

Amendment No.

CHAMBER ACTION

Senate

House

.

1 Representative Sapp offered the following:

2
3 **Amendment (with title amendment)**

4 Remove everything after the enacting clause and insert:

5 **Section 1. Section 125.022, Florida Statutes, is amended**
6 **to read:**

7 125.022 Development permits and orders; development
8 preapplication consulting services program required.-

9 (1) (a) By January 1, 2027, each county with a population
10 of 75,000 or greater shall create and implement a program for
11 the purpose of making available development preapplication
12 consultation services at an applicant's request. This subsection
13 may not be construed to affect or require the modification of a

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14 county program that makes available the same or substantially
15 similar development preapplication consulting services to an
16 applicant for a development permit or development order,
17 including a program that requires mandatory preapplication
18 meetings for specified types of developments, if such county
19 program exists on or before July 1, 2026.

20 1. The preapplication consultation services authorized in
21 this subsection are limited to those applications for permits as
22 defined in s. 163.3169.

23 2. The county may use a qualified contractor or a
24 qualified contractor firm as defined in s. 163.3169 to fulfill
25 the preapplication consultation services required in this
26 subsection.

27 (b) A development preapplication consultation services
28 program must, at minimum, provide all of the following:

29 1. The minimum information that must be submitted in an
30 application for a permit as defined in s. 163.3169.

31 2. The review and precertification of completeness of the
32 application and all related documents, including site
33 engineering plans or site plans or their functional equivalent,
34 or plats, and their compliance with all relevant existing land
35 development regulations.

36 (c) If an applicant chooses to use the development
37 preapplication consultation services program, the county, upon
38 receipt of the proposed development application, shall confirm

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39 receipt, verify completeness, and issue a written notification
40 to the applicant indicating that all required information has
41 been submitted, or specify in writing with particularity any
42 deficiencies in the application, within 5 business days. If the
43 application is deficient, the applicant has 30 days to address
44 the deficiencies by submitting the required additional
45 information. If the county fails to issue the written
46 notification within 5 business days, the application is deemed
47 complete by operation of law without conditions, and the county
48 must process the application as required in paragraph (d).

49 (d)1. Upon receipt of the applicant's completed
50 application, the county must process the application for final
51 action and must approve, approve with conditions, or deny the
52 application within 45 days after submission of a complete
53 application, except the county may not review again those plans
54 specified in subparagraph (b)2.

55 2. If the county fails to take final action to approve,
56 approve with conditions, or deny the application within 45 days,
57 the applicant shall notify the county in writing. If the county
58 fails to respond within 10 days, the application is deemed
59 approved by operation of law without conditions, and the
60 applicant is entitled to proceed with the proposed activity or
61 development as though the county had granted unconditional
62 approval. Approval pursuant to this subparagraph may not be
63 construed to relieve the applicant of the obligation to comply

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64 with all other applicable federal, state, and local laws,
65 regulations, and ordinances.

66 (2) If an applicant for a development permit or
67 development order is not eligible, does not request, or elects
68 not to use the county's development preapplication consulting
69 services program pursuant to subsection (1), all of the
70 following requirements shall apply:

71 (a)~~(1)~~ A county shall specify in writing the minimum
72 information that must be submitted in an application for a
73 zoning approval, rezoning approval, subdivision approval,
74 certification, special exception, or variance. A county shall
75 make the minimum information available for inspection and
76 copying at the location where the county receives applications
77 for development permits and orders, provide the information to
78 the applicant at a preapplication meeting, or post the
79 information on the county's website.

80 (b)1.~~(2)~~ Within 5 business days after receiving an
81 application for approval of a development permit or development
82 order, a county shall confirm receipt of the application using
83 contact information provided by the applicant. Within 30 days
84 after receiving an application for approval of a development
85 permit or development order, a county must review the
86 application for completeness and issue a written notification to
87 the applicant indicating that all required information is
88 submitted or specify in writing with particularity any areas

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89 that are deficient. If the application is deficient, the
90 applicant has 30 days to address the deficiencies by submitting
91 the required additional information.

