide building code inspection  
416 services pursuant to this section upon any building designed or

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417 constructed by the private provider or the private provider's  
418 firm.

419 (4) A local enforcement agency must create a registration  
420 system for private providers and private provider firms working  
421 in the local enforcement agency's jurisdiction. A local  
422 enforcement agency must have a method to register and update  
423 registration information electronically. The local enforcement  
424 agency may not charge an administrative fee for registration or  
425 updates to a registration. The private provider or private  
426 provider firm must provide its contact information and verify  
427 compliance with the licensure requirements of paragraph (1)(n)  
428 or paragraph (1)(o), as applicable, and the insurance  
429 requirements of subsection (20). The private provider or private  
430 provider firm must register with the local enforcement agency in  
431 the jurisdiction in which the provider or firm is working before  
432 contracting to provide services in such jurisdiction. The  
433 private provider or private provider firm must update its  
434 registration within 5 business days after any change to the  
435 provider's or firm's contact information, licensure, or  
436 insurance coverage.

437 (5)(4) A fee owner or the fee owner's contractor using a  
438 private provider to provide building code inspection services  
439 shall notify the local building official in writing at the time  
440 of permit application, or by 2 p.m. local time, 2 business days  
441 before the first scheduled inspection by the local building

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442 official or building code enforcement agency that a private  
443 provider has been contracted to perform the required inspections  
444 of construction under this section, including single-trade  
445 inspections, on a form ~~to be~~ adopted by the commission. The  
446 local enforcement agency may not alter the form. This notice  
447 must shall include the following information:

448 (a) The services to be performed by the private provider.

449 (b) The name, firm, address, telephone number, and e-mail  
450 address of each private provider who is performing or will  
451 perform such services, his or her professional license or  
452 certification number, ~~qualification statements or resumes,~~ and,  
453 if required by the local building official, a certificate of  
454 insurance demonstrating that professional liability insurance  
455 coverage is in place for the private provider's firm, the  
456 private provider, and any duly authorized representative in the  
457 amounts required by this section.

458 (c) An acknowledgment from the fee owner or the fee  
459 owner's contractor in substantially the following form:

460  
461 I have elected to use one or more private providers to  
462 provide building code plans review and/or inspection  
463 services on the building or structure that is the  
464 subject of the enclosed permit application, as  
465 authorized by s. 553.791, Florida Statutes. I  
466 understand that the local building official may not

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467       review the plans submitted or perform the required  
468       building inspections to determine compliance with the  
469       applicable codes, except to the extent specified in  
470       said law. Instead, plans review and/or required  
471       building inspections will be performed by licensed or  
472       certified personnel identified in the application. The  
473       law requires minimum insurance requirements for such  
474       personnel, but I understand that I may require more  
475       insurance to protect my interests. By executing this  
476       form, I acknowledge that I have made inquiry regarding  
477       the competence of the licensed or certified personnel  
478       and the level of their insurance and am satisfied that  
479       my interests are adequately protected. I agree to  
480       indemnify, defend, and hold harmless the local  
481       government, the local building official, and their  
482       building code enforcement personnel from any and all  
483       claims arising from my use of these licensed or  
484       certified personnel to perform building code  
485       inspection services with respect to the building or  
486       structure that is the subject of the enclosed permit  
487       application.

488

489       If the fee owner or the fee owner's contractor makes any changes  
490       to the listed private providers or the services to be provided  
491       by those private providers, the fee owner or the fee owner's

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492 contractor shall, within 1 business day after any change or  
493 within 2 business days before the next scheduled inspection,  
494 update the notice to reflect such changes. A change of a duly  
495 authorized representative named in the permit application does  
496 not require a revision of the permit, and the building code  
497 enforcement agency shall not charge a fee for making the change.

498 (6)-(5) After construction has commenced ~~and if either the~~ the  
499 ~~local building official is unable to provide inspection services~~  
500 ~~in a timely manner or the work subject to inspection is related~~  
501 ~~to a single-trade inspection for a single-family or two-family~~  
502 ~~dwelling, the fee owner or the fee owner's contractor may elect~~  
503 ~~to use a private provider to provide inspection services for a~~  
504 ~~single-trade inspection for a single-family or two-family~~  
505 ~~dwelling by notifying the local building official of the owner's~~  
506 ~~or contractor's intention to do so by 2 p.m. local time, 2~~  
507 ~~business days before the next scheduled inspection using the~~  
508 notice provided for in paragraphs (5)(a)-(c) ~~(4)(a)-(c)~~.

509 (7)-(6) A private provider performing plans review under  
510 this section shall review the plans to determine compliance with  
511 the applicable codes. For single-trade plans reviews, a private  
512 provider may use an automated or software-based plans review  
513 system designed to determine compliance with one or more  
514 applicable codes, including, but not limited to, the National  
515 Electrical Code and the Florida Building Code. Upon determining  
516 that the plans reviewed comply with the applicable codes, the

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517 private provider shall prepare an affidavit or affidavits  
518 certifying, under oath, that the following is true and correct  
519 to the best of the private provider's knowledge and belief:

520 (a) The plans were reviewed by the affiant, who is duly  
521 authorized to perform plans review pursuant to this section and  
522 holds the appropriate license or certificate.

