

FLORIDA HOUSE OF REPRESENTATIVES

BILL ANALYSIS

This bill analysis was prepared by nonpartisan committee staff and does not constitute an official statement of legislative intent.

BILL #: [CS/CS/HB 803](#)

TITLE: Building Permits and Inspections

SPONSOR(S): Trabulsky and Overdorf

COMPANION BILL: [CS/SB 1234](#) (DiCeglie)

LINKED BILLS: None

RELATED BILLS: None

Committee References

[Industries & Professional](#)

[Activities](#)

14 Y, 0 N, As CS

[Intergovernmental Affairs](#)

14 Y, 1 N

[Commerce](#)

22 Y, 0 N, As CS

SUMMARY

Effect of the Bill:

The bill revises provisions relating to:

- The issuance of building permits and inspections by building officials.
- Building code inspection services provided by private providers and private provider firms, including but not limited to permit fees, administrative fees, and responsibilities of such private providers.
- The authority of local building officials.

The bill mandates the adoption of a uniform permitting system. The bill establishes specific requirements for the issuance of building permits for, and the installation of, residential distributed energy generation systems and backup power systems.

Fiscal or Economic Impact:

The bill may have an indeterminate positive fiscal impact on the private sector.

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ANALYSIS

EFFECT OF THE BILL:

The bill:

- Revises the expiration date of [building permits](#) issued by counties and other local governments, providing for expiration one year after issuance or the effective date of the next edition of the [Florida Building Code](#), whichever is later, while still allowing local governments to extend the expiration of permits. (Sections [1](#) and [4](#))
- Provides that a local government may not require a building permit for:
 - Any work valued at less than \$7,500 done on a single-family home. However, local governments may require a permit for any electrical, plumbing, mechanical, gas, or structural work regardless of the value of such work.
 - Projects may not be divided for the purpose of evading permitting requirements.
 - Contractors performing the work must file a notice of permit exemption within 30 days with the local enforcement agency that includes the name and license number of the person or entity hired, the scope of the work performed, and the value of such work as proof that such work complies with the requirements. An owner who performs the work is not required to submit a notice.
 - Local governments are not liable for work done pursuant to this provision.
 - Temporary residential hurricane and flood protection walls that are:
 - Nonhabitable and not load bearing;
 - Installed for a residential property that is a single or two-family dwelling or townhouse;
 - Constructed to mitigate storm surge or floodwaters from entering a property;

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- Installed by a contractor properly licensed by the Construction Industry Licensing Board; and
- Compliant with applicable local zoning, drainage, easement, and setback requirements.
- Each lot or parcel upon which a retaining wall is installed on the property of a single-family or two-family residential dwelling or a townhouse. (Section 4)
- Prohibits [local enforcement agencies](#) from charging inspection fees based on the total cost of the project, instead providing that fees may not exceed the actual cost incurred by the agency to perform and approve the inspection required for a permit. (Section 4)

The bill makes the following changes related to alternative plans review and private providers:

- Provides that officials may only perform building inspections of construction that a [private provider](#) has deemed compliant when they have “knowledge” that the inspection forms submitted by the private provider were incomplete or incorrect. If they plan to perform a site visit, officials must provide written notice to the private provider of the specific forms that are incomplete or incorrect before performing the site visit.
- Amends the definitions of “deliver” and “delivery” to specifically include email or submission through an electronic fill-in form or through submission management software.
- Creates a definition for “registration” as the system used by officials to verify compliance with licensure and insurance requirements for private provider firms under Chapter 553, F.S.
- Removes the requirement that an owner or contractor have a written contract with a private provider and adds that agreements for private provider services are not required to be submitted as part of a permit application or to be issued a permit. Officials are prohibited from requesting a written agreement or consent form as a condition for issuing a permit.
- Requires [permit fees](#) charged by local jurisdictions to reflect the actual cost incurred when an owner retains a private provider for building inspection services.
- Prohibits officials from charging punitive, administrative, or additional fees, including fees for building inspections or site review, when an owner uses a private provider.
- Specifies that permit fees for commercial construction projects must be reduced by at least 25 percent when a private provider is used for plans review or building inspection services and by at least 50 percent when a private provider is used for all plans review and building inspection services.
- Limits the information that a local government can request from a private provider to that which it collects at registration, other than explicit written notice from the owner or owner’s contractor that a private provider has been contracted.
- Prohibits local governments from altering the model form adopted by the [Florida Building Commission](#) (Commission) and removes the requirement that the form include “qualification statements or resumes” of private providers.
- Allows a property owner to choose to use a private provider at any time. The bill removes the requirement that a private provider may only be used after construction has commenced if the local building official is unable to provide inspection services in a timely manner or the inspection is related to a single-trade inspect for a single-family or two-family dwelling and removes the time limit by which the owner or owner’s contractor must provide notice.
- Forbids the review by a local building official of plans, construction drawings, or any other related documents that have been determined by a private provider to be compliant with the applicable codes. The local building official may review other forms and documents only for completeness and must notify an applicant of any incomplete forms or documents not later than 10 days after receipt of a permit application with the private provider affidavit; or 5 business days if the permit application is for a single-trade plan review for a single-family or two-family dwelling. If the notice is not provided within the applicable timeframe, the permit is deemed approved. The bill changes “plan deficiencies” to only apply to incomplete forms or documents.
- Removes the requirement that private providers performing required inspections give notice to the local building official.