92 2. For applications that do not require final action
93 through a quasi-judicial hearing or a public hearing, the county
94 must approve, approve with conditions, or deny the application
95 for a development permit or development order within 120 days
96 after the county has deemed the application complete.

97 3. For applications that require final action through a
98 quasi-judicial hearing or a public hearing, the county must
99 approve, approve with conditions, or deny the application for a
100 development permit or development order within 180 days after
101 the county has deemed the application complete.

102 4. Both parties may agree in writing or in a public
103 meeting or hearing to an extension of time, particularly in the
104 event of a force majeure or other extraordinary circumstance. An
105 approval, approval with conditions, or denial of the application
106 for a development permit or development order must include
107 written findings supporting the county's decision.

108
109 The timeframes contained in this paragraph subsection do not
110 apply in an area of critical state concern, as designated in s.
111 380.0552. The timeframes contained in this paragraph subsection
112 restart if an applicant makes a substantive change to the
113 application. As used in this paragraph subsection, the term

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114 "substantive change" means an applicant-initiated change of 15
115 percent or more in the proposed density, intensity, or square
116 footage of a parcel.

117 (c)1.~~(3)(a)~~ When reviewing an application for a
118 development permit or development order that is certified by a
119 professional listed in s. 403.0877, a county may not request
120 additional information from the applicant more than three times,
121 unless the applicant waives the limitation in writing.

122 2.~~(b)~~ If a county makes a request for additional
123 information and the applicant submits the required additional
124 information within 30 days after receiving the request, the
125 county must review the application for completeness and issue a
126 letter indicating that all required information has been
127 submitted or specify with particularity any areas that are
128 deficient within 30 days after receiving the additional
129 information.

130 3.~~(e)~~ If a county makes a second request for additional
131 information and the applicant submits the required additional
132 information within 30 days after receiving the request, the
133 county must review the application for completeness and issue a
134 letter indicating that all required information has been
135 submitted or specify with particularity any areas that are
136 deficient within 10 days after receiving the additional
137 information.

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138 ~~4.(d)~~ Before a third request for additional information,
139 the applicant must be offered a meeting to attempt to resolve
140 outstanding issues. If a county makes a third request for
141 additional information and the applicant submits the required
142 additional information within 30 days after receiving the
143 request, the county must deem the application complete within 10
144 days after receiving the additional information or proceed to
145 process the application for approval or denial unless the
146 applicant waived the county's limitation in writing as described
147 in subparagraph 1. ~~paragraph (a)~~.

148 ~~5.(e)~~ Except as provided in subsection (4) ~~subsection (7)~~,
149 if the applicant believes the request for additional information
150 is not authorized by ordinance, rule, statute, or other legal
151 authority, the county, at the applicant's request, shall proceed
152 to process the application for approval or denial.

153 ~~(d)(4)~~ A county must issue a refund to an applicant equal
154 to:

155 ~~1.(a)~~ Ten percent of the application fee if the county
156 fails to issue written notification of completeness or written
157 specification of areas of deficiency within 30 days after
158 receiving the application.

159 ~~2.(b)~~ Ten percent of the application fee if the county
160 fails to issue a written notification of completeness or written
161 specification of areas of deficiency within 30 days after

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162 receiving the additional information pursuant to subparagraph
163 (c)2. ~~paragraph (3)(b).~~

164 3.(e) Twenty percent of the application fee if the county
165 fails to issue a written notification of completeness or written
166 specification of areas of deficiency within 10 days after
167 receiving the additional information pursuant to subparagraph
168 (c)3. ~~paragraph (3)(e).~~

169 4.(d) Fifty percent of the application fee if the county
170 fails to approve, approves with conditions, or denies the
171 application within 30 days after conclusion of the 120-day
172 timeframe specified in subparagraph (b)2. or the 180-day
173 timeframe specified in subparagraph (b)3. ~~subsection (2).~~