523 (b) The plans comply with the applicable codes.

524  
525 Such affidavit may bear a written or electronic signature and  
526 may be submitted electronically to the local building official.  
527 A local enforcement agency must accept electronically submitted  
528 affidavits.

529 (8) (a) The local building official may not review plans,  
530 construction drawings, or any other related documents determined  
531 by a private provider to be compliant with the applicable codes.

532 (b) The local building official may review other forms and  
533 documents required under this section for completeness only. The  
534 local building official must provide written notice to a permit  
535 applicant of any incomplete forms or documents required under  
536 this section no later than 10 days after receipt of a permit  
537 application, or if the permit application is related to a  
538 single-trade plans review for a single-family or two-family  
539 dwelling, no more than 5 business days, and an affidavit from  
540 the private provider as required in subsection (7). The written  
541 notice must state with specificity which forms or documents are

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542 incomplete.

543 (7)(a) ~~No more than 20 business days, or if the permit~~  
544 ~~application is related to a single trade plans review for a~~  
545 ~~single family or two family dwelling, no more than 5 business~~  
546 ~~days, after receipt of a permit application and the affidavit~~  
547 ~~from the private provider required pursuant to subsection (6),~~  
548 ~~the local building official shall issue the requested permit or~~  
549 ~~provide a written notice to the permit applicant identifying the~~  
550 ~~specific plan features that do not comply with the applicable~~  
551 ~~codes, as well as the specific code chapters and sections. If~~  
552 ~~the local building official does not provide such a written~~  
553 ~~notice of the plan deficiencies within the prescribed time~~  
554 ~~period, the permit application must be deemed approved as a~~  
555 ~~matter of law, and the permit must be issued by the local~~  
556 ~~building official on the next business day.~~

557 (c) ~~(b)~~ If the local building official provides a written  
558 notice of plan deficiencies to the permit applicant of any  
559 incomplete forms or documents required under this section at the  
560 time of plan submission within the prescribed time period, such  
561 ~~the~~ time period is tolled pending resolution of the matter. To  
562 resolve the issues raised in the notice plan deficiencies, the  
563 permit applicant may elect to dispute the issues deficiencies  
564 pursuant to subsection (17) ~~(15)~~ or to submit revisions to  
565 correct the issues deficiencies.

566 (d) ~~(e)~~ If the permit applicant submits revisions, the

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567 local building official has the remainder of the tolled 10-day  
568 or 5-day time period plus 5 business days ~~after the date of~~  
569 ~~resubmittal~~ to issue the requested permit or to provide a second  
570 written notice to the permit applicant stating which of the  
571 previously identified forms or documents ~~plan features~~ remain  
572 incomplete in noncompliance with the applicable codes, with  
573 ~~specific reference to the relevant code chapters and sections.~~  
574 Any subsequent review by the local building official is limited  
575 to the issues deficiencies cited in the original written notice.  
576 If the local building official does not provide the second  
577 written notice within the prescribed time period, the permit  
578 must be deemed approved as a matter of law, and the local  
579 building official must issue the permit on the next business  
580 day.

581 (e) ~~(d)~~ If the local building official provides a second  
582 written notice ~~of plan deficiencies~~ to the permit applicant  
583 within the prescribed time period, the permit applicant may  
584 elect to dispute the issues raised in the second notice  
585 ~~deficiencies~~ pursuant to subsection (17) ~~(15)~~ or to submit  
586 additional revisions to correct the issues deficiencies. For all  
587 revisions submitted after the first revision, the local building  
588 official has an additional 5 business days ~~after the date of~~  
589 ~~resubmittal~~ to issue the requested permit or to provide a  
590 written notice to the permit applicant stating which of the  
591 previously identified forms or documents ~~plan features~~ remain

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592 incomplete. If the local building official does not provide the  
593 notice within the prescribed time period, the permit shall be  
594 deemed approved as a matter of law, and the local building  
595 official must issue the permit on the next business day in  
596 noncompliance with the applicable codes, with specific reference  
597 to the relevant code chapters and sections.

598 (9)(8) A private provider performing required inspections  
599 under this section shall inspect each phase of construction as  
600 required by the applicable codes. Such inspection, including a  
601 single-trade inspection, may be performed in person or  
602 virtually. The private provider may have a duly authorized  
603 representative perform the required inspections, provided all  
604 required reports are prepared by and bear the written or  
605 electronic signature of the private provider or the private  
606 provider's duly authorized representative. The duly authorized  
607 representative must be an employee of the private provider  
608 entitled to receive reemployment assistance benefits under  
609 chapter 443. The contractor's contractual or legal obligations  
610 are not relieved by any action of the private provider.