- Provides that a local building official is not required for the regulatory administration or supervision of inspection services performed by a private provider. Private providers are responsible for verification of licensure and insurance requirements for the firm's authorized representative.
- Requires private providers to record inspections and certificates of compliance on a form provided by the Commission within a certain time period and specifies that local building officials may not fail inspections as long as they are transmitted within four days, even if they are not posted at the job site
- Changes the standard of review under which a local building official may deny a permit or a request for a certificate of occupancy or completion. Under current law, building officials review documents for compliance to the applicable codes, but the bill limits review to whether or not documents are complete.
- Requires local governments establish a system of registration for private providers and prohibits local governments from charging administrative fees for registration or updating registration.
- Prohibits a local government from prohibiting or limiting the use of virtual inspections by private providers.
- Requires local governments to give private providers notice of audits at least five business days before an audit. (Section [5](#))

The bill provides a shorter timeframe for a local government to approve, approve with conditions, or deny a building permit application for an applicant using a local government reviewer for building permits for an existing single-family residential dwelling if the value of the work is less than \$15,000 for structural, accessory structure, alarm, electrical, irrigation, landscaping, mechanical, plumbing, or roofing. The bill requires such permit applications to be approved within 5 business days after the application is deemed complete and sufficient. (Section [6](#))

The bill requires the Commission to develop a residential and commercial uniform building permit application that must be used by local governments. (Section [7](#))

The bill clarifies that building permits may not be denied for the placement of manufactured housing on a recreational vehicle lot. (Section 3)

The bill creates a specific permitting process for distributed energy generation systems and backup power systems. Specifically, the bill:

- Defines "[distributed energy generation system](#)" as "equipment and associated components installed as a fixture at a one-family or two-family dwelling or townhouse used to generate electrical energy primarily for the purpose of offsetting part or all of the electricity requirements of the dwelling or townhouse which is capable of providing no more than 50 kilowatts of electrical output to the dwelling or townhouse."
- Defines "[backup power system](#)" as "equipment and associated components installed as a fixture at a one-family or two-family dwelling or townhouse to generate or store electrical energy primarily for intermittent use for the purpose of providing on-site electrical power during utility outages, load management, resiliency, or other similar purposes and which is capable of providing no more than 50 kilowatts of electrical output to the dwelling or townhouse or, if the system includes energy storage, has an aggregate storage capacity of no more than 100 kilowatt hours."
- Requires local enforcement agencies to issue building permits within 1 business day for a distributed energy generation system or backup power system that is being designed, installed, relocated, replaced, or repaired by a licensed, qualified contractor or public utility.
 - Distributed energy generation systems also require the submittal of signed and sealed plans from a licensed professional engineer.
 - The contractor may start work as soon as the application is submitted.
- Prohibits local governments from enacting additional ordinances or rules relating to the installation, relocation, replacement, or repair of the systems, beyond enforcement of the Florida Building Code and Florida Fire Prevention Code.

