

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. HB 803 (2026)

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED	<u>      </u>	(Y/N)
ADOPTED AS AMENDED	<u>      </u>	(Y/N)
ADOPTED W/O OBJECTION	<u>      </u>	(Y/N)
FAILED TO ADOPT	<u>      </u>	(Y/N)
WITHDRAWN	<u>      </u>	(Y/N)
OTHER	<u>          </u>	

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Committee/Subcommittee hearing bill: Industries & Professional  
Activities Subcommittee

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

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17 set to expire. The written notice must identify the permit that  
18 is set to expire and the date the permit will expire. A building  
19 permit issued by a county for a single-family dwelling expires 1  
20 year after the issuance of the permit or on the effective date  
21 of the next edition of the Florida Building Code, whichever is  
22 later.

23  
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:

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

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

Section 3. **Section 553.79(1), Florida Statutes, is amended to read:**

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

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

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90 not be subject to the permit process and fees otherwise required  
91 by this section.

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

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115 (c) A local government that issues building permits may  
116 send a written notice of expiration, by e-mail or United States  
117 Postal Service, to the owner of the property and the contractor  
118 listed on the permit, no less than 30 days before a building  
119 permit is set to expire. The written notice must identify the  
120 permit that is set to expire and the date the permit will  
121 expire. A building permit issued by a county for a single-family  
122 dwelling expires 1 year after the issuance of the permit or on  
123 the effective date of the next edition of the Florida Building  
124 Code, whichever is later.

125 (d) A local enforcement agency must allow requests for  
126 inspections to be submitted electronically to the local  
127 enforcement agency's appropriate building department. Acceptable  
128 methods of electronic submission include, but are not limited  
129 to, e-mail or fill-in form available on the website of the  
130 building department or through a third-party submission  
131 management software or application that can be downloaded on a  
132 mobile device. Requests for inspections may be submitted in a  
133 nonelectronic format, at the discretion of the building  
134 official.

135 (e) A local enforcement agency must post its procedures  
136 for processing, reviewing, and approving submitted building  
137 permit applications on its website.

138 (f) A local government may not require a contract between  
139 a builder and an owner, any copies of such contract, or any

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140 associated document, including, but not limited to, letters of  
141 intent, material costs lists, labor costs, or overhead or profit  
142 statements, for the issuance of a building permit or as a  
143 requirement for the submission of a building permit application.  
144 Inspection fees may not be based on the total cost of a project  
145 and may not exceed the actual inspection costs incurred by the  
146 local enforcement agency.

147 (g) 1. A local government that issues building permits may  
148 not require an owner of a single-family dwelling or the owner's  
149 contractor to obtain a building permit to perform any work that  
150 is valued at less than \$7,500 on the single-family dwelling's  
151 lot. However, a local government may require a building permit  
152 for any electrical, plumbing, or structural work, not including  
153 the repair or replacement of exterior doors or windows,  
154 performed on a lot containing a single-family dwelling  
155 regardless of the value of the work.

156 2. A contractor who performs work that does not require a  
157 building permit under this paragraph must keep for a minimum of  
158 five years a written record of the work performed, the property  
159 address at which the work was performed, and the value of such  
160 work as proof that such work complies with subparagraph 1.

161 (h) 1. A local government that issues building permits may  
162 not require an owner of a single-family dwelling or the owner's  
163 contractor to obtain a building permit for the installation of

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temporary residential hurricane and flood protection walls or barriers that meet all of the following conditions:

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

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

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. 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 retaining walls installed on the residential property of a single-family or two-family dwelling or a townhouse for each lot or parcel.

**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



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189 does not include the applicable minimum fire prevention and  
190 firesafety codes adopted pursuant to chapter 633.

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

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

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

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

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

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

(h) "Electronic transmission" or "submitted electronically" means any form or process of communication not directly involving the physical transfer of paper or another tangible medium which is suitable for the retention, retrieval, and reproduction of information by the recipient and is

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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.