611 (10)(9) A private provider performing required inspections  
612 under this section shall provide notice to the local building  
613 official of the approximate date and time of any such  
614 inspection. The local building official may not prohibit the  
615 private provider from performing any inspection outside the  
616 local building official's normal operating hours, including

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617 after hours, weekends, or holidays. The local building official  
618 may visit the building site as often as necessary to verify that  
619 the private provider is performing all required inspections. A  
620 deficiency notice must be posted by the private provider, the  
621 duly authorized representative of the private provider, or the  
622 building department whenever a noncomplying item related to the  
623 building code or the permitted documents is found. Such notice  
624 may be physically posted at the job site or electronically  
625 posted. After corrections are made, the item must be reinspected  
626 by the private provider or the representative of the private  
627 provider before being concealed. Reinspection or reaudit fees  
628 shall not be charged by The local jurisdiction may not charge  
629 reinspection or reaudit fees as a result of the local  
630 jurisdiction's audit inspection occurring before the performance  
631 of the private provider's inspection or for any other  
632 administrative matter not involving the detection of a violation  
633 of the building code or a permit requirement.

634 (11) A local enforcement agency is not responsible for the  
635 regulatory administration or supervision of building code  
636 inspection services performed by a private provider hired by a  
637 fee owner or the fee owner's contractor. A local enforcement  
638 agency may not require additional verification of licensure or  
639 insurance requirements beyond that which is required at  
640 registration.

641 (12) (10) If the private provider is a person licensed as

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642 an engineer under chapter 471 or an architect under chapter 481  
643 and affixes his or her professional seal to the affidavit  
644 required under subsection (7) ~~(6)~~, the local building official  
645 must issue the requested permit or provide a written notice to  
646 the permit applicant identifying the specific plan features that  
647 do not comply with the applicable codes, as well as the specific  
648 code chapters and sections, within 10 business days after  
649 receipt of the permit application and affidavit. In such written  
650 notice, the local building official must provide with  
651 specificity the plan's deficiencies, the reasons the permit  
652 application failed, and the applicable codes being violated. If  
653 the local building official does not provide specific written  
654 notice to the permit applicant within the prescribed 10-day  
655 period, the permit application is deemed approved as a matter of  
656 law, and the local building official must issue the permit on  
657 the next business day.

658 (13) ~~(11)~~ If equipment replacements and repairs must be  
659 performed in an emergency situation, subject to the emergency  
660 permitting provisions of the Florida Building Code, a private  
661 provider may perform emergency inspection services without first  
662 notifying the local building official ~~pursuant to subsection~~  
663 ~~(9)~~. A private provider must conduct the inspection within 3  
664 business days after being contacted to conduct an emergency  
665 inspection and must submit the inspection report to the local  
666 building official within 1 day after the inspection is

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667 completed.

668       (14)~~(12)~~ Upon completing the required inspections at each  
669 applicable phase of construction, the private provider shall  
670 record such inspections on a form provided by the commission  
671 ~~acceptable to the local building official~~. The form must bear  
672 the written or electronic signature of the private provider or  
673 the private provider's duly authorized representative. These  
674 inspection records must ~~shall~~ reflect those inspections required  
675 by the applicable codes of each phase of construction for which  
676 permitting by a local enforcement agency is required. The  
677 private provider, upon completion of the required inspection,  
678 shall post each completed inspection record, indicating pass or  
679 fail, and provide the record to the local building official  
680 within 4 ~~2~~ business days. Such inspection record may be  
681 electronically posted by the private provider, or the private  
682 provider may post such inspection record physically at the  
683 project site. The private provider may electronically transmit  
684 the record to the local building official. The local building  
685 official may waive the requirement to provide a record of each  
686 inspection within 4 ~~2~~ business days if the record is  
687 electronically posted or posted at the project site and all such  
688 inspection records are submitted with the certificate of  
689 compliance. Unless the records have been electronically posted  
690 or transmitted, records of all required and completed  
691 inspections shall be maintained at the building site at all

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692 times and made available for review by the local building  
693 official. A local building official may not fail any inspection  
694 performed by a private provider for not having the inspection  
695 records at the job site if the inspection records have been  
696 electronically transmitted to the local building official within  
697 the 4-business-day requirement. The private provider shall  
698 report to the local enforcement agency any condition that poses  
699 an immediate threat to public safety and welfare.

700 (15)~~(13)~~ Upon completion of all required inspections, the  
701 private provider firm shall prepare a certificate of compliance,  
702 on a form provided by the commission acceptable to the local  
~~building official~~, summarizing the inspections performed and  
704 including a written representation, under oath, that the stated  
705 inspections have been performed and that, to the best of the  
706 private provider's knowledge and belief, the building  
707 construction inspected complies with the approved plans and  
708 applicable codes. The certificate of compliance may be signed by  
709 any qualified licensed individual employed full time by the  
710 private provider firm under whose authority the inspection was  
711 completed. The statement required of the private provider shall  
712 be substantially in the following form and shall be signed and  
713 sealed by a private provider as established in subsection (1) or  
714 may be electronically transmitted to the local building  
715 official:  
716

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717 To the best of my knowledge and belief, the building  
718 components and site improvements outlined herein and  
719 inspected under my authority have been completed in  
720 conformance with the approved plans and the applicable  
721 codes.

