

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WITHDRAWN _____ (Y/N)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

Committee/Subcommittee hearing bill: Commerce Committee

Representative Trabulsy offered the following:

Amendment (with title amendment)

Remove everything after the enacting clause and insert:

Section 1. Paragraph (d) of subsection (4) of section 125.56, Florida Statutes, is amended to read:

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

(4)

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. CS/HB 803 (2026)

Amendment No.

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

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

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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.

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

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

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

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

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

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

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

553.791 Alternative plans review and inspection.—

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

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

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

Amendment No.

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

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

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

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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.

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

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

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

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

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

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

3. Any applicable fees.

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

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

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

certificate under part XII of chapter 468.

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

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

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

1. A certificate of occupancy or certificate of completion.

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

3. Any applicable fees.

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

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

Amendment No.

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

Amendment No.

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

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

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

Amendment No.

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

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

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

Amendment No.

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

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

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

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

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

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

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. CS/HB 803 (2026)

Amendment No.

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

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

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

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

Amendment No.

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

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

(b) The plans comply with the applicable codes.

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

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

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

Amendment No.

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. CS/HB 803 (2026)

Amendment No.

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. CS/HB 803 (2026)

Amendment No.

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

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Page 27 of 50

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. CS/HB 803 (2026)

Amendment No.

completed.

~~(14)(12)~~ Upon completing the required inspections at each applicable phase of construction, the private provider shall record such inspections on a form provided by the commission ~~acceptable to the local building official~~. The form must bear the written or electronic signature of the private provider or the private provider's duly authorized representative. These inspection records must ~~shall~~ reflect those inspections required by the applicable codes of each phase of construction for which permitting by a local enforcement agency is required. The private provider, upon completion of the required inspection, shall post each completed inspection record, indicating pass or fail, and provide the record to the local building official within 4 ~~2~~ business days. Such inspection record may be electronically posted by the private provider, or the private provider may post such inspection record physically at the project site. The private provider may electronically transmit the record to the local building official. The local building official may waive the requirement to provide a record of each inspection within 4 ~~2~~ business days if the record is electronically posted or posted at the project site and all such inspection records are submitted with the certificate of compliance. Unless the records have been electronically posted or transmitted, records of all required and completed inspections shall be maintained at the building site at all

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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~~
703 ~~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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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,

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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.

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

Amendment No.

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

Section 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.

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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

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

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

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

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

Amendment No.

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.

044805 - h0803-strike2.docx

Published On: 2/17/2026 5:43:33 PM

Amendment No.

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 -----

Amendment No.

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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COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. CS/HB 803 (2026)

Amendment No.

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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COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. CS/HB 803 (2026)

Amendment No.

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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COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. CS/HB 803 (2026)

Amendment No.

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.