



741396

LEGISLATIVE ACTION

Senate

.

House

.

.

Floor: 1/RE/2R

.

03/05/2026 03:15 PM

.

.

Senator DiCeglie moved the following:

Senate Amendment (with title amendment)

Delete lines 123 - 1101

and insert:

Section 2. Present subsection (4) of section 287.056, Florida Statutes, is redesignated as subsection (5), and a new subsection (4) is added to that section, to read:

287.056 Purchases from purchasing agreements and state term contracts; vendor disqualification.—

(4) The department shall enter into and maintain one or more state term contracts with vendors for the purpose of



741396

12 providing building code inspection services as defined in s.
13 553.791.

14 Section 3. Section 468.634, Florida Statutes, is created to
15 read:

16 468.634 Certification by endorsement during a state of
17 emergency.—Notwithstanding any other law, a person may act in
18 any of the following positions under the direction of the local
19 building official for a period of 1 year from the date of a
20 declaration of a state of emergency issued by the Governor for a
21 natural emergency, a manmade emergency, or a technological
22 emergency as those terms are defined in s. 252.34, if such
23 person has entered into a state term contract pursuant to s.
24 287.056, is qualified for such work in any state that has a
25 mutual aid agreement pursuant to s. 252.40(2), or has held a
26 valid license for such work in any state for 5 years immediately
27 before the date of the declaration:

- 28 (1) Building code inspector.
- 29 (2) Building inspector.
- 30 (3) Coastal construction inspector.
- 31 (4) Commercial electrical inspector.
- 32 (5) Electrical inspector.
- 33 (6) Mechanical inspector.
- 34 (7) Plumbing inspector.
- 35 (8) Residential electrical inspector.
- 36 (9) Residential inspector.
- 37 (10) Plans examiner.
- 38 (11) Building plans examiner.
- 39 (12) Plumbing plans examiner.
- 40 (13) Mechanical plans examiner.



741396

41 (14) Electrical plans examiner.

42 Section 4. Paragraph (o) of subsection (1) of section
43 489.129, Florida Statutes, is amended to read:

44 489.129 Disciplinary proceedings.—

45 (1) The board may take any of the following actions against
46 any certificateholder or registrant: place on probation or
47 reprimand the licensee, revoke, suspend, or deny the issuance or
48 renewal of the certificate or registration, require financial
49 restitution to a consumer for financial harm directly related to
50 a violation of a provision of this part, impose an
51 administrative fine not to exceed \$10,000 per violation, require
52 continuing education, or assess costs associated with
53 investigation and prosecution, if the contractor, financially
54 responsible officer, or business organization for which the
55 contractor is a primary qualifying agent, a financially
56 responsible officer, or a secondary qualifying agent responsible
57 under s. 489.1195 is found guilty of any of the following acts:

58 (o) Proceeding on any job without obtaining applicable
59 local building department permits and inspections, unless
60 otherwise provided by law.

61
62 For the purposes of this subsection, construction is considered
63 to be commenced when the contract is executed and the contractor
64 has accepted funds from the customer or lender. A contractor
65 does not commit a violation of this subsection when the
66 contractor relies on a building code interpretation rendered by
67 a building official or person authorized by s. 553.80 to enforce
68 the building code, absent a finding of fraud or deceit in the
69 practice of contracting, or gross negligence, repeated



741396

70 negligence, or negligence resulting in a significant danger to
71 life or property on the part of the building official, in a
72 proceeding under chapter 120.

73 Section 5. Section 553.382, Florida Statutes, is amended to
74 read:

75 553.382 Placement of certain housing.—Notwithstanding any
76 other law or ordinance to the contrary, in order to expand the
77 availability of affordable housing in this state, any
78 residential manufactured building that is certified under this
79 chapter by the department may not be denied a building permit
80 for placement ~~be placed~~ on a mobile home lot in a mobile home
81 park, on a lot in a recreational vehicle park, or in a mobile
82 home condominium, cooperative, or subdivision. Any such housing
83 unit placed on a mobile home lot is a mobile home for purposes
84 of chapter 723 and, therefore, all rights, obligations, and
85 duties under chapter 723 apply, including the specifics of the
86 prospectus. However, a housing unit subject to this section may
87 not be placed on a mobile home lot without the prior written
88 approval of the park owner. Each housing unit located on a
89 mobile home lot and subject to this section shall be taxed as a
90 mobile home under s. 320.08(11) and is subject to payments to
91 the Florida Mobile Home Relocation Fund under s. 723.06116.

92 Section 6. Section 553.385, Florida Statutes, is created to
93 read:

94 553.385 Permitting and zoning of offsite-constructed
95 residential dwellings; parity.—

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

97 (a) "Local government" means a county or municipality.

98 (b) "Offsite-constructed residential dwelling" means a



741396

99 manufactured building as defined in s. 553.36(13) which is
100 intended for single-family residential use, or a manufactured
101 home as defined in s. 320.01(2)(b) which is constructed in whole
102 or in part offsite and is treated as real property.

103 (2)(a) An offsite-constructed residential dwelling must be
104 permitted as of right in any zoning district where single-family
105 detached dwellings are allowed.

106 (b) A local government may not adopt or enforce any zoning,
107 land use, or development regulation that treats an offsite-
108 constructed residential dwelling differently or more
109 restrictively than a single-family site-built dwelling allowed
110 in the same district.

111 (c) This section does not prohibit a local government from
112 applying generally applicable architectural, aesthetic, design,
113 setback, height, or bulk standards to offsite-constructed
114 residential dwellings, provided such standards apply equally to
115 site-built single-family dwellings permitted in the same
116 district. A local government may adopt compatibility standards
117 that are limited to the following architectural features:

- 118 1. Roof pitch.
119 2. Square footage of livable space.
120 3. Type and quality of exterior finishing materials.
121 4. Foundation enclosure.
122 5. Existence and type of attached structures.
123 6. Building setbacks, lot dimensions, and the orientation
124 of the home on the lot.

125 (d) A local government may not treat offsite-constructed
126 residential dwellings differently than factory-built buildings
127 subject to s. 553.38 based on the method or location of



741396

128 construction.

129 (3) A local government may not adopt or enforce any zoning,
130 land use, or development ordinance or regulation that conflicts
131 with this section or s. 553.38, or that imposes different or
132 more restrictive treatment on an offsite-constructed residential
133 dwelling based on its method of construction or the presence of
134 components built off site. Local government ordinances or
135 regulations may not have the effect of excluding offsite-
136 constructed residential dwellings and must be reasonable and
137 uniformly enforced without any distinction as to the type of
138 housing. Any such ordinance or regulation is void and
139 unenforceable as applied to offsite-constructed residential
140 dwellings.