722

723 (16) (a) (14) (a) The local building official may only  
724 perform building inspections of construction that a private  
725 provider has determined to be compliant with the applicable  
726 codes if the local building official has knowledge that the  
727 private provider did not perform the required inspections. If  
728 the local building official has such knowledge, the local  
729 building official must provide to the private provider written  
730 notice of the facts and circumstances upon which the local  
731 building official relied for such knowledge before performing a  
732 required inspection. The local building official may review  
733 forms and documents required under this section for completeness  
734 only. No more than 10 business days, or if the permit is related  
735 to single-family or two-family dwellings then no more than 2  
736 business days, after receipt of a request for a certificate of  
737 occupancy or certificate of completion and the applicant's  
738 presentation of a certificate of compliance and approval of all  
739 other government approvals required by law, including the  
740 payment of all outstanding fees, the local building official  
741 shall issue the certificate of occupancy or certificate of

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742 completion or provide a notice to the applicant of any  
743 incomplete forms or documents required under this section  
744 ~~identifying the specific deficiencies, as well as the specific~~  
745 ~~code chapters and sections.~~

746 (b) If the local building official does not provide notice  
747 of any incomplete forms or documents ~~the deficiencies~~ within the  
748 applicable time periods under paragraph (a), the request for a  
749 certificate of occupancy or certificate of completion is  
750 automatically granted and deemed issued as of the next business  
751 day. The local building official must provide the applicant with  
752 the written certificate of occupancy or certificate of  
753 completion within 10 days after it is automatically granted and  
754 issued. To resolve any identified issues ~~deficiencies~~, the  
755 applicant may elect to dispute the issues ~~deficiencies~~ pursuant  
756 to subsection (17) ~~(15)~~ or to submit a corrected request for a  
757 certificate of occupancy or certificate of completion.

758 (17) ~~(15)~~ If the local building official determines that  
759 the building construction or plans do not comply with the  
760 applicable codes, the official may deny the permit or request  
761 for a certificate of occupancy or certificate of completion, as  
762 appropriate, or may issue a stop-work order for the project or  
763 any portion thereof as provided by law, if the official  
764 determines that the noncompliance poses an immediate threat to  
765 public safety and welfare, subject to the following:

766 (a) The local building official shall be available to meet

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767 with the private provider within 2 business days to resolve any  
768 dispute after issuing a stop-work order or providing notice to  
769 the applicant denying a permit or request for a certificate of  
770 occupancy or certificate of completion.

771 (b) If the local building official and private provider  
772 are unable to resolve the dispute, the matter shall be referred  
773 to the local enforcement agency's board of appeals, if one  
774 exists, which shall consider the matter at its next scheduled  
775 meeting or sooner. Any decisions by the local enforcement  
776 agency's board of appeals, or local building official if there  
777 is no board of appeals, may be appealed to the commission as  
778 provided by this chapter.

779 (c) Notwithstanding any provision of this section, any  
780 decisions regarding the issuance of a building permit,  
781 certificate of occupancy, or certificate of completion may be  
782 reviewed by the local enforcement agency's board of appeals, if  
783 one exists. Any decision by the local enforcement agency's board  
784 of appeals, or local building official if there is no board of  
785 appeals, may be appealed to the commission as provided by this  
786 chapter, which shall consider the matter at the commission's  
787 next scheduled meeting.

788 (18)~~(16)~~ For the purposes of this section, any notice to  
789 be provided by the local building official shall be deemed to be  
790 provided to the person or entity when successfully transmitted  
791 to the e-mail address listed for that person or entity in the

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792 permit application or revised permit application, or, if no e-  
793 mail address is stated, when actually received by that person or  
794 entity.

795 (19) (a)(17)(a) A local enforcement agency, local building  
796 official, or local government may not adopt or enforce any laws,  
797 rules, procedures, policies, qualifications, or standards more  
798 stringent than those prescribed by this section.

799 ~~(b) A local enforcement agency, local building official,~~  
800 ~~or local government may establish, for private providers,~~  
801 ~~private provider firms, and duly authorized representatives~~  
802 ~~working within that jurisdiction, a system of registration to~~  
803 ~~verify compliance with the licensure requirements of paragraph~~  
804 ~~(1)(n) and the insurance requirements of subsection (18).~~

805 (b)(e) This section does not limit the authority of the  
806 local building official to issue a stop-work order for a  
807 building project or any portion of the project, as provided by  
808 law, if the official determines that a condition on the building  
809 site constitutes an immediate threat to public safety and  
810 welfare.

811 (c) A local enforcement agency may not prohibit or limit  
812 private providers from using virtual inspections if a virtual  
813 inspection is not prohibited by any applicable code.