- Allows a local enforcement agency to do an in person or virtual inspection of a distributed energy generation system or backup power system to verify compliance with the Building and Fire Prevention codes. Home owners or their contractors can choose to use a private provider for this service.
- Limits a local enforcement agency who finds non-compliance to providing a written notice of correction citing the specific code sections that are out of compliance and the required remedy. The local enforcement agency may only issue a stop-work order to address an immediate danger to life or safety and only for the affected portion of work being performed.
- Requires that, upon request of the owner or owner's contractor, the local enforcement agency reinspect within two days after such request. If a reinspection does not occur within the timeframe, a private provider inspection report must be accepted by the local enforcement agency as acceptance and approval upon submission by the contractor.
- Prohibits a local enforcement agency from withholding or revoking a certificate of occupancy based on a failed inspection report of a distributed energy generation system or backup power system, if such is the sole basis for such. The local enforcement agency may withhold authorization to energize the distributed energy generation system or backup power system until corrections are made and verified.
- Requires the person installing or working on the system notify electric utilities, natural gas utilities, and liquefied petroleum gas dealers, as applicable.
- Clarifies that the bill does not alter or abridge the jurisdiction of the [Public Service Commission](#), the exemptions for municipal utilities and cooperatives, or requirements relating to interconnection and net metering. The bill does not affect any tariff, service policy, or interconnection requirement of a utility or cooperative. (Section 8)

The bill prohibits homeowners' associations from requiring a building permit as a prerequisite of its review of the construction of structures or improvements. (Section [9](#))

The bill takes effect on July 1, 2026. (Section [10](#))

RELEVANT INFORMATION

SUBJECT OVERVIEW:

Florida Building Code

In 1974, Florida adopted legislation requiring all local governments to adopt and enforce a minimum building code that would ensure that Florida's minimum standards were met. Local governments could choose from four separate model codes. The state's role was limited to adopting all or relevant parts of new editions of the four model codes. Local governments could amend and enforce their local codes, as they desired.¹

In 1992, Hurricane Andrew demonstrated that Florida's system of local codes did not work. Hurricane Andrew easily destroyed those structures that were allegedly built according to the strongest code. The Governor eventually appointed a study commission to review the system of local codes and make recommendations for modernizing the system. The 1998 Legislature adopted the study's commission recommendations for a single state building code and enhanced the oversight role of the state over local code enforcement. The 2000 Legislature authorized implementation of the [Florida Building Code](#) (Building Code), and that first edition replaced all local codes on March 1, 2002.² The current edition of the Building Code is the eighth edition, which is referred to as the 2023 Building Code.³

Chapter 553, part IV, F.S., is known as the "Florida Building Codes Act" (Act). The purpose and intent of the Act is to provide a mechanism for the uniform adoption, updating, interpretation, and enforcement of a single, unified state

¹ Florida Department of Community Affairs, *The Florida Building Commission Report to the 2006 Legislature*, p. 4, http://www.floridabuilding.org/fbc/publications/2006_Legislature_Rpt_rev2.pdf (last visited Jan. 15, 2026).

² *Id.*

³ Florida Building Commission Homepage, <https://floridabuilding.org/c/default.aspx> (last visited Jan. 15, 2026).

building code. The Building Code must be applied, administered, and enforced uniformly and consistently from jurisdiction to jurisdiction.⁴

The [Florida Building Commission](#) (Commission) was created to implement the Building Code. The Commission, which is housed within the Department of Business and Professional Regulation (DBPR), is a 19-member technical body made up of design professionals, contractors, and government experts in various disciplines covered by the Building Code.⁵ The Commission reviews several International Codes published by the International Code Council,⁶ the National Electric Code, and other nationally adopted model codes to determine if the Building Code needs to be updated and adopts an updated Building Code every three years.⁷

Building Permits

It is the intent of the Legislature that local governments have the power to inspect all buildings, structures, and facilities within their jurisdiction in protection of the public's health, safety, and welfare.⁸ Every local government must enforce the Florida Building Code and issue building permits.⁹

A building permit is an official document or certificate issued by the local building official that authorizes performance of a specific activity.¹⁰ It is unlawful for a person, firm, or corporation to construct, erect, alter, repair, secure, or demolish any building without first obtaining a building permit from the [local enforcement agency](#) or from such persons as may, by resolution or regulation, be directed to issue such permit.¹¹

Each local government must post its building permit applications, including a list of all required attachments, drawings, and documents for each application, on its website.¹² However, other than fire alarm building permit applications, local governments are not required to have uniform building permit applications, and they are free to create their own applications with their own requirements.¹³

Any construction work that requires a building permit also requires plans and inspections to ensure the work complies with the Building Code. The Building Code requires certain building, electrical, plumbing, mechanical, and gas inspections. Construction work may not be done beyond a certain point until it passes an inspection. Generally speaking, a permit for construction work that passes the required inspections are considered completed or closed.¹⁴

Building Permit Fees

A local government may charge reasonable fees as set forth in a schedule of fees adopted by the enforcing agency for the issuance of a building permit.¹⁵ Such fees shall be used solely for carrying out the local government's responsibilities in enforcing the Building Code.¹⁶ Enforcing the Building Code includes the direct costs and reasonable indirect costs associated with training, review of building plans, building inspections, re-inspections,

⁴ See [s. 553.72\(1\), F.S.](#)

⁵ [S. 553.74, F.S.](#)

⁶ The International Code Council (ICC) is an association that develops model codes and standards used in the design, building, and compliance process to "construct safe, sustainable, affordable and resilient structures." International Code Council, *About the ICC*, <https://www.iccsafe.org/about/who-we-are/> (last visited Jan. 15, 2026).