141 Section 7. Present paragraphs (b) through (m) of subsection
142 (1) of section 553.77, Florida Statutes, are redesignated as
143 paragraphs (c) through (n), respectively, a new paragraph (b) is
144 added to that subsection, and present paragraph (c) of that
145 subsection is amended, to read:

146 553.77 Specific powers of the commission.—

147 (1) The commission shall:

148 (b) By July 1, 2027, adopt by rule a uniform commercial
149 building permit application to be used statewide for commercial
150 construction projects and a uniform residential building permit
151 application to be used statewide for residential construction
152 projects. To the extent feasible, the uniform commercial
153 building permit application and the uniform residential building
154 permit application adopted by the commission must be capable of
155 integration with existing building permit software systems used
156 by local governments and must account for local amendments to



741396

157 the Florida Building Code.

158 (d)~~(e)~~ Upon written application by any substantially
159 affected person or a local enforcement agency, issue declaratory
160 statements pursuant to s. 120.565 relating to new technologies,
161 techniques, and materials which have been tested where necessary
162 and found to meet the objectives of the Florida Building Code.
163 This paragraph does not apply to the types of products,
164 materials, devices, or methods of construction required to be
165 approved under paragraph (g) ~~(f)~~.

166 Section 8. Paragraphs (a), (b), (c), and (f) of subsection
167 (1) and paragraph (a) of subsection (24) of section 553.79,
168 Florida Statutes, are amended, and paragraphs (g) through (j)
169 are added to subsection (1) of that section, to read:

170 553.79 Permits; applications; issuance; inspections.—

171 (1)(a) Unless otherwise provided by law, after the
172 effective date of the Florida Building Code adopted as herein
173 provided, it shall be unlawful for any person, firm,
174 corporation, or governmental entity to construct, erect, alter,
175 modify, repair, or demolish any building within this state
176 without first obtaining a permit therefor from the appropriate
177 enforcing agency or from such persons as may, by appropriate
178 resolution or regulation of the authorized state or local
179 enforcing agency, be delegated authority to issue such permits,
180 upon the payment of such reasonable fees adopted by the
181 enforcing agency. The enforcing agency is empowered to revoke
182 any such permit upon a determination by the agency that the
183 construction, erection, alteration, modification, repair, or
184 demolition of the building for which the permit was issued is in
185 violation of, or not in conformity with, the provisions of the



741396

186 Florida Building Code. Whenever a permit required under this
187 section is denied or revoked because the plan, or the
188 construction, erection, alteration, modification, repair, or
189 demolition of a building, is found by the local enforcing agency
190 to be not in compliance with the Florida Building Code, the
191 local enforcing agency shall identify the specific plan or
192 project features that do not comply with the applicable codes,
193 identify the specific code chapters and sections upon which the
194 finding is based, and provide this information to the permit
195 applicant. A plans reviewer or building code administrator who
196 is responsible for issuing a denial, revocation, or modification
197 request but fails to provide to the permit applicant a reason
198 for denying, revoking, or requesting a modification, based on
199 compliance with the Florida Building Code or local ordinance, is
200 subject to disciplinary action against his or her license
201 pursuant to s. 468.621(1)(i). Installation, replacement,
202 removal, or metering of any load management control device is
203 exempt from and shall not be subject to the permit process and
204 fees otherwise required by this section.

205 (b) A local enforcement agency shall post each type of
206 building permit application, as adopted by the commission,
207 including a list of all required attachments, drawings, or other
208 requirements for each type of application, on its website. A
209 local enforcement agency shall shall ~~must~~ post and update the status
210 of every received application on its website until the issuance
211 of the building permit. A local enforcement agency shall allow
212 applicants to submit completed applications, including payments,
213 attachments, drawings, or other requirements or parts of the
214 ~~completed permit application, must be able to be submitted~~



741396

215 electronically to the appropriate building department. Accepted
216 methods of electronic submission include, but are not limited
217 to, e-mail submission of applications in Portable Document
218 Format or submission of applications through an electronic fill-
219 in form available on the building department's website or
220 through a third-party submission management software. A building
221 official, at his or her discretion, may accept completed
222 applications, including payments, attachments, drawings, or
223 other requirements or parts of the completed permit application,
224 may also be submitted in person in a nonelectronic format, at
225 the discretion of the building official.

226 (c) A local government that issues building permits may
227 send a written notice of expiration, by e-mail or United States
228 Postal Service, to the owner of the property and the contractor
229 listed on the permit, no less than 30 days before a building
230 permit is set to expire. The written notice must identify the
231 permit that is set to expire and the date the permit will
232 expire. A building permit issued by a local government for a
233 single-family dwelling expires 1 year after the issuance of the
234 permit or on the effective date of the next edition of the
235 Florida Building Code, whichever is later. However, this
236 paragraph does not prevent a local government from extending a
237 building permit beyond the expiration date.

238 (f) A local government may not require a contract between a
239 builder and an owner, any copies of such contract, or any
240 associated document, including, but not limited to, letters of
241 intent, material costs lists, labor costs, or overhead or profit
242 statements, for the issuance of a building permit or as a
243 requirement for the submission of a building permit application.



741396

244 Inspection fees may not be based on the total cost of a project
245 and may not exceed the actual inspection costs incurred by the
246 local enforcement agency.

247 (g)1. A local government that issues building permits may
248 not require an owner of a single-family dwelling or the owner's
249 contractor to obtain a building permit to perform any work that
250 is valued at less than \$7,500 on the owner's property. However,
251 a local government may require a building permit for any
252 electrical, plumbing, structural, mechanical, or gas work
253 performed on property containing a single-family dwelling
254 regardless of the value of the work. A construction project may
255 not be divided into more than one project for the purpose of
256 evading the requirements of this section.

257 2. For any work performed by a person other than the
258 property owner under the exemption in subparagraph 1., the
259 person performing the work must file a notice of permit
260 exemption with the local enforcement agency that includes the
261 name and license number of the person or entity hired to perform
262 the work, the scope of the work performed, the property address
263 at which the work was performed, and the value of such work as
264 proof that such work complies with subparagraph 1. A notice of
265 permit exemption must be filed within 30 days after the date the
266 work begins. A notice is not required for work performed
267 personally by the property owner. A local government has no
268 legal duty to the owner, contractor, or successors or assigns
269 thereof for work performed under this paragraph.

270 (h)1. Except to the extent strictly necessary to maintain
271 compliance with the National Flood Insurance Program for
272 participating communities, a local government that issues



741396

273 building permits may not require an owner of a single-family
274 dwelling or the owner's contractor to obtain a building permit
275 for the installation of temporary residential hurricane and
276 flood protection walls or barriers that meet all of the
277 following conditions:

278 a. The wall or barrier is nonhabitable and non-load-
279 bearing.