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

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

258 (k) "Local building official" means the individual within  
259 the governing jurisdiction responsible for direct regulatory  
260 administration or supervision of plans review, enforcement, and  
261 inspection of any construction, erection, alteration,  
262 demolition, or substantial improvement of, or addition to, any

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

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

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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 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) "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 (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.

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

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

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338 authorization from the fee owner, may choose to use a private  
339 provider to provide plans review or building code inspection  
340 services with regard to such building or structure and may make  
341 payment directly to the private provider for the provision of  
342 such services. All such services shall be the subject of a  
343 ~~written~~ contract between the private provider, or the private  
344 provider's firm, and the fee owner or the fee owner's  
345 contractor, upon written authorization of the fee owner. The  
346 local enforcement agency may not require the contract be  
347 provided as part of the permit application or as a condition for  
348 issuing a permit. The fee owner may elect to use a private  
349 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

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percentage basis, or any other reasonable means by which a local enforcement agency assesses the cost for its plans review or inspection services. The permit fee must be based on the cost incurred by the local jurisdiction, including the labor cost of 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; ~~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.~~ The local enforcement agency may not charge punitive administrative fees when an owner has chosen to work with a private provider.

(c) If an owner or 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 provided promptly.



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

392       (3) A private provider and any duly authorized  
393 representative may only perform building code inspection  
394 services that are within the disciplines covered by that  
395 person's licensure or certification under chapter 468, chapter  
396 471, or chapter 481, including single-trade inspections. A  
397 private provider may not provide building code inspection  
398 services pursuant to this section upon any building designed or  
399 constructed by the private provider or the private provider's  
400 firm.

401       (4) A local enforcement agency must create a registration  
402 system for private providers and private provider firms working  
403 in their jurisdiction. Local enforcement agencies must have a  
404 method to register and update registration electronically. Local  
405 enforcement agencies may not charge administrative fees for  
406 registration or registration updates. Private provider firms  
407 must provide contact information and verify compliance with the  
408 licensure requirements of (1)(n) and the insurance requirements  
409 of (21). Private provider firms working in the jurisdiction must  
410 register with the local enforcement agency before contracting to  
411 provide services in the jurisdiction. Private provider firms

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412 must update their registration within 5 business days of any  
413 change to contact information, licensure, or insurance coverage.

414 (5)-(4) A fee owner or the fee owner's contractor using a  
415 private provider to provide building code inspection services  
416 shall notify the local building official in writing at the time  
417 of permit application, or by 2 p.m. local time, 2 business days  
418 before the first scheduled inspection by the local building  
419 official or building code enforcement agency that a private  
420 provider has been contracted to perform the required inspections  
421 of construction under this section, including single-trade  
422 inspections, on a form ~~to be~~ adopted by the commission. The  
423 local enforcement agency may not alter the form. This notice  
424 must ~~shall~~ include the following information:

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

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

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

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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 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

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by those private providers, the fee owner or the fee owner's 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)-(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

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487 that the plans reviewed comply with the applicable codes, the  
488 private provider shall prepare an affidavit or affidavits  
489 certifying, under oath, that the following is true and correct  
490 to the best of the private provider's knowledge and belief:

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

494 (b) The plans comply with the applicable codes.  
495

496 Such affidavit may bear a written or electronic signature and  
497 may be submitted electronically to the local building official.  
498 Local enforcement agencies must accept electronic affidavits.

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

502 (b) The local building official may review other forms and  
503 documents required under this section for completeness only. The  
504 local building official must provide written notice to a permit  
505 applicant of any incomplete forms or documents required under  
506 this section no later than 10 days after receipt of a permit  
507 application and an affidavit from the private provider as  
508 required in subsection (6). The written notice must state with  
509 specificity which forms or documents are incomplete.