⁷ [S. 553.73\(7\)\(a\), F.S.](#)

⁸ [S. 553.72, F.S.](#)

⁹ Ss. [125.01\(1\)\(bb\)](#), [125.56\(1\)](#), and [553.80\(1\), F.S.](#)

¹⁰ [S. 468.603, F.S.; S. 202 of the Eighth edition of the Florida Building Code \(Building\).](#)

¹¹ Ss. [125.56\(4\)\(a\)](#) and [553.79\(1\), F.S.](#)

¹² [S. 553.79\(1\)\(b\), F.S.](#)

¹³ Ss. [553.79\(1\)](#) and [553.7921, F.S.](#)

¹⁴ [S. 110 of the Eighth Edition of the Florida Building Code \(Building\).](#)

¹⁵ [S. 553.80 F.S.](#)

¹⁶ *Id.*

building permit processing, and fire inspections.¹⁷ Local governments must post all building permit and inspection fee schedules on their website.¹⁸

Local governments are only allowed to collect building permit fees that are sufficient to cover their costs in enforcing the Building Code.¹⁹ When providing a schedule of reasonable fees, the total estimated annual revenue derived from fees, and the fines and investment earnings related to the fees, may not exceed the total estimated annual costs of allowable activities. Any unexpended balances must be carried forward to future years for allowable activities or must be refunded at the discretion of the local government. A local government may not carry forward an amount exceeding the average of its operating budget, not including reserve amounts, for enforcing the Building Code for the previous four fiscal years.

DBPR Surcharges

Local governments must assess and collect two surcharges on any building permit issued by their enforcement agency for the purpose of enforcing the Building Code:

- A 1 percent surcharge to fund the activities of the Commission, DBPR's Building Code Compliance and Mitigation Program, and the Florida Fire Prevention Code informal interpretations.²⁰
- A 1.5 percent surcharge that is divided equally to fund the activities of the Building Code Administrators and Inspectors Board and the Florida Homeowners' Construction Recovery Fund.²¹

Local government building departments may retain 10 percent of the amount of the surcharges they collect to fund participation by their agencies in the national and state building code adoption processes and to provide education related to enforcement of the Building Code.²²

Private Providers

Private providers and their duly authorized representatives are able to approve building plans and perform building code inspections as long as the plans approval and building inspections are within the scope of the provider's or representative's license.

A "private provider" is defined as a person licensed as a building official, engineer, or architect. Additionally, the term includes licensed building inspectors and plans examiners who perform inspections for additions and alterations that are limited to 1,000 square feet or less in residential buildings.²³

An owner or contractor must notify a local government that the owner or contractor hired a private provider to perform building code inspection services, including single-trade inspections.²⁴ If an owner or contractor retains a private provider for purposes of plans review or building inspection services, the local jurisdiction must reduce the permit fee by the amount of cost savings realized by the local enforcement agency for not having to perform such services. Such reduction may be calculated on a flat fee or percentage basis, or any other reasonable means by which a local enforcement agency assesses the cost for its plans review or inspection services. The local jurisdiction may not charge fees for building inspections if the owner or 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

¹⁷ [S. 553.80\(7\)\(a\)1., F.S.](#)

¹⁸ [Ss. 125.56\(4\)\(c\)](#) and [166.222\(2\), F.S.](#)

¹⁹ [S. 553.80\(7\)\(a\), F.S.](#)

²⁰ [S. 553.721, F.S.](#)

²¹ [S. 468.631, F.S.](#); The Florida Homeowners' Construction Recovery Fund is used to compensate homeowners who have suffered a covered financial loss at the hands of state-licensed general, building and residential contractors. Claims are filed with DBPR, who reviews for completeness and statutory eligibility. DBPR then presents the claim to the Construction Industry Licensing Board for review. [S. 489.1401\(2\), F.S.](#)

²² [Ss. 468.631](#) and [553.721, F.S.](#)

²³ [S. 553.791\(1\)\(n\), F.S.](#)