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

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

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

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

289 2. A local government has no legal duty to the owner,
290 contractor, or successors or assigns thereof for work performed
291 under this paragraph.

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

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

298 (j) This subsection may not be construed to limit a local
299 government's authority under this chapter to maintain compliance
300 with the regulations of the Federal Emergency Management Agency
301 or the National Flood Insurance Program, regardless of the value



741396

302 of the work.

303 (24) (a) A political subdivision of this state may not adopt
304 or enforce any ordinance or impose any building permit or other
305 development order requirement that:

306 1. Contains any building, construction, or aesthetic
307 requirement or condition that conflicts with or impairs
308 corporate trademarks, service marks, trade dress, logos, color
309 patterns, design scheme insignia, image standards, or other
310 features of corporate branding identity on real property or
311 improvements thereon used in activities conducted under chapter
312 526 or in carrying out business activities defined as a
313 franchise by Federal Trade Commission regulations in 16 C.F.R.
314 ss. 436.1, et~~er~~ seq.; ~~or~~

315 2. Imposes any requirement on the design, construction, or
316 location of signage advertising the retail price of gasoline in
317 accordance with the requirements of ss. 526.111 and 526.121
318 which prevents the signage from being clearly visible and
319 legible to drivers of approaching motor vehicles from a vantage
320 point on any lane of traffic in either direction on a roadway
321 abutting the gas station premises and meets height, width, and
322 spacing standards for Series C, D, or E signs, as applicable,
323 published in the latest edition of Standard Alphabets for
324 Highway Signs published by the United States Department of
325 Commerce, Bureau of Public Roads, Office of Highway Safety; or

326 3. Imposes a glazing requirement that results in the
327 glazing of more than 15 percent of the surface area of the
328 primary facade for the first 10 feet above the ground floor for
329 a proposed new commercial or mixed-use construction or
330 restoration project, except for individually listed contributing



741396

331 structures in a National Register of Historic Places district.

332 For purposes of this subparagraph, the term:

333 a. "Glazing" means the installation of transparent or
334 translucent materials, including glass or similar substances, in
335 windows, doors, or storefronts. The term includes any actual or
336 faux windows to be installed on a building facade.

337 b. "Primary facade" means the single building side housing
338 the primary entrance to the building.

339 Section 9. Section 553.791, Florida Statutes, is amended to
340 read:

341 553.791 Alternative plans review and inspection.-

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

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

347 (b) "Audit" means the process to confirm that the building
348 code inspection services have been performed by the private
349 provider, including ensuring that the required affidavit for the
350 plan review has been properly completed and submitted with the
351 permit documents and that the minimum mandatory inspections
352 required under the building code have been performed and
353 properly recorded. The local building official may not replicate
354 the plan review or inspection being performed by the private
355 provider, unless expressly authorized by this section.

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



741396

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

369 (e) "Deliver" or "delivery" means any method of delivery
370 used in conventional business or commercial practice, including
371 delivery by electronic transmissions such as e-mail or
372 submission through an electronic fill-in form available on the
373 building department's website or through a third-party
374 submission management software.

375 (f) "Duly authorized representative" means an agent of the
376 private provider identified in the permit application who
377 reviews plans or performs inspections as provided by this
378 section and who is licensed as an engineer under chapter 471 or
379 as an architect under chapter 481 or who holds a standard or
380 provisional certificate under part XII of chapter 468. A duly
381 authorized representative who only holds a provisional
382 certificate under part XII of chapter 468 must be under the
383 direct supervision of a person licensed as a building code
384 administrator under part XII of chapter 468.

385 (g) "Electronic signature" means any letters, characters,
386 or symbols manifested by electronic or similar means which are
387 executed or adopted by a party with an intent to authenticate a
388 writing or record.



741396

389 (h) "Electronic transmission" or "submitted electronically"
390 means any form or process of communication not directly
391 involving the physical transfer of paper or another tangible
392 medium which is suitable for the retention, retrieval, and
393 reproduction of information by the recipient and is retrievable
394 in paper form by the receipt through an automated process. All
395 notices, documents, and applications provided for in this
396 section may be transmitted electronically and shall have the
397 same legal effect as if physically posted or mailed.

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

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

413 (k) "Local building official" means the individual within
414 the governing jurisdiction responsible for direct regulatory
415 administration or supervision of plans review, enforcement, and
416 inspection of any construction, erection, alteration,
417 demolition, or substantial improvement of, or addition to, any



741396

418 structure for which permitting is required to indicate
419 compliance with applicable codes and includes any duly
420 authorized designee of such person.

421 (1) "Permit application" means a properly completed and
422 submitted application for the requested building or construction
423 permit, including:

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

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

432 3. Any applicable fees.

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

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

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



741396

447 certificate under part XII of chapter 468.

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

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

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

- 462 1. A certificate of occupancy or certificate of completion.
- 463 2. A certificate of compliance from the private provider
464 required under subsection (15) ~~(13)~~.
- 465 3. Any applicable fees.
- 466 4. Any documents required by the local building official to
467 determine that the fee owner has secured all other government
468 approvals required by law.

469 (r) ~~(q)~~ "Single-trade inspection" or "single-trade plans
470 review" means any inspection or plans review focused on a single
471 construction trade, such as plumbing, mechanical, or electrical.
472 The term includes, but is not limited to, inspections or plans
473 reviews of door or window replacements; fences and block walls
474 more than 6 feet high from the top of the wall to the bottom of
475 the footing; stucco or plastering; reroofing with no structural



741396

476 alteration; solar energy and energy storage installations or
477 alterations; HVAC replacements; ductwork or fan replacements;
478 alteration or installation of wiring, lighting, and service
479 panels; water heater changeouts; sink replacements; and
480 repiping.

481 (s)~~(s)~~ "Site work" means the portion of a construction
482 project that is not part of the building structure, including,
483 but not limited to, grading, excavation, landscape irrigation,
484 and installation of driveways.

485 (t)~~(s)~~ "Stop-work order" means the issuance of any written
486 statement, written directive, or written order which states the
487 reason for the order and the conditions under which the cited
488 work will be permitted to resume.

489 (2) (a) Notwithstanding any other law or local government
490 ordinance or local policy, the fee owner of a building or
491 structure, or the fee owner's contractor upon explicit written
492 authorization from the fee owner, may choose at any time to use
493 a private provider to provide plans review or building code
494 inspection services with regard to such building or structure
495 and may make payment directly to the private provider for the
496 provision of such services. All such services shall be the
497 subject of a ~~written~~ contract between the private provider, or
498 the private provider's firm, and the fee owner or the fee
499 owner's contractor, upon explicit written authorization of the
500 fee owner. A copy of such written authorization must be
501 submitted to the local building official. The local enforcement
502 agency may not require the contract to be provided as part of
503 the permit application or as a condition for issuing a permit.
504 The fee owner may elect to use a private provider to provide



741396

505 plans review or required building inspections, or both. However,
506 if the fee owner or the fee owner's contractor uses a private
507 provider to provide plans review, the local building official,
508 in his or her discretion and pursuant to duly adopted policies
509 of the local enforcement agency, may require the fee owner or
510 the fee owner's contractor to use a private provider to also
511 provide required building inspections.