814 (20)(18) A private provider may perform building code  
815 inspection services on a building project under this section  
816 only if the private provider maintains insurance for

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817 professional liability covering all services performed as a  
818 private provider. Such insurance shall have minimum policy  
819 limits of \$1 million per occurrence and \$2 million in the  
820 aggregate for any project with a construction cost of \$5 million  
821 or less and \$2 million per occurrence and \$4 million in the  
822 aggregate for any project with a construction cost of over \$5  
823 million. Nothing in this section limits the ability of a fee  
824 owner to require additional insurance or higher policy limits.  
825 For these purposes, the term "construction cost" means the total  
826 cost of building construction as stated in the building permit  
827 application. If the private provider chooses to secure claims-  
828 made coverage to fulfill this requirement, the private provider  
829 must also maintain coverage for a minimum of 5 years after  
830 ~~subsequent to~~ the performance of building code inspection  
831 services. The insurance required under this subsection shall be  
832 written only by insurers authorized to do business in this state  
833 with a minimum A.M. Best's rating of A. Before providing  
834 building code inspection services within a local building  
835 official's jurisdiction, a private provider must provide to the  
836 local building official a certificate of insurance evidencing  
837 that the coverages required under this subsection are in force.

838 (21) (19) When performing building code inspection  
839 services, a private provider is subject to the disciplinary  
840 guidelines of the applicable professional board with  
841 jurisdiction over his or her license or certification under

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842 chapter 468, chapter 471, or chapter 481. All private providers  
843 shall be subject to the disciplinary guidelines of s.  
844 468.621(1)(c)-(h). Any complaint processing, investigation, and  
845 discipline that arise out of a private provider's performance of  
846 building code inspection services shall be conducted by the  
847 applicable professional board.

848 (22)~~(20)~~ A local building code enforcement agency may not  
849 audit the performance of building code inspection services by  
850 private providers operating within the local jurisdiction until  
851 the agency has created standard operating private provider audit  
852 procedures for the agency's internal inspection and review  
853 staff, which includes, at a minimum, the private provider audit  
854 purpose and scope, private provider audit criteria, an  
855 explanation of private provider audit processes and objections,  
856 and detailed findings of areas of noncompliance. Such private  
857 provider audit procedures must be publicly available online, and  
858 a printed version must be readily accessible in agency  
859 buildings. The private provider audit results of staff for the  
860 prior two quarters also must be publicly available. The agency's  
861 audit processes must adhere to the agency's posted standard  
862 operating audit procedures. The same private provider or private  
863 provider firm may not be audited more than four times in a year  
864 unless the local building official determines a condition of a  
865 building constitutes an immediate threat to public safety and  
866 welfare, which must be communicated in writing to the private

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867 provider or private provider firm. The private provider or  
868 private provider firm must be given notice of each audit to be  
869 performed at least 5 business days before the audit. Work on a  
870 building or structure may proceed after inspection and approval  
871 by a private provider. The work may not be delayed for  
872 completion of an inspection audit by the local building code  
873 enforcement agency.

874 (23)(+21) The local government, the local building  
875 official, and their building code enforcement personnel shall be  
876 immune from liability to any person or party for any action or  
877 inaction by a fee owner of a building, or by a private provider  
878 or its duly authorized representative, in connection with  
879 building code inspection services as authorized in this act. The  
880 local government, local enforcement agency, local building  
881 official, and building code enforcement personnel may not  
882 prohibit or discourage the use of a private provider or a  
883 private provider firm.

884 (24)(+22) Notwithstanding any other law, a county, a  
885 municipality, a school district, or an independent special  
886 district may use a private provider or a private provider firm,  
887 or may employ a licensed building inspector as described in s.  
888 468.603(5)(a) or a person who holds the same licensure or  
889 certification as a private provider, to provide building code  
890 inspection services for a public works project, an improvement,  
891 a building, or any other structure that is owned by the county,

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892 municipality, school district, or independent special district.

893 **Section 5. Paragraph (a) of subsection (1) of section**  
894 **553.792, Florida Statutes, is amended to read:**

895 553.792 Building permit application to local government.—

896 (1) (a) A local government must approve, approve with  
897 conditions, or deny a building permit application after receipt  
898 of a completed and sufficient application within the following  
899 timeframes, unless the applicant waives such timeframes in  
900 writing:

901 1. Within 5 business days after receiving a complete and  
902 sufficient application, for an applicant using a local  
903 government plans reviewer to obtain the following building  
904 permits for an existing single-family residential dwelling if  
905 the value of the work is less than \$15,000: structural,  
906 accessory structure, alarm, electrical, gas, irrigation,  
907 landscaping, mechanical, plumbing, or roofing.

908 2.1. Within 30 business days after receiving a complete  
909 and sufficient application, for an applicant using a local  
910 government plans reviewer to obtain the following building  
911 permits if the structure is less than 7,500 square feet:  
912 residential units, including a single-family residential unit or  
913 a single-family residential dwelling, accessory structure,  
914 alarm, electrical, irrigation, landscaping, mechanical,  
915 plumbing, or roofing.

916 3.2. Within 60 business days after receiving a complete

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917 and sufficient application, for an applicant using a local  
918 government plans reviewer to obtain the following building  
919 permits if the structure is 7,500 square feet or more:  
920 residential units, including a single-family residential unit or  
921 a single-family residential dwelling, accessory structure,  
922 alarm, electrical, irrigation, landscaping, mechanical,  
923 plumbing, or roofing.