²⁴ [S. 553.791\(2\), F.S.](#)

local jurisdiction or attributable to the local jurisdiction for the clerical and supervisory assistance required, or both.²⁵

Upon receipt of a building permit application and the required affidavit from the private provider, a building official has 20 business days to issue the permit or provide written notice of the plan deficiencies.²⁶ If the local building official does not provide written notice of plan deficiencies within the prescribed 20-day period, the permit application shall be deemed approved and must be issued on the next business day.²⁷

Distributed Energy Generating Systems

One type of distributed energy generating system is a solar energy system. Solar energy creates power from the sun. Solar energy systems capture this emitted radiation and convert it into energy.²⁸

The two main types of solar energy technologies are:

- Photovoltaics (PV) is the technology that is familiar to most people. PV is used in solar panels. When sunlight (i.e. radiation) hits a solar panel, the energy from that sunlight is absorbed by the PV cells in the panel. This absorbed energy creates electrical charges which move in response to an electrical field internal to the PV cell. These charges then allow electricity to flow from the panel.²⁹ Solar panels can be used in small scale (such as home rooftop solar) up to large utility-scale operations.
- Concentrating solar-thermal power (CSP) is the use mirrors to reflect and concentrate sunlight onto receivers that collect solar energy and convert it to heat, which can then be used to produce electricity or stored for later use. It is used primarily in very large power plants.³⁰

Net Metering

Net energy metering, commonly referred to as net metering, is a billing arrangement designed to compensate customers who own on-site, renewable energy³¹ generation systems and export electricity generated on-site to the utility grid.³² Net metering essentially allows customers to sell excess electricity to an electric utility, and the utility credits the customer's energy bill on a per kWh basis.³³ The compensation structure for utility customers who engage in net metering varies by location depending on state and local policies.³⁴

Common customer-owned renewable energy generation sources around the country include solar panels, natural gas micro-turbines, methane digesters, and small wind power generators;³⁵ however, net metering is most commonly referenced in relation to customer-owned solar panels.

²⁵ [S. 553.791\(2\)\(b\), F.S.](#)

²⁶ [S. 553.791\(7\)\(a\), F.S.](#)

²⁷ *Id.*

²⁸ United States Office of Energy Efficiency and Reliability, *Solar Energy*, <https://www.energy.gov/topics/solar-energy> (last visited Feb. 19, 2026).

²⁹ United States Department of Energy, *How Does Solar Work*, <https://www.energy.gov/eere/solar/how-does-solar-work> (last visited Feb. 4, 2026).

³⁰ *Id.*

³¹ "Renewable energy" means electrical energy produced from a method that uses one or more of the following fuels or energy sources: hydrogen produced from sources other than fossil fuels, biomass, solar energy, geothermal energy, wind energy, ocean energy, and hydroelectric power. The term includes the alternative energy resource, waste heat, from sulfuric acid manufacturing operations and electrical energy produced using pipeline-quality synthetic gas produced from waste petroleum coke with carbon capture and sequestration. S. 366.91(2)(d), F.S.

³² Florida Power and Light, [FPL | Net Metering](#), (Last visited Feb. 19, 2026)

³³ *Id.*

³⁴ National Conference of State Legislatures, *State Net Metering Policies* (Nov. 20, 2017), <https://www.ncsl.org/research/energy/net-metering-policy-overview-and-state-legislative-updates.aspx> (last visited Feb. 19, 2026).

³⁵ *Id.*

Net metering requires customers who own on-site renewable energy generation systems to interconnect with the electric grid, which allows customers to reliably power their homes even when their systems are not generating enough power to meet their energy needs.³⁶ The U.S. Department of Energy defines the term “interconnection” as “the technical procedures and legal requirements surrounding energy customers’ ability to connect their small-scale renewable energy projects to the electricity grid.”³⁷ Utility customers primarily benefit from interconnected renewable generation systems through personal use and reducing the amount of electricity they purchase from the utility.³⁸

In 2024, Florida electric utilities reported 292,284 customer-owned renewable generation interconnections. Almost all customer-owned renewable generation installations in Florida are solar.³⁹

Backup Power Systems

Onsite backup systems use local generation at the facility site to provide power when the utility is not available. The backup power system may or may not be interconnected with the utility grid. Onsite electrical power generating systems are available in a wide variety of designs for specific uses and customer applications.⁴⁰ This type of power system consists of a power source and a means to transfer power from that source to the load when an outage occurs. The generator’s primary fuel source can be natural gas, propane, or diesel.⁴¹

Current law requires a permit for the installation of a residential backup system or whole house generator.⁴² Various municipalities and counties provide more specific guidance on their requirements for generator permits. Some entities include checklists of requirements to assist with the installation of backup power systems. For example, Hillsborough County requires all of the following:⁴³

- A licensed contractor to apply for a residential electrical trade permit.
- Receive two inspections (electrical rough in and electrical final). A notice of commencement submitted prior to the first inspection. Provide a digitally signed and sealed site plan, including verification the project will not encroach into an easement, wetland or wetland setback. Verify the applicable zoning district, flood hazard areas and Base Flood Elevation on the site plan.