512 (b) If a fee an owner or the fee owner's contractor retains
513 a private provider for purposes of plans review or building
514 inspection services, the local jurisdiction must reduce the
515 permit fee by the amount of cost savings realized by the local
516 enforcement agency for not having to perform such services. Such
517 reduction may be calculated on a flat fee or percentage basis,
518 or any other reasonable means by which a local enforcement
519 agency assesses the cost for its plans review or inspection
520 services. The permit fee must be based on the cost incurred by
521 the local jurisdiction, including the labor cost of the
522 personnel providing such services and the clerical and
523 supervisory assistance required to comply with this section. The
524 local jurisdiction may not charge fees for plans review or
525 building inspections if the fee owner or the fee owner's
526 contractor hires a private provider to perform such services.
527 The local enforcement agency may not charge punitive
528 administrative fees when a fee owner has chosen to work with a
529 private provider; ~~however, the local jurisdiction may charge a~~
530 ~~reasonable administrative fee, which shall be based on the cost~~
531 ~~that is actually incurred, including the labor cost of the~~
532 ~~personnel providing the service, by the local jurisdiction or~~
533 ~~attributable to the local jurisdiction for the clerical and~~



741396

534 ~~supervisory assistance required, or both.~~

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

543 (d) If a fee owner or the fee owner's contractor retains a
544 private provider for purposes of plans review or building
545 inspection services for a commercial construction project, the
546 local enforcement agency must reduce the permit fee by at least
547 25 percent of the portion of the permit fee attributable to
548 plans review or building inspection services, as applicable. If
549 the fee owner or the fee owner's contractor retains a private
550 provider for all required plans review and building inspection
551 services, the local enforcement agency must reduce the total
552 permit fee by at least 50 percent of the amount otherwise
553 charged for such services. If the local enforcement agency does
554 not reduce such fee by at least the percentages provided in this
555 paragraph, the local enforcement agency forfeits the ability to
556 collect any fees for the commercial construction project. The
557 surcharge required by s. 553.721 must be calculated based on the
558 amount of the reduced permit fee. This paragraph does not
559 prohibit a local enforcement agency from reducing a permit fee
560 in excess of the percentages provided in this paragraph.

561 (e) A local government or local building official may not
562 require additional forms beyond those required at registration,



741396

563 except for the written notice required under subsection (5), if
564 a fee owner or the fee owner's contractor uses a private
565 provider.

566 (3) A private provider and any duly authorized
567 representative may only perform building code inspection
568 services that are within the disciplines covered by that
569 person's licensure or certification under chapter 468, chapter
570 471, or chapter 481, including single-trade inspections. A
571 private provider may not provide building code inspection
572 services pursuant to this section upon any building designed or
573 constructed by the private provider or the private provider's
574 firm.

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



741396

592 insurance coverage.

593 (5)-(4) A fee owner or the fee owner's contractor using a
594 private provider to provide building code inspection services
595 shall notify the local building official in writing at the time
596 of permit application, or by 2 p.m. local time, 2 business days
597 before the first scheduled inspection by the local building
598 official or building code enforcement agency that a private
599 provider has been contracted to perform the required inspections
600 of construction under this section, including single-trade
601 inspections, on a form ~~to be~~ adopted by the commission. The
602 local enforcement agency may not alter the form. This notice
603 must ~~shall~~ include the following information:

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

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

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

616

617 I have elected to use one or more private providers to
618 provide building code plans review and/or inspection
619 services on the building or structure that is the
620 subject of the enclosed permit application, as



741396

621 authorized by s. 553.791, Florida Statutes. I
622 understand that the local building official may not
623 review the plans submitted or perform the required
624 building inspections to determine compliance with the
625 applicable codes, except to the extent specified in
626 said law. Instead, plans review and/or required
627 building inspections will be performed by licensed or
628 certified personnel identified in the application. The
629 law requires minimum insurance requirements for such
630 personnel, but I understand that I may require more
631 insurance to protect my interests. By executing this
632 form, I acknowledge that I have made inquiry regarding
633 the competence of the licensed or certified personnel
634 and the level of their insurance and am satisfied that
635 my interests are adequately protected. I agree to
636 indemnify, defend, and hold harmless the local
637 government, the local building official, and their
638 building code enforcement personnel from any and all
639 claims arising from my use of these licensed or
640 certified personnel to perform building code
641 inspection services with respect to the building or
642 structure that is the subject of the enclosed permit
643 application.

644
645 If the fee owner or the fee owner's contractor makes any changes
646 to the listed private providers or the services to be provided
647 by those private providers, the fee owner or the fee owner's
648 contractor shall, within 1 business day after any change or
649 within 2 business days before the next scheduled inspection,



741396

650 update the notice to reflect such changes. A change of a duly
651 authorized representative named in the permit application does
652 not require a revision of the permit, and the building code
653 enforcement agency shall not charge a fee for making the change.

654 ~~(6)(5)~~ After construction has commenced ~~and if either the~~
655 ~~local building official is unable to provide inspection services~~
656 ~~in a timely manner or the work subject to inspection is related~~
657 ~~to a single-trade inspection for a single-family or two-family~~
658 ~~dwelling~~, the fee owner or the fee owner's contractor may elect
659 to use a private provider to provide inspection services for a
660 single-trade inspection for a single-family or two-family
661 dwelling by notifying the local building official of the owner's
662 or contractor's intention to do so ~~by 2 p.m. local time, 2~~
663 ~~business days~~ before the next scheduled inspection using the
664 notice provided for in paragraphs (5) (a), (b), and (c) ~~(4)(a)-~~
665 ~~(e)~~.

666 ~~(7)(6)~~ A private provider performing plans review under
667 this section shall review the plans to determine compliance with
668 the applicable codes. For single-trade plans reviews, a private
669 provider may use an automated or software-based plans review
670 system designed to determine compliance with one or more
671 applicable codes, including, but not limited to, the National
672 Electrical Code and the Florida Building Code. Upon determining
673 that the plans reviewed comply with the applicable codes, the
674 private provider shall prepare an affidavit or affidavits
675 certifying, under oath, that the following is true and correct
676 to the best of the private provider's knowledge and belief:

677 (a) The plans were reviewed by the affiant, who is duly
678 authorized to perform plans review pursuant to this section and



741396

679 holds the appropriate license or certificate.