510 ~~(7) (a) No more than 20 business days, or if the permit~~  
511 ~~application is related to a single-trade plans review for a~~

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512 ~~single-family or two-family dwelling, no more than 5 business~~  
513 ~~days, after receipt of a permit application and the affidavit~~  
514 ~~from the private provider required pursuant to subsection (6),~~  
515 ~~the local building official shall issue the requested permit or~~  
516 ~~provide a written notice to the permit applicant identifying the~~  
517 ~~specific plan features that do not comply with the applicable~~  
518 ~~codes, as well as the specific code chapters and sections. If~~  
519 ~~the local building official does not provide such a written~~  
520 ~~notice of the plan deficiencies within 10 days the prescribed~~  
521 ~~time period, the permit application must be deemed approved as a~~  
522 ~~matter of law, and the permit must be issued by the local~~  
523 ~~building official on the next business day.~~

524 ~~(c)-(b)~~ If the local building official provides a written  
525 ~~notice of plan deficiencies~~ to the permit applicant of any  
526 incomplete forms or documents required under this section at the  
527 time of plan submission within the 10-day ~~prescribed~~ time  
528 period, such ~~the~~ time period is tolled pending resolution of the  
529 matter. To resolve the issues raised in the notice plan  
530 ~~deficiencies~~, the permit applicant may elect to dispute the  
531 issues ~~deficiencies~~ pursuant to subsection (16) ~~(15)~~ or to  
532 submit revisions to correct the issues ~~deficiencies~~.

533 ~~(d)-(e)~~ If the permit applicant submits revisions, the  
534 local building official has the remainder of the tolled 10-day  
535 time period plus 5 business days ~~after the date of resubmittal~~  
536 to issue the requested permit or to provide a second written

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notice to the permit applicant stating which of the previously identified forms or documents ~~plan features~~ remain incomplete ~~in noncompliance with the applicable codes, with specific reference to the relevant code chapters and sections~~. Any subsequent review by the local building official is limited to the issues ~~deficiencies~~ cited in the original written notice. If the local building official does not provide the second written notice within the prescribed time period, the permit must be deemed approved as a matter of law, and the local building official must issue the permit on the next business day.

(e) ~~(d)~~ If the local building official provides a second written notice ~~of plan deficiencies~~ to the permit applicant within the prescribed time period, the permit applicant may elect to dispute the issues raised in the second notice ~~deficiencies~~ pursuant to subsection (16) ~~(15)~~ or to submit additional revisions to correct the issues ~~deficiencies~~. For all revisions submitted after the first revision, the local building official has an additional 5 business days ~~after the date of resubmittal~~ to issue the requested permit or to provide a written notice to the permit applicant stating which of the previously identified forms or documents ~~plan features~~ remain incomplete. If the local building official does not provide the notice within the prescribed time period, the permit shall be deemed approved as a matter of law, and the local building official must issue the permit on the next business day ~~in~~

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~~noncompliance with the applicable codes, with specific reference to the relevant code chapters and sections.~~

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

~~(10)-(9)~~ A private provider performing required inspections under this section shall provide notice to the local building official of the approximate date and time of any such inspection. The local building official may not prohibit the private provider from performing any inspection outside the local building official's normal operating hours, including after hours, weekends, or holidays. ~~The local building official may visit the building site as often as necessary to verify that the private provider is performing all required inspections.~~ A deficiency notice must be posted by the private provider, the

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587 duly authorized representative of the private provider, or the  
588 building department whenever a noncomplying item related to the  
589 building code or the permitted documents is found. Such notice  
590 may be physically posted at the job site or electronically  
591 posted. After corrections are made, the item must be reinspected  
592 by the private provider or representative of the private  
593 provider before being concealed. ~~The Reinspection or reaudit~~  
594 ~~fees shall not be charged by the~~ local jurisdiction may not  
595 charge reinspection or reaudit fees as a result of the local  
596 jurisdiction's audit inspection occurring before the performance  
597 of the private provider's inspection or for any other  
598 administrative matter not involving the detection of a violation  
599 of the building code or a permit requirement.

600 (11) A local enforcement agency is not responsible for the  
601 regulatory administration or supervision of building code  
602 inspection services performed by a private provider hired by a  
603 fee owner or a fee owner's contractor. A local enforcement  
604 agency may not require additional verification of licensure or  
605 insurance beyond that which is required at registration.