Florida Public Service Commission

The Florida Public Service Commission (PSC) is an arm of the legislative branch of government.⁴⁴ The role of the PSC is to ensure that Florida's consumers receive some of their most essential services – electric, natural gas, telephone, water, and wastewater – in a safe, affordable, and reliable manner. In doing so, the PSC exercises regulatory authority over utilities in one or more of three key areas: rate base/economic regulation; competitive market oversight; and monitoring of safety, reliability, and service issues.⁴⁵

³⁶ U.S. Department of Energy, *Grid-Connected Renewable Energy Systems*, <https://www.energy.gov/energysaver/grid-connected-renewable-energy-systems> (last visited Feb. 19, 2026).

³⁷ U.S. Department of Energy, *Renewable Energy: Distributed Generation Policies and Programs*, <https://www.energy.gov/eere/slsc/renewable-energy-distributed-generation-policies-and-programs> (last visited Mar. 11, 2022).

³⁸ PSC, *supra* note 10, at 1.

³⁹ Public Service Commission, [2024 Net Metering Report.pdf](#) (last visited Feb. 19, 2026).

⁴⁰ National Electrical Manufacturers Association, [Backup Power Systems](#) (last visited Jan. 15, 2026).

⁴¹ *Id.*

⁴² See [s. 553.79\(1\), F.S.](#)

⁴³ Hillsborough County, [Residential Backup Generators Requirements](#) (last visited Jan. 15, 2026).

⁴⁴ S. 350.001, F.S.

⁴⁵ Florida Public Service Commission (PSC), <http://www.psc.state.fl.us/> (last visited Feb. 19, 2026).

BILL HISTORY

COMMITTEE REFERENCE	ACTION	DATE	STAFF DIRECTOR/ POLICY CHIEF	ANALYSIS PREPARED BY
Industries & Professional Activities Subcommittee	14 Y, 0 N, As CS	1/20/2026	Anstead	Miralia
THE CHANGES ADOPTED BY THE COMMITTEE:	<ul style="list-style-type: none"> Required contractors to retain documents related to certain construction projects completed without a permit for a minimum of five years. Moved language related to flood protection walls and barriers, and retaining walls to the correct section of Florida Statutes. Also, clarified that local governments may not require building permits for temporary residential hurricane and flood protection walls. Removed the notice requirement before a stop work order can be issued due to an immediate threat to public safety and welfare. Removed overly broad language that prohibited requiring a permit after a state of emergency for two years. Moved the provision related to the Florida Building Commission creating a uniform application system to the correct section of Florida Statutes, clarified that the commission has rulemaking authority, set a date for completion, and specified that both residential and commercial applications be created. Clarified language related to private provider service contracts. Clarified definitions, and makes technical and clarifying edits. 			
Intergovernmental Affairs Subcommittee	14 Y, 1 N	2/5/2026	Darden	Burgess
Commerce Committee	22 Y, 0 N, As CS	2/18/2026	Hamon	Miralia
THE CHANGES ADOPTED BY THE COMMITTEE:	<ul style="list-style-type: none"> Created requirements for the issuance of building permits for residential distributed energy generation. Required the building commission to adopt uniform building permit applications that can be integrated with a local government's existing building permit software system, if feasible. Set minimum percentages, 25 or 50 percent, that permit fees must be reduced by when private providers are used for plans review or inspections. Clarified that a building official must have knowledge that a private provider did not perform required inspections before conducting an inspection. Clarified that local governments can extend building permit expiration dates and they have no legal duty to an owner when work is done on a project exempt from permitting. The bill provides that a building permit is not required for certain work under \$7,500. The strike-all required contractors working under the exemption to give notice to the local enforcement agency that they are doing work under the exemption. Clarified the timeline for single-trade plans review. 			

THIS BILL ANALYSIS HAS BEEN UPDATED TO INCORPORATE ALL OF THE CHANGES DESCRIBED ABOVE.