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

681

682 Such affidavit may bear a written or electronic signature and
683 may be submitted electronically to the local building official.

684 A local enforcement agency must accept electronically submitted
685 affidavits.

686 (8) (a) The local building official may not review plans,
687 construction drawings, or any other related documents determined
688 by a private provider to be compliant with the applicable codes,
689 except to the extent necessary to determine compliance with
690 local ordinances, floodplain management regulations, site review
691 requirements, and any other administrative or life-safety review
692 unrelated to building code compliance.

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

704 ~~(7) (a) No more than 20 business days, or if the permit~~
705 ~~application is related to a single-trade plans review for a~~
706 ~~single-family or two-family dwelling, no more than 5 business~~
707 ~~days, after receipt of a permit application and the affidavit~~



741396

708 ~~from the private provider required pursuant to subsection (6),~~
709 ~~the local building official shall issue the requested permit or~~
710 ~~provide a written notice to the permit applicant identifying the~~
711 ~~specific plan features that do not comply with the applicable~~
712 ~~codes, as well as the specific code chapters and sections. If~~
713 the local building official does not provide such a written
714 notice ~~of the plan deficiencies~~ within the prescribed time
715 period, the permit ~~application~~ must be deemed approved as a
716 matter of law, and the permit must be issued by the local
717 building official on the next business day.

718 ~~(c)(b)~~ If the local building official provides a written
719 notice ~~of plan deficiencies~~ to the permit applicant of any
720 incomplete forms or documents required under this section at the
721 time of plan submission within the prescribed time period, such
722 ~~the~~ time period is tolled pending resolution of the matter. To
723 resolve the issues raised in the notice ~~plan deficiencies~~, the
724 permit applicant may elect to dispute the issues ~~deficiencies~~
725 pursuant to subsection (17) ~~(15)~~ or to submit revisions to
726 correct the issues ~~deficiencies~~.

727 ~~(d)(e)~~ If the permit applicant submits revisions, the local
728 building official has the remainder of the tolled 10-day or 5-
729 day time period plus 5 business days ~~after the date of~~
730 ~~resubmittal~~ to issue the requested permit or to provide a second
731 written notice to the permit applicant stating which of the
732 previously identified forms or documents ~~plan features~~ remain
733 incomplete ~~in noncompliance with the applicable codes, with~~
734 ~~specific reference to the relevant code chapters and sections.~~
735 Any subsequent review by the local building official is limited
736 to the issues ~~deficiencies~~ cited in the original written notice.



741396

737 If the local building official does not provide the second
738 written notice within the prescribed time period, the permit
739 must be deemed approved as a matter of law, and the local
740 building official must issue the permit on the next business
741 day.

742 (e) ~~(d)~~ If the local building official provides a second
743 written notice ~~of plan deficiencies~~ to the permit applicant
744 within the prescribed time period, the permit applicant may
745 elect to dispute the issues raised in the second notice
746 ~~deficiencies~~ pursuant to subsection (17) ~~(15)~~ or to submit
747 additional revisions to correct the issues ~~deficiencies~~. For all
748 revisions submitted after the first revision, the local building
749 official has an additional 5 business days ~~after the date of~~
750 ~~resubmittal~~ to issue the requested permit or to provide a
751 written notice to the permit applicant stating which of the
752 previously identified forms or documents ~~plan features~~ remain
753 incomplete. If the local building official does not provide the
754 notice within the prescribed time period, the permit must be
755 deemed approved as a matter of law, and the local building
756 official must issue the permit on the next business day in
757 ~~noncompliance with the applicable codes, with specific reference~~
758 ~~to the relevant code chapters and sections.~~

759 (9) ~~(8)~~ A private provider performing required inspections
760 under this section shall inspect each phase of construction as
761 required by the applicable codes. Such inspection, including a
762 single-trade inspection, may be performed in person or
763 virtually. The private provider may have a duly authorized
764 representative perform the required inspections, provided all
765 required reports are prepared by and bear the written or



741396

766 electronic signature of the private provider or the private
767 provider's duly authorized representative. The duly authorized
768 representative must be an employee of the private provider
769 entitled to receive reemployment assistance benefits under
770 chapter 443. The contractor's contractual or legal obligations
771 are not relieved by any action of the private provider.

772 ~~(10)-(9) A private provider performing required inspections~~
773 ~~under this section shall provide notice to the local building~~
774 ~~official of the approximate date and time of any such~~
775 ~~inspection.~~ The local building official may not prohibit the
776 private provider from performing any inspection outside the
777 local building official's normal operating hours, including
778 after hours, weekends, or holidays. ~~The local building official~~
779 ~~may visit the building site as often as necessary to verify that~~
780 ~~the private provider is performing all required inspections.~~ A
781 deficiency notice must be posted by the private provider, the
782 duly authorized representative of the private provider, or the
783 building department whenever a noncomplying item related to the
784 building code or the permitted documents is found. Such notice
785 may be physically posted at the job site or electronically
786 posted. After corrections are made, the item must be reinspected
787 by the private provider or the representative of the private
788 provider before being concealed. ~~Reinspection or reaudit fees~~
789 ~~shall not be charged by~~ The local jurisdiction may not charge
790 reinspection or reaudit fees as a result of the local
791 jurisdiction's audit inspection occurring before the performance
792 of the private provider's inspection or for any other
793 administrative matter not involving the detection of a violation
794 of the building code or a permit requirement.



741396

795 (11) A local enforcement agency is not responsible for the
796 regulatory administration or supervision of building code
797 inspection services performed by a private provider hired by a
798 fee owner or the fee owner's contractor. A local enforcement
799 agency may not require additional verification of licensure or
800 insurance requirements beyond that which is required at
801 registration.

802 ~~(12)-(10)~~ If the private provider is a person licensed as an
803 engineer under chapter 471 or an architect under chapter 481 and
804 affixes his or her professional seal to the affidavit required
805 under subsection (7) ~~(6)~~, the local building official must issue
806 the requested permit or provide a written notice to the permit
807 applicant identifying the specific plan features that do not
808 comply with the applicable codes, as well as the specific code
809 chapters and sections, within 10 business days after receipt of
810 the permit application and affidavit. In such written notice,
811 the local building official must provide with specificity the
812 plan's deficiencies, the reasons the permit application failed,
813 and the applicable codes being violated. If the local building
814 official does not provide specific written notice to the permit
815 applicant within the prescribed 10-day period, the permit
816 application is deemed approved as a matter of law, and the local
817 building official must issue the permit on the next business
818 day.