924 4.3. Within 60 business days after receiving a complete  
925 and sufficient application, for an applicant using a local  
926 government plans reviewer to obtain the following building  
927 permits: signs or nonresidential buildings that are less than  
928 25,000 square feet.

929 5.4. Within 60 business days after receiving a complete  
930 and sufficient application, for an applicant using a local  
931 government plans reviewer to obtain the following building  
932 permits: multifamily residential, not exceeding 50 units; site-  
933 plan approvals and subdivision plats not requiring public  
934 hearing or public notice; and lot grading and site alteration.

935 6.5. Within 12 business days after receiving a complete  
936 and sufficient application, for an applicant using a master  
937 building permit consistent with s. 553.794 to obtain a site-  
938 specific building permit.

939 7.6. Within 10 business days after receiving a complete  
940 and sufficient application, for an applicant for a single-family  
941 residential dwelling applied for by a contractor licensed in

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942 this state on behalf of a property owner who participates in a  
943 Community Development Block Grant-Disaster Recovery program  
944 ~~administered by the Department of Commerce~~, unless the permit  
945 application fails to satisfy the Florida Building Code or the  
946 enforcing agency's laws or ordinances.

947  
948 However, the local government may not require the waiver of the  
949 timeframes in this section as a condition precedent to reviewing  
950 an applicant's building permit application.

951 **Section 6. Paragraphs (b) through (m) of subsection (1) of**  
952 **section 553.77, Florida Statutes, are redesignated as paragraphs**  
953 **(c) through (n), respectively, present paragraph (c) of that**  
954 **subsection is amended, and a new paragraph (b) is added to that**  
955 **subsection, to read:**

956 553.77 Specific powers of the commission.—

957 (1) The commission shall:

958 (b) By July 1, 2027, adopt by rule a uniform commercial  
959 building permit application to be used statewide for commercial  
960 construction projects and a uniform residential building permit  
961 application to be used statewide for residential construction  
962 projects. To the extent feasible, the uniform building permit  
963 applications adopted by the commission shall be capable of  
964 integration with existing building permit software systems  
965 utilized by local governments and must account for local  
966 amendments to the Florida Building Code.

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967        (d) (e) Upon written application by any substantially  
968 affected person or a local enforcement agency, issue declaratory  
969 statements pursuant to s. 120.565 relating to new technologies,  
970 techniques, and materials which have been tested where necessary  
971 and found to meet the objectives of the Florida Building Code.  
972 This paragraph does not apply to the types of products,  
973 materials, devices, or methods of construction required to be  
974 approved under paragraph (g) (f).

975        **Section 7. Paragraph (c) is added to subsection (1) of  
976 section 720.3035, Florida Statutes, to read:**

977        720.3035 Architectural control covenants; parcel owner  
978 improvements; rights and privileges.—

979        (1)

980        (c) An association or any architectural, construction  
981 improvement, or other such similar committee of an association  
982 may not require a building permit to be issued by a governmental  
983 authority to a parcel owner as a prerequisite for review by the  
984 association or committee concerning the construction of  
985 structures or improvements on the parcel.

986        **Section 8. Section 553.382, Florida Statutes, is amended  
987 to read:**

988        553.382 Placement of certain housing.—Notwithstanding any  
989 other law or ordinance to the contrary, in order to expand the  
990 availability of affordable housing in this state, any  
991 residential manufactured building that is certified under this

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992 chapter by the department may not be denied a building permit  
993 for placement be placed on a mobile home lot in a mobile home  
994 park, on any lot in a recreational vehicle park, or in a mobile  
995 home condominium, cooperative, or subdivision. Any such housing  
996 unit placed on a mobile home lot is a mobile home for purposes  
997 of chapter 723 and, therefore, all rights, obligations, and  
998 duties under chapter 723 apply, including the specifics of the  
999 prospectus. However, a housing unit subject to this section may  
1000 not be placed on a mobile home lot without the prior written  
1001 approval of the park owner. Each housing unit located on a  
1002 mobile home lot and subject to this section shall be taxed as a  
1003 mobile home under s. 320.08(11) and is subject to payments to  
1004 the Florida Mobile Home Relocation Fund under s. 723.06116.

**Section 9. Section 553.796, Florida Statutes, is created**

**to read:**

553.796 Building permits for residential distributed  
energy generation and backup power systems.—

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

(a) "Distributed energy generation system" means equipment  
and associated components installed as a fixture at a one-family  
or two-family dwelling or townhouse used to generate electrical  
energy primarily for the purpose of offsetting part or all of  
the electricity requirements of the dwelling or townhouse and  
which is capable of providing no more than 50 kilowatts of  
electrical output to the dwelling or townhouse.

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1017        (b) "Backup power system" means equipment and associated  
1018 components installed as a fixture at a one-family or two-family  
1019 dwelling or townhouse to generate or store electrical energy  
1020 primarily for intermittent use for the purpose of providing on-  
1021 site electrical power during utility outages, load management,  
1022 resiliency, or other similar purposes and which is capable of  
1023 providing no more than 50 kilowatts of electrical output to the  
1024 dwelling or townhouse or, if the system includes energy storage,  
1025 has an aggregate storage capacity of no more than 100 kilowatt  
1026 hours. The term does not include a distributed energy  
1027 generation system.