606 (12) ~~(10)~~ If the private provider is a person licensed as  
607 an engineer under chapter 471 or an architect under chapter 481  
608 and affixes his or her professional seal to the affidavit  
609 required under subsection (6), the local building official must  
610 issue the requested permit or provide a written notice to the  
611 permit applicant identifying the specific plan features that do

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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 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

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637 the written or electronic signature of the private provider or  
638 the provider's duly authorized representative. These inspection  
639 records must ~~shall~~ reflect those inspections required by the  
640 applicable codes of each phase of construction for which  
641 permitting by a local enforcement agency is required. The  
642 private provider, upon completion of the required inspection,  
643 shall post each completed inspection record, indicating pass or  
644 fail, and provide the record to the local building official  
645 within 4 ~~2~~ business days. Such inspection record may be  
646 electronically posted by the private provider, or the private  
647 provider may post such inspection record physically at the  
648 project site. The private provider may electronically transmit  
649 the record to the local building official. The local building  
650 official may waive the requirement to provide a record of each  
651 inspection within 4 ~~2~~ business days if the record is  
652 electronically posted or posted at the project site and all such  
653 inspection records are submitted with the certificate of  
654 compliance. Unless the records have been electronically posted  
655 and transmitted, records of all required and completed  
656 inspections shall be maintained at the building site at all  
657 times and made available for review by the local building  
658 official. A local building official may not fail any inspection  
659 performed by a private provider due to the inspection records  
660 not being at the job site if the inspection records have been  
661 electronically transmitted to the local building official within

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the 4 business day requirement. The private provider shall report to the local enforcement agency any condition that poses an immediate threat to public safety and welfare.

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

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.

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~~(16)(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 actual 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 actual 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 completion or provide a notice to the applicant of any incomplete forms or documents required under this section ~~identifying the specific deficiencies, as well as the specific code chapters and sections.~~

~~(17)(15)~~ If the local building official determines that the building construction or plans do not comply with the

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711 applicable codes, the official may deny the permit or request  
712 for a certificate of occupancy or certificate of completion, as  
713 appropriate, or may issue a stop-work order for the project or  
714 any portion thereof as provided by law, if the official  
715 determines that the noncompliance poses an immediate threat to  
716 public safety and welfare, subject to the following:

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

722 (b) If the local building official and private provider  
723 are unable to resolve the dispute, the matter shall be referred  
724 to the local enforcement agency's board of appeals, if one  
725 exists, which shall consider the matter at its next scheduled  
726 meeting or sooner. Any decisions by the local enforcement  
727 agency's board of appeals, or local building official if there  
728 is no board of appeals, may be appealed to the commission as  
729 provided by this chapter.

730 (c) Notwithstanding any provision of this section, any  
731 decisions regarding the issuance of a building permit,  
732 certificate of occupancy, or certificate of completion may be  
733 reviewed by the local enforcement agency's board of appeals, if  
734 one exists. Any decision by the local enforcement agency's board  
735 of appeals, or local building official if there is no board of

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appeals, may be appealed to the commission as provided by this chapter, which shall consider the matter at the commission's next scheduled meeting.

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

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

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

(b)~~(e)~~ This section does not limit the authority of the local building official to issue a stop-work order for a building project or any portion of the project, as provided by law, if the official determines that a condition on the building

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760 site constitutes an immediate threat to public safety and  
761 welfare.

762 (c) A local enforcement agency may not prohibit or limit private  
763 providers from using virtual inspections if the virtual  
764 inspections are not prohibited by the applicable codes.

765 (20) ~~(18)~~ A private provider may perform building code  
766 inspection services on a building project under this section  
767 only if the private provider maintains insurance for  
768 professional liability covering all services performed as a  
769 private provider. Such insurance shall have minimum policy  
770 limits of \$1 million per occurrence and \$2 million in the  
771 aggregate for any project with a construction cost of \$5 million  
772 or less and \$2 million per occurrence and \$4 million in the  
773 aggregate for any project with a construction cost of over \$5  
774 million. Nothing in this section limits the ability of a fee  
775 owner to require additional insurance or higher policy limits.  
776 For these purposes, the term "construction cost" means the total  
777 cost of building construction as stated in the building permit  
778 application. If the private provider chooses to secure claims-  
779 made coverage to fulfill this requirement, the private provider  
780 must also maintain coverage for a minimum of 5 years after  
781 ~~subsequent to~~ the performance of building code inspection  
782 services. The insurance required under this subsection shall be  
783 written only by insurers authorized to do business in this state  
784 with a minimum A.M. Best's rating of A. Before providing

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785 building code inspection services within a local building  
786 official's jurisdiction, a private provider must provide to the  
787 local building official a certificate of insurance evidencing  
788 that the coverages required under this subsection are in force.