819 ~~(13)-(11)~~ If equipment replacements and repairs must be
820 performed in an emergency situation, subject to the emergency
821 permitting provisions of the Florida Building Code, a private
822 provider may perform emergency inspection services without first
823 notifying the local building official ~~pursuant to subsection~~



741396

824 ~~(9)~~. A private provider must conduct the inspection within 3
825 business days after being contacted to conduct an emergency
826 inspection and must submit the inspection report to the local
827 building official within 1 day after the inspection is
828 completed.

829 ~~(14)~~~~(12)~~ Upon completing the required inspections at each
830 applicable phase of construction, the private provider shall
831 record such inspections on a form provided by the commission
832 ~~acceptable to the local building official~~. The form must bear
833 the written or electronic signature of the private provider or
834 the private provider's duly authorized representative. These
835 inspection records must ~~shall~~ reflect those inspections required
836 by the applicable codes of each phase of construction for which
837 permitting by a local enforcement agency is required. The
838 private provider, upon completion of the required inspection,
839 shall post each completed inspection record, indicating pass or
840 fail, and provide the record to the local building official
841 within 4 ~~2~~ business days. Such inspection record may be
842 electronically posted by the private provider, or the private
843 provider may post such inspection record physically at the
844 project site. The private provider may electronically transmit
845 the record to the local building official. The local building
846 official may waive the requirement to provide a record of each
847 inspection within 4 ~~2~~ business days if the record is
848 electronically posted or transmitted or posted at the project
849 site and all such inspection records are submitted with the
850 certificate of compliance. Unless the records have been
851 electronically posted or transmitted, records of all required
852 and completed inspections shall be maintained at the building



741396

853 site at all times and made available for review by the local
854 building official. A local building official may not fail any
855 inspection performed by a private provider for not having the
856 inspection records at the job site if the inspection records
857 have been electronically transmitted to the local building
858 official within the 4-business-day requirement. The private
859 provider shall report to the local enforcement agency any
860 condition that poses an immediate threat to public safety and
861 welfare.

862 (15)-(13) Upon completion of all required inspections, the
863 private provider firm shall prepare a certificate of compliance,
864 on a form provided by the commission acceptable to the local
865 building official, summarizing the inspections performed and
866 including a written representation, under oath, that the stated
867 inspections have been performed and that, to the best of the
868 private provider's knowledge and belief, the building
869 construction inspected complies with the approved plans and
870 applicable codes. The certificate of compliance may be signed by
871 any qualified licensed individual employed full time by the
872 private provider firm under whose authority the inspection was
873 completed. The statement required of the private provider shall
874 be substantially in the following form and shall be signed and
875 sealed by a private provider as established in subsection (1) or
876 may be electronically transmitted to the local building
877 official:

878
879 To the best of my knowledge and belief, the building
880 components and site improvements outlined herein and
881 inspected under my authority have been completed in



741396

882 conformance with the approved plans and the applicable
883 codes.

884
885 (16) (a) ~~(14) (a)~~ The local building official may only perform
886 building inspections of construction that a private provider has
887 determined to be compliant with the applicable codes if the
888 local building official has knowledge that the private provider
889 did not perform the required inspections. If the local building
890 official has such knowledge, the local building official must
891 provide to the private provider written notice of the facts and
892 circumstances upon which the local building official relied for
893 such knowledge before performing a required inspection. The
894 local building official may review forms and documents required
895 under this section for completeness only. No more than 10
896 business days, or if the permit is related to single-family or
897 two-family dwellings then no more than 2 business days, after
898 receipt of a request for a certificate of occupancy or
899 certificate of completion and the applicant's presentation of a
900 certificate of compliance and approval of all other government
901 approvals required by law, including the payment of all
902 outstanding fees, the local building official shall issue the
903 certificate of occupancy or certificate of completion or provide
904 a notice to the applicant of any incomplete forms or documents
905 required under this section ~~identifying the specific~~
906 ~~deficiencies, as well as the specific code chapters and~~
907 ~~sections.~~

908 (b) If the local building official does not provide notice
909 of any incomplete forms or documents ~~the deficiencies~~ within the
910 applicable time periods under paragraph (a), the request for a



741396

911 certificate of occupancy or certificate of completion is
912 automatically granted and deemed issued as of the next business
913 day. The local building official must provide the applicant with
914 the written certificate of occupancy or certificate of
915 completion within 10 days after it is automatically granted and
916 issued. To resolve any identified issues ~~deficiencies~~, the
917 applicant may elect to dispute the issues ~~deficiencies~~ pursuant
918 to subsection (17) ~~(15)~~ or to submit a corrected request for a
919 certificate of occupancy or certificate of completion.

920 (17) ~~(15)~~ If the local building official determines that the
921 building construction or plans do not comply with the applicable
922 codes, the official may deny the permit or request for a
923 certificate of occupancy or certificate of completion, as
924 appropriate, or may issue a stop-work order for the project or
925 any portion thereof as provided by law, if the official
926 determines that the noncompliance poses an immediate threat to
927 public safety and welfare, subject to the following:

928 (a) The local building official shall be available to meet
929 with the private provider within 2 business days to resolve any
930 dispute after issuing a stop-work order or providing notice to
931 the applicant denying a permit or request for a certificate of
932 occupancy or certificate of completion.

933 (b) If the local building official and private provider are
934 unable to resolve the dispute, the matter shall be referred to
935 the local enforcement agency's board of appeals, if one exists,
936 which shall consider the matter at its next scheduled meeting or
937 sooner. Any decisions by the local enforcement agency's board of
938 appeals, or local building official if there is no board of
939 appeals, may be appealed to the commission as provided by this



741396

940 chapter.

941 (c) Notwithstanding any provision of this section, any
942 decisions regarding the issuance of a building permit,
943 certificate of occupancy, or certificate of completion may be
944 reviewed by the local enforcement agency's board of appeals, if
945 one exists. Any decision by the local enforcement agency's board
946 of appeals, or local building official if there is no board of
947 appeals, may be appealed to the commission as provided by this
948 chapter, which shall consider the matter at the commission's
949 next scheduled meeting.

950 ~~(18)~~ ~~(16)~~ For the purposes of this section, any notice to be
951 provided by the local building official shall be deemed to be
952 provided to the person or entity when successfully transmitted
953 to the e-mail address listed for that person or entity in the
954 permit application or revised permit application, or, if no e-
955 mail address is stated, when actually received by that person or
956 entity.

957 ~~(19) (a)~~ ~~(17) (a)~~ A local enforcement agency, local building
958 official, or local government may not adopt or enforce any laws,
959 rules, procedures, policies, qualifications, or standards more
960 stringent than those prescribed by this section.