1028        (2) (a) A local enforcement agency must issue a building  
1029 permit for the design, installation, relocation, replacement, or  
1030 repair of a distributed energy generation system that is  
1031 installed by a contractor licensed under chapter 489 and  
1032 qualified to install such system or a public utility that is  
1033 exempt from licensure under s. 489.503(4) or 489.103(5), if  
1034 plans signed and sealed by a Florida licensed professional  
1035 engineer have been submitted. A contractor licensed under  
1036 chapter 489 and qualified to install such system, not the local  
1037 enforcement agency, must determine if the system meets the  
1038 definition of a distributed energy generation system under  
1039 subsection (1). The local enforcement agency shall issue the  
1040 permit within 1 business day after the date on which an  
1041 application is submitted and may not require any additional

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1042 plans review or other approval as a condition of issuing the  
1043 permit. A licensed contractor may commence work immediately upon  
1044 submitting such application under this section and does not have  
1045 to wait for the permit to be issued; however, all rules related  
1046 to interconnection of the system must be complied with before  
1047 utilizing the interconnection.

1048 (b) A local enforcement agency must issue a building  
1049 permit for the design, installation, relocation, replacement, or  
1050 repair of a backup power system that is installed by a  
1051 contractor licensed under chapter 489 or 527 qualified to  
1052 install such system or a public utility that is exempt from  
1053 licensure under s. 489.503(4) or 489.103(5). A contractor  
1054 licensed under chapter 489 or 527 and qualified to install such  
1055 system, not the local enforcement agency, must determine if the  
1056 system meets the definition of a backup power system under  
1057 subsection (1). The local enforcement agency shall issue the  
1058 permit within 1 business day after the date on which an  
1059 application is submitted and may not require any additional  
1060 plans review or other approval as a condition of issuing the  
1061 permit. A licensed contractor may commence work immediately upon  
1062 submitting such application under this section and does not have  
1063 to wait for the permit to be issued.

1064 (3) The installation of a distributed energy generation or  
1065 backup power system performed by an owner and not a contractor  
1066 does not qualify for permitting under subsection (2) and the

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1067 owner must proceed under otherwise applicable permitting  
1068 requirements. This section does not authorize unlicensed  
1069 contracting.

1070 (4) Notwithstanding chapters 125 and 166 or any other law,  
1071 a county, municipality, or special district may not adopt or  
1072 enforce an ordinance, a rule, or any other measure related to  
1073 the installation, relocation, replacement, or repair of  
1074 distributed energy generation or backup power systems, beyond  
1075 enforcing the standards contained in the Florida Building Code  
1076 and the Florida Fire Prevention Code.

1077 (5) (a) A local enforcement agency may conduct an  
1078 inspection, in person or virtually, of a distributed energy  
1079 generation or backup power system to verify compliance with the  
1080 Florida Building Code and the Florida Fire Prevention Code. A  
1081 local enforcement agency may not require more than one  
1082 inspection of a backup power system except in the case of  
1083 noncompliance as provided in subsection (6).

1084 (b) An owner or the owner's contractor may choose to have  
1085 the inspection of a distributed energy generation or backup  
1086 power system performed by a private provider in accordance with  
1087 s. 553.791. A private provider must adhere to the timelines for  
1088 emergency inspections and submittal requirements of inspection  
1089 reports. The procedures in s. 553.791(13) apply to inspections  
1090 under this section that are performed by a private provider.

1091 (6) If a local enforcement agency finds that an owner or

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1092 the owner's contractor has not complied with this section, the  
1093 local enforcement agency must provide to the owner or contractor  
1094 a written notice of correction that cites the specific code  
1095 sections that are out of compliance and the required remedy to  
1096 correct such noncompliance. The local enforcement agency may  
1097 issue a stop-work order only to address an immediate danger to  
1098 life or safety and only for the affected portion of the work  
1099 being performed. Upon request by the owner or the owner's  
1100 contractor after the noncompliance has been corrected, the local  
1101 enforcement agency must reinspect within 2 business days after  
1102 such request or on the next day inspections are being conducted,  
1103 whichever is earlier. If a reinspection does not occur within  
1104 the required timeframe, a private provider inspection report  
1105 completed pursuant to s. 553.791 constitutes acceptance and  
1106 approval on the part of the local enforcement agency upon  
1107 submission by the contractor.

1108 (7) A failed inspection report of a distributed energy  
1109 generation or backup power system installed at or serving an  
1110 existing and occupied one-family or two-family dwelling or  
1111 townhouse may not be the sole basis for a local enforcement  
1112 agency to withhold or revoke a certificate of occupancy for the  
1113 dwelling or townhouse. Instead, the local enforcement agency may  
1114 withhold authorization to energize the distributed energy  
1115 generation or backup power system until any corrections are  
1116 performed and verified.