789 ~~(21)(19)~~ When performing building code inspection  
790 services, a private provider is subject to the disciplinary  
791 guidelines of the applicable professional board with  
792 jurisdiction over his or her license or certification under  
793 chapter 468, chapter 471, or chapter 481. All private providers  
794 shall be subject to the disciplinary guidelines of s.  
795 468.621(1)(c)-(h). Any complaint processing, investigation, and  
796 discipline that arise out of a private provider's performance of  
797 building code inspection services shall be conducted by the  
798 applicable professional board.

799 ~~(22)(20)~~ A local building code enforcement agency may not  
800 audit the performance of building code inspection services by  
801 private providers operating within the local jurisdiction until  
802 the agency has created standard operating private provider audit  
803 procedures for the agency's internal inspection and review  
804 staff, which includes, at a minimum, the private provider audit  
805 purpose and scope, private provider audit criteria, an  
806 explanation of private provider audit processes and objections,  
807 and detailed findings of areas of noncompliance. Such private  
808 provider audit procedures must be publicly available online, and  
809 a printed version must be readily accessible in agency

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810 buildings. The private provider audit results of staff for the  
811 prior two quarters also must be publicly available. The agency's  
812 audit processes must adhere to the agency's posted standard  
813 operating audit procedures. The same private provider or private  
814 provider firm may not be audited more than four times in a year  
815 unless the local building official determines a condition of a  
816 building constitutes an immediate threat to public safety and  
817 welfare, which must be communicated in writing to the private  
818 provider or private provider firm. The private provider or  
819 private provider firm must be given notice of each audit to be  
820 performed at least 5 business days before the audit. Work on a  
821 building or structure may proceed after inspection and approval  
822 by a private provider. The work may not be delayed for  
823 completion of an inspection audit by the local building code  
824 enforcement agency.

825 (23) ~~(21)~~ The local government, the local building  
826 official, and their building code enforcement personnel shall be  
827 immune from liability to any person or party for any action or  
828 inaction by a fee owner of a building, or by a private provider  
829 or its duly authorized representative, in connection with  
830 building code inspection services as authorized in this act. A  
831 local government, local enforcement agency, local building  
832 official, and building code enforcement personnel may not  
833 prohibit or discourage the use of a private provider or a  
834 private provider firm.

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835        ~~(24)(22)~~ Notwithstanding any other law, a county, a  
836 municipality, a school district, or an independent special  
837 district may use a private provider, private provider firm or  
838 employ a licensed building inspector, as described in s.  
839 468.603(5) (a) or a person who holds the same licensure as or  
840 certificate as a private provider, to provide building code  
841 inspection services for a public works project, an improvement,  
842 a building, or any other structure that is owned by the county,  
843 municipality, school district, or independent special district.

844        **Section 5. Paragraph (a) of subsection (1) of section**  
845 **553.792, Florida Statutes, is amended to read:**

846        553.792 Building permit application to local government.—

847        (1)(a) A local government must approve, approve with  
848 conditions, or deny a building permit application after receipt  
849 of a completed and sufficient application within the following  
850 timeframes, unless the applicant waives such timeframes in  
851 writing:

852        1. Within 5 business days after receiving a complete and  
853 sufficient application, for an applicant using a local  
854 government plans reviewer to obtain the following building  
855 permits for an existing single-family residential dwelling if  
856 the value of the work is less than \$15,000: structural,  
857 accessory structure, alarm, electrical, irrigation, landscaping,  
858 mechanical, plumbing, or roofing.