961 ~~(b) A local enforcement agency, local building official, or~~
962 ~~local government may establish, for private providers, private~~
963 ~~provider firms, and duly authorized representatives working~~
964 ~~within that jurisdiction, a system of registration to verify~~
965 ~~compliance with the licensure requirements of paragraph (1) (n)~~
966 ~~and the insurance requirements of subsection (18).~~

967 ~~(b) (e)~~ This section does not limit the authority of the
968 local building official to issue a stop-work order for a



741396

969 building project or any portion of the project, as provided by
970 law, if the official determines that a condition on the building
971 site constitutes an immediate threat to public safety and
972 welfare.

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

976 ~~(20)(18)~~ A private provider may perform building code
977 inspection services on a building project under this section
978 only if the private provider maintains insurance for
979 professional liability covering all services performed as a
980 private provider. Such insurance shall have minimum policy
981 limits of \$1 million per occurrence and \$2 million in the
982 aggregate for any project with a construction cost of \$5 million
983 or less and \$2 million per occurrence and \$4 million in the
984 aggregate for any project with a construction cost of over \$5
985 million. Nothing in this section limits the ability of a fee
986 owner to require additional insurance or higher policy limits.
987 For these purposes, the term "construction cost" means the total
988 cost of building construction as stated in the building permit
989 application. If the private provider chooses to secure claims-
990 made coverage to fulfill this requirement, the private provider
991 must also maintain coverage for a minimum of 5 years after
992 ~~subsequent to~~ the performance of building code inspection
993 services. The insurance required under this subsection shall be
994 written only by insurers authorized to do business in this state
995 with a minimum A.M. Best's rating of A. Before providing
996 building code inspection services within a local building
997 official's jurisdiction, a private provider must provide to the



741396

998 local building official a certificate of insurance evidencing
999 that the coverages required under this subsection are in force.
1000 ~~(21)(19)~~ When performing building code inspection services,
1001 a private provider is subject to the disciplinary guidelines of
1002 the applicable professional board with jurisdiction over his or
1003 her license or certification under chapter 468, chapter 471, or
1004 chapter 481. All private providers shall be subject to the
1005 disciplinary guidelines of s. 468.621(1)(c)-(h). Any complaint
1006 processing, investigation, and discipline that arise out of a
1007 private provider's performance of building code inspection
1008 services shall be conducted by the applicable professional
1009 board.
1010 ~~(22)(20)~~ A local building code enforcement agency may not
1011 audit the performance of building code inspection services by
1012 private providers operating within the local jurisdiction until
1013 the agency has created standard operating private provider audit
1014 procedures for the agency's internal inspection and review
1015 staff, which includes, at a minimum, the private provider audit
1016 purpose and scope, private provider audit criteria, an
1017 explanation of private provider audit processes and objections,
1018 and detailed findings of areas of noncompliance. Such private
1019 provider audit procedures must be publicly available online, and
1020 a printed version must be readily accessible in agency
1021 buildings. The private provider audit results of staff for the
1022 prior two quarters also must be publicly available. The agency's
1023 audit processes must adhere to the agency's posted standard
1024 operating audit procedures. The same private provider or private
1025 provider firm may not be audited more than four times in a year
1026 unless the local building official determines a condition of a



741396

1027 building constitutes an immediate threat to public safety and
1028 welfare, which must be communicated in writing to the private
1029 provider or private provider firm. The private provider or
1030 private provider firm must be given notice of each audit to be
1031 performed at least 5 business days before the audit. Work on a
1032 building or structure may proceed after inspection and approval
1033 by a private provider. The work may not be delayed for
1034 completion of an inspection audit by the local building code
1035 enforcement agency.

1036 (23)-(21) The local government, the local building official,
1037 and their building code enforcement personnel shall be immune
1038 from liability to any person or party for any action or inaction
1039 by a fee owner of a building, or by a private provider or its
1040 duly authorized representative, in connection with building code
1041 inspection services as authorized in this act. The local
1042 government, local enforcement agency, local building official,
1043 and building code enforcement personnel may not prohibit or
1044 discourage the use of a private provider or a private provider
1045 firm.

1046 (24)-(22) Notwithstanding any other law, a county, a
1047 municipality, a school district, or an independent special
1048 district may use a private provider or a private provider firm,
1049 or may employ a licensed building inspector as described in s.
1050 468.603(5) (a) or a person who holds the same licensure or
1051 certification as a private provider, to provide building code
1052 inspection services for a public works project, an improvement,
1053 a building, or any other structure that is owned by the county,
1054 municipality, school district, or independent special district.

1055 Section 10. Paragraph (a) of subsection (1) of section



741396

1056 553.792, Florida Statutes, is amended to read:

1057 553.792 Building permit application to local government.—

1058 (1)(a) A local government must approve, approve with
1059 conditions, or deny a building permit application after receipt
1060 of a completed and sufficient application within the following
1061 timeframes, unless the applicant waives such timeframes in
1062 writing:

1063 1. Within 5 business days after receiving a complete and
1064 sufficient application, for an applicant using a local
1065 government plans reviewer to obtain the following building
1066 permits for an existing single-family residential dwelling if
1067 the value of the work is less than \$15,000: structural,
1068 accessory structure, alarm, electrical, gas, irrigation,
1069 landscaping, mechanical, plumbing, or roofing.

1070 ~~2.1~~ Within 30 business days after receiving a complete and
1071 sufficient application, for an applicant using a local
1072 government plans reviewer to obtain the following building
1073 permits if the structure is less than 7,500 square feet:
1074 residential units, including a single-family residential unit or
1075 a single-family residential dwelling, accessory structure,
1076 alarm, electrical, irrigation, landscaping, mechanical,
1077 plumbing, or roofing.

1078 ~~3.2~~ Within 60 business days after receiving a complete and
1079 sufficient application, for an applicant using a local
1080 government plans reviewer to obtain the following building
1081 permits if the structure is 7,500 square feet or more:
1082 residential units, including a single-family residential unit or
1083 a single-family residential dwelling, accessory structure,
1084 alarm, electrical, irrigation, landscaping, mechanical,



741396

1085 plumbing, or roofing.

1086 ~~4.3.~~ Within 60 business days after receiving a complete and
1087 sufficient application, for an applicant using a local
1088 government plans reviewer to obtain the following building
1089 permits: signs or nonresidential buildings that are less than
1090 25,000 square feet.

1091 ~~5.4.~~ Within 60 business days after receiving a complete and
1092 sufficient application, for an applicant using a local
1093 government plans reviewer to obtain the following building
1094 permits: multifamily residential, not exceeding 50 units; site-
1095 plan approvals and subdivision plats not requiring public
1096 hearing or public notice; and lot grading and site alteration.

1097 ~~6.5.~~ Within 12 business days after receiving a complete and
1098 sufficient application, for an applicant using a master building
1099 permit consistent with s. 553.794 to obtain a site-specific
1100 building permit.