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1117        (8) (a) A person who installs, alters, replaces, repairs,  
1118        or modifies a distributed energy generation or backup power  
1119        system must notify each entity that supplies energy or fuel to  
1120        the dwelling or townhouse to which the system is affixed. Such  
1121        notification must be made within a reasonable timeframe before  
1122        the date on which the system is installed, altered, replaced,  
1123        repaired, or modified.

1124        (b) As applicable, one or more of the following entities  
1125        require notification under paragraph (a):

1126        1. An electric utility as defined in s. 366.02.  
1127        2. A natural gas utility as defined in s. 366.04(3)(c).  
1128        3. A Category I liquefied petroleum gas dealer as defined  
1129        in s. 527.01(6).

1130        (9) This section does not alter or abridge the  
1131        jurisdiction of the Public Service Commission under chapter 366,  
1132        Florida Statutes, the exemptions for municipal utilities and  
1133        cooperatives under s. 366.11, Florida Statutes, or requirements  
1134        adopted pursuant to s. 366.91 relating to interconnection and  
1135        net metering. This section does not affect any tariff, service  
1136        policy, or interconnection requirement of a utility or  
1137        cooperative.

1138        **Section 10.** This act shall take effect July 1, 2026.

1139        -----  
1140  
1141

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

Remove everything before the enacting clause and insert:

An act relating to building permits and inspections; amending s. 125.56, F.S.; providing for expiration of certain building permits issued by a county; amending s. 489.129, F.S.; providing that certain persons are not subject to discipline for performing a job without applicable permits and inspections if otherwise authorized by law; amending s. 553.79, F.S.; providing for expiration of certain building permits issued by a local government; providing prohibitions for inspection fees; prohibiting a local government from requiring building permits for certain projects; providing an exception; requiring notice to the local enforcement agency; prohibiting local governments from requiring a building permit for the installation of temporary residential hurricane and flood protection walls or barriers that meet certain requirements; prohibiting local governments from requiring a building permit for the installation of certain retaining walls; amending s. 553.791, F.S.; revising and providing definitions; removing the requirement that a contract for certain services be in writing; providing that a contract for certain services does not need to be submitted as part of a permit

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1167 application; providing requirements for reduced permit  
1168 fees; prohibiting a local jurisdiction from charging  
1169 punitive administrative fees or fees for plans review  
1170 services; requiring that certain documents be promptly  
1171 provided to certain persons; requiring that permit  
1172 fees be reduced by a certain percentage; prohibiting  
1173 local governments and local building officials from  
1174 requiring additional forms; requiring local  
1175 enforcement agencies to create a specified  
1176 registration system that must have a method to  
1177 register and update registration information  
1178 electronically; prohibiting local enforcement agencies  
1179 from charging an administrative fee to register or  
1180 update registration information; requiring private  
1181 provider firms to register with the local enforcement  
1182 agency, provide certain information, and update its  
1183 registration within a specified timeframe after  
1184 changes occur; prohibiting local enforcement agencies  
1185 from altering a form adopted by the commission;  
1186 removing the requirement that a private provider's  
1187 qualification statements or resumes be included in a  
1188 certain notice; removing time restrictions for  
1189 electing to use a private provider; requiring local  
1190 enforcement agencies to accept a certain affidavit  
1191 electronically; providing which forms and documents a

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1192 local building official may review; providing notice  
1193 requirements; providing that certain permits are  
1194 deemed approved; providing that local enforcement  
1195 agencies are not responsible for the administration or  
1196 supervision of services performed by a private  
1197 provider; prohibiting local enforcement agencies from  
1198 requiring additional verification of certain  
1199 requirements beyond that which is required at  
1200 registration; revising the timeframe in which certain  
1201 records must be provided; prohibiting local building  
1202 officials from failing certain inspections;  
1203 authorizing certain persons to sign certificates of  
1204 compliance; providing requirements for local building  
1205 officials who have knowledge that a private provider  
1206 failed to perform an inspection; providing that  
1207 virtual inspections may not be prohibited; requiring  
1208 certain notice before an audit; prohibiting certain  
1209 entities from discouraging the use of private  
1210 providers; authorizing certain public entities to use  
1211 a private provider firm or to employ a licensed  
1212 building inspector to provide building code inspection  
1213 services; amending s. 553.792, F.S.; requiring a local  
1214 government to make certain decisions relating to  
1215 certain building permits within a specified timeframe;  
1216 amending s. 553.77, F.S.; requiring the Florida

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1217       Building Commission to develop uniform commercial and  
1218       residential building permit applications by a  
1219       specified date; amending s. 720.3035, F.S.;  
1220       prohibiting an association or certain committees from  
1221       requiring a building permit as a prerequisite for a  
1222       certain review; amending 553.382, F.S.; requiring  
1223       building permits be issued to allow mobile homes in RV  
1224       lots; creating Section 553.796, F.S.; requiring the  
1225       issuance of building permits for residential  
1226       distributed energy generation and backup power systems  
1227       when the systems are installed by a contractor;  
1228       requiring notice; providing an effective date.