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859       ~~2.1.~~ Within 30 business days after receiving a complete  
860 and sufficient application, for an applicant using a local  
861 government plans reviewer to obtain the following building  
862 permits if the structure is less than 7,500 square feet:  
863 residential units, including a single-family residential unit or  
864 a single-family residential dwelling, accessory structure,  
865 alarm, electrical, irrigation, landscaping, mechanical,  
866 plumbing, or roofing.

867       ~~3.2.~~ Within 60 business days after receiving a complete  
868 and sufficient application, for an applicant using a local  
869 government plans reviewer to obtain the following building  
870 permits if the structure is 7,500 square feet or more:  
871 residential units, including a single-family residential unit or  
872 a single-family residential dwelling, accessory structure,  
873 alarm, electrical, irrigation, landscaping, mechanical,  
874 plumbing, or roofing.

875       ~~4.3.~~ Within 60 business days after receiving a complete  
876 and sufficient application, for an applicant using a local  
877 government plans reviewer to obtain the following building  
878 permits: signs or nonresidential buildings that are less than  
879 25,000 square feet.

880       ~~5.4.~~ Within 60 business days after receiving a complete  
881 and sufficient application, for an applicant using a local  
882 government plans reviewer to obtain the following building  
883 permits: multifamily residential, not exceeding 50 units; site-

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plan approvals and subdivision plats not requiring public hearing or public notice; and lot grading and site alteration.

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

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

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

**Section 6. Subsection (1) of section 553.77, Florida Statutes, is amended to read:**

553.77 Specific powers of the commission.—

(1) The commission shall:

(a) Adopt and update the Florida Building Code or amendments thereto, pursuant to ss. 120.536(1) and 120.54.

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908        (b) By July 1, 2027, adopt pursuant to ss. 120.536(1) and  
909        120.54 a uniform commercial building permit application to be  
910        used statewide for commercial construction projects and a  
911        uniform residential building permit application to be used  
912        statewide for residential construction projects.

913        (c) ~~(b)~~ Make a continual study of the operation of the  
914        Florida Building Code and other laws relating to the design,  
915        construction, erection, alteration, modification, repair, or  
916        demolition of public or private buildings, structures, and  
917        facilities, including manufactured buildings, and code  
918        enforcement, to ascertain their effect upon the cost of building  
919        construction and determine the effectiveness of their  
920        provisions. Upon updating the Florida Building Code every 3  
921        years, the commission shall review existing provisions of law  
922        and make recommendations to the Legislature for the next regular  
923        session of the Legislature regarding provisions of law that  
924        should be revised or repealed to ensure consistency with the  
925        Florida Building Code at the point the update goes into effect.  
926        State agencies and local jurisdictions shall provide such  
927        information as requested by the commission for evaluation of and  
928        recommendations for improving the effectiveness of the system of  
929        building code laws for reporting to the Legislature annually.  
930        Failure to comply with this or other requirements of this act  
931        must be reported to the Legislature for further action. Any  
932        proposed legislation providing for the revision or repeal of

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existing laws and rules relating to technical requirements applicable to building structures or facilities should expressly state that such legislation is not intended to imply any repeal or sunset of existing general or special laws governing any special district that are not specifically identified in the legislation.

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

(e)~~(d)~~ Make recommendations to, and provide assistance upon the request of, the Florida Commission on Human Relations regarding rules relating to accessibility for persons with disabilities.

(f)~~(e)~~ Participate with the Florida Fire Code Advisory Council created under s. 633.204, to provide assistance and recommendations relating to firesafety code interpretations. The administrative staff of the commission shall attend meetings of the Florida Fire Code Advisory Council and coordinate efforts to provide consistency between the Florida Building Code and the Florida Fire Prevention Code and the Life Safety Code.

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958        (g)~~(f)~~ Determine the types of products which may be  
959 approved by the commission for statewide use and shall provide  
960 for the evaluation and approval of such products, materials,  
961 devices, and method of construction for statewide use. The  
962 commission may prescribe by rule a schedule of reasonable fees  
963 to provide for evaluation and approval of products, materials,  
964 devices, and methods of construction. Evaluation and approval  
965 shall be by action of the commission or delegated pursuant to s.  
966 553.842. This paragraph does not apply to products approved by  
967 the State Fire Marshal.