1101 ~~7.6.~~ Within 10 business days after receiving a complete and
1102 sufficient application, for an applicant for a single-family
1103 residential dwelling applied for by a contractor licensed in
1104 this state on behalf of a property owner who participates in a
1105 Community Development Block Grant-Disaster Recovery program
1106 ~~administered by the Department of Commerce~~, unless the permit
1107 application fails to satisfy the Florida Building Code or the
1108 enforcing agency's laws or ordinances.

1109
1110 However, the local government may not require the waiver of the
1111 timeframes in this section as a condition precedent to reviewing
1112 an applicant's building permit application.

1113



741396

1114 ===== T I T L E A M E N D M E N T =====

1115 And the title is amended as follows:

1116 Delete lines 5 - 97

1117 and insert:

1118 construction; amending s. 287.056, F.S.; requiring the
1119 Department of Management Services to enter into and
1120 maintain state term contracts for building code
1121 inspection services; creating s. 468.634, F.S.;
1122 authorizing individuals to work in specified
1123 positions, for a specified timeframe, if they meet
1124 certain requirements; amending s. 489.129, F.S.;
1125 providing that certain persons are not subject to
1126 discipline for performing a job without applicable
1127 permits and inspections if otherwise authorized by
1128 law; amending s. 553.382, F.S.; prohibiting the
1129 Department of Business and Professional Regulation
1130 from denying a building permit for certain residential
1131 manufactured buildings; requiring that certain housing
1132 units be taxed in a certain manner; creating s.
1133 553.385, F.S.; defining the terms "local government"
1134 and "offsite-constructed residential dwelling";
1135 requiring that an offsite-constructed residential
1136 dwelling be permitted as of right in any zoning
1137 district where certain dwellings are allowed;
1138 prohibiting a local government from adopting or
1139 enforcing a certain zoning, land use, or development
1140 regulation that treats an offsite-constructed
1141 residential dwelling differently or more restrictively
1142 than certain dwellings in the same district; providing



741396

1143 construction; authorizing a local government to adopt
1144 compatibility standards for specified architectural
1145 features; prohibiting a local government from treating
1146 offsite-constructed residential dwellings differently
1147 than factory-built buildings based on the method or
1148 location of construction; prohibiting a local
1149 government from adopting or enforcing certain zoning,
1150 land use, or development ordinances or regulations;
1151 prohibiting local government ordinances or regulations
1152 from having the effect of excluding offsite-
1153 constructed residential dwellings; requiring that such
1154 ordinances or regulations be reasonable and uniformly
1155 enforced without distinction as to type of housing;
1156 providing that any such ordinance or regulation is
1157 void and unenforceable as applied to offsite-
1158 constructed residential dwellings; amending s. 553.77,
1159 F.S.; requiring the Florida Building Commission to
1160 develop uniform commercial and residential building
1161 permit applications by a specified date; providing
1162 requirements for a uniform commercial building permit
1163 application; amending s. 553.79, F.S.; providing for
1164 expiration of certain building permits issued by a
1165 local government; providing construction; providing
1166 prohibitions for inspection fees; prohibiting a local
1167 government from requiring building permits for certain
1168 projects; providing an exception; prohibiting a
1169 construction project from being divided into multiple
1170 projects for a certain purpose; requiring that a
1171 notice of permit exemption with specified information



741396

1172 be filed within a certain timeframe under certain
1173 circumstances; providing that local governments do not
1174 have a duty to certain persons; prohibiting local
1175 governments from requiring a building permit for the
1176 installation of temporary residential hurricane and
1177 flood protection walls or barriers that meet certain
1178 requirements; providing an exception; authorizing the
1179 Florida Building Commission to adopt rules;
1180 prohibiting local governments from requiring a
1181 building permit for the installation of certain
1182 retaining walls; providing construction; prohibiting a
1183 political subdivision from imposing certain
1184 requirements for glazing on certain proposed
1185 construction or restoration projects; providing an
1186 exception; defining the terms "glazing" and "primary
1187 facade"; amending s. 553.791, F.S.; revising
1188 definitions and defining terms; requiring explicit
1189 written authorization from a fee owner for a
1190 contractor to use a private provider; requiring that
1191 such authorization be submitted to the local building
1192 official; deleting the requirement that a contract for
1193 certain services be in writing; providing that a
1194 contract for certain services does not need to be
1195 submitted as part of a permit application; providing
1196 requirements for reduced permit fees; prohibiting a
1197 local jurisdiction from charging punitive
1198 administrative fees or fees for plans review services;
1199 requiring that certain documents be promptly provided
1200 to certain persons; requiring local enforcement



741396

1201 agencies to reduce permit fees by specified
1202 percentages under certain circumstances; providing
1203 that a local enforcement agency forfeits the ability
1204 to collect fees under certain circumstances; requiring
1205 that a surcharge be calculated based on the reduced
1206 permit fee; prohibiting local governments and local
1207 building officials from requiring additional forms;
1208 requiring local enforcement agencies to create a
1209 specified registration system that must have a method
1210 to register and update registration information
1211 electronically; prohibiting local enforcement agencies
1212 from charging an administrative fee to register or
1213 update registration information; requiring private
1214 provider firms to register with the local enforcement
1215 agency, provide certain information, and update their
1216 registration within a specified timeframe after
1217 changes occur; prohibiting local enforcement agencies
1218 from altering a form adopted by the commission;
1219 deleting the requirement that a private provider's
1220 qualification statements or resumes be included in a
1221 certain notice; deleting time restrictions for
1222 electing to use a private provider; requiring local
1223 enforcement agencies to accept a certain affidavit
1224 electronically; providing which forms and documents a
1225 local building official may review; providing notice
1226 requirements; providing that certain permits are
1227 deemed approved; providing that local enforcement
1228 agencies are not responsible for the administration or
1229 supervision of services performed by a private



741396

1230 provider; prohibiting local enforcement agencies from
1231 requiring additional verification of certain
1232 requirements beyond that which is required at
1233 registration; revising the timeframe in which certain
1234 records must be provided; authorizing certain records
1235 to be electronically transmitted; prohibiting local
1236 building officials from failing certain inspections;
1237 authorizing certain persons to sign certificates of
1238 compliance; providing requirements for local building
1239 officials who have knowledge that a private provider
1240 failed to perform an inspection; providing that
1241 virtual inspections may not be prohibited; requiring
1242 certain notice before an audit; prohibiting certain
1243 entities from discouraging the use of private
1244 providers; authorizing certain public entities to use
1245 a private provider firm or to employ a licensed
1246 building inspector to provide building code inspection
1247 services; amending s. 553.792, F.S.; requiring a local
1248 government to make certain decisions relating to
1249 certain building permits within a specified timeframe;
1250 amending s.