968        (h)~~(g)~~ Appoint experts, consultants, technical advisers,  
969 and advisory committees for assistance and recommendations  
970 relating to the major areas addressed in the Florida Building  
971 Code.

972        (i)~~(h)~~ Establish and maintain a mutual aid program,  
973 organized through the department, to provide an efficient supply  
974 of various levels of code enforcement personnel, design  
975 professionals, commercial property owners, and construction  
976 industry individuals, to assist in the rebuilding effort in an  
977 area which has been hit with disaster. The program shall include  
978 provisions for:

979            1. Minimum postdisaster structural, electrical, and  
980 plumbing inspections and procedures.

981            2. Emergency permitting and inspection procedures.



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982 3. Establishing contact with emergency management  
983 personnel and other state and federal agencies.

984 (j)~~(i)~~ Maintain a list of interested parties for noticing  
985 rulemaking workshops and hearings, disseminating information on  
986 code adoption, revisions, amendments, and all other such actions  
987 which are the responsibility of the commission.

988 (k)~~(j)~~ Coordinate with the state and local governments,  
989 industry, and other affected stakeholders in the examination of  
990 legislative provisions and make recommendations to fulfill the  
991 responsibility to develop a consistent, single code.

992 (l)~~(k)~~ Provide technical assistance to local building  
993 departments in order to implement policies, procedures, and  
994 practices which would produce the most cost-effective property  
995 insurance ratings.

996 (m)~~(l)~~ Develop recommendations for local governments to  
997 use when pursuing partial or full privatization of building  
998 department functions. The recommendations shall include, but not  
999 be limited to, provisions relating to equivalency of service,  
1000 conflict of interest, requirements for competency, liability,  
1001 insurance, and long-term accountability.

1002 (n)~~(m)~~ Develop recommendations that increase residential  
1003 and commercial recycling and composting and strongly encourage  
1004 the use of recyclable materials and the recycling of  
1005 construction and demolition debris.  
1006

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

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

(1)

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

**Section 8.** This act shall take effect July 1, 2026.

-----  
**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

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1032 for expiration of certain building permits issued by a  
1033 local government; providing prohibitions for  
1034 inspection fees; prohibiting a local government from  
1035 requiring building permits for certain projects;  
1036 providing an exception; requiring certain contractors  
1037 to maintain certain records; amending s. 553.791,  
1038 F.S.; revising and providing definitions; requiring  
1039 certain services to be subject to an agreement, rather  
1040 than a written contract; providing that such agreement  
1041 does not need to be submitted as part of a permit  
1042 application; providing requirements for reduced permit  
1043 fees; prohibiting a local jurisdiction from charging  
1044 administrative fees or other additional fees;  
1045 requiring that local enforcement agencies create a  
1046 registration system for private providers and private  
1047 provider firms; prohibiting local government entities  
1048 and local building officials from requiring additional  
1049 forms; prohibiting local government entities and local  
1050 building officials from altering a form adopted by the  
1051 commission; removing the requirement that a private  
1052 provider's qualification statements or resumes be  
1053 included in a certain notice; removing time  
1054 restrictions for electing to use a private provider;  
1055 requiring a certain affidavit be able to be submitted  
1056 electronically; providing that the timeline for review

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may not be extended; providing that certain permits are deemed approved; providing that local building officials are not responsible for the administration or supervision of services performed by a private provider; prohibiting local building officials from failing certain inspections; revising the timeframe in which certain records must be provided; authorizing certain persons to sign certificates of compliance; providing requirements for local building officials who have reasonable suspicion that a private provider failed to perform an inspection; providing that virtual inspections may not be prohibited; requiring certain notice before an audit; prohibiting certain entities from discouraging the use of private providers; amending s. 553.792, F.S.; amending s. 553.77, F.S.; requiring the commission to develop a uniform building permit application; requiring a local government to make certain decisions relating to certain building permits within a specified timeframe; amending s. 720.3035, F.S.; prohibiting an association or certain committees from requiring a building permit as a prerequisite for a certain review; providing an effective date.