174 5.(e) One hundred percent of the application fee if the
175 county fails to approve, approves with conditions, or denies an
176 application 31 days or more after conclusion of the 120-day
177 timeframe specified in subparagraph (b)2. or the 180-day
178 timeframe specified in subparagraph (b)3. ~~subsection (2).~~

179

180 A county is not required to issue a refund if the applicant and
181 the county agree to an extension of time, the delay is caused by
182 the applicant, or the delay is attributable to a force majeure
183 or other extraordinary circumstance.

184 (e)(5) When a county denies an application for a
185 development permit or development order, the county shall give
186 written notice to the applicant. The notice must include a

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187 citation to the applicable portions of an ordinance, rule,
188 statute, or other legal authority for the denial of the permit
189 or order.

190 ~~(3)-(6)~~ As used in this section, the terms "development
191 permit" and "development order" have the same meaning as in s.
192 163.3164, but do not include building permits.

193 ~~(4)-(7)~~ For any development permit application filed with
194 the county after July 1, 2012, a county may not require as a
195 condition of processing or issuing a development permit or
196 development order that an applicant obtain a permit or approval
197 from any state or federal agency unless the agency has issued a
198 final agency action that denies the federal or state permit
199 before the county action on the local development permit.

200 ~~(5)-(8)~~ Issuance of a development permit or development
201 order by a county does not in any way create any rights on the
202 part of the applicant to obtain a permit from a state or federal
203 agency and does not create any liability on the part of the
204 county for issuance of the permit if the applicant fails to
205 obtain requisite approvals or fulfill the obligations imposed by
206 a state or federal agency or undertakes actions that result in a
207 violation of state or federal law. A county shall attach such a
208 disclaimer to the issuance of a development permit and shall
209 include a permit condition that all other applicable state or
210 federal permits be obtained before commencement of the
211 development.

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212 ~~(6)-(9)~~ This section does not prohibit a county from
213 providing information to an applicant regarding what other state
214 or federal permits may apply.

215 **Section 2. Section 163.3169, Florida Statutes, is created**
216 **to read:**

217 163.3169 Using qualified contractors in development order
218 preapplication review.-

219 (1) DEFINITIONS.-As used in this section, the term:

220 (a) "Applicant" means a person or legal entity having a
221 legal or equitable ownership interest in real property, or an
222 authorized agent acting on behalf of such person or entity,
223 which applies for a land development approval from the local
224 government pursuant to this section.

225 (b) "Application" means a properly completed and submitted
226 request for a permit, as defined herein, on behalf of an
227 applicant which includes an affidavit from a qualified
228 contractor as required by this section. The term does not
229 include plans or permits as reviewed under s. 553.791.

230 (c) "Conflict of interest" has the same meaning as in s.
231 112.312 and includes conflicts of interest recognized under
232 applicable licensing or certification standards applicable to
233 the qualified contractor.

234 (d) "Development services office" means the entity,
235 office, division, or department of a local government which is
236 responsible for reviewing applications for compliance with the

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237 local government's land development regulations and other
238 applicable federal, state, and local requirements. This office
239 may be substantively identical to or housed within the local
240 government's planning and zoning department.

241 (e) "Development services official" means the individual
242 in the development services office of the governing jurisdiction
243 who is responsible for the direct regulatory administration or
244 supervision of the review and approval process required to
245 indicate compliance with applicable land development
246 regulations. The term includes any duly authorized designee of
247 such person. This individual may be the executive director of
248 the governing body of a local government or the division
249 director of the local government's planning and zoning
250 department.

251 (f) "Final plat" has the same meaning as in s. 177.073.

252 (g) "Governing body" has the same meaning as in s.
253 163.3164.

254 (h) "Land development regulations" has the same meaning as
255 in s. 163.3164, but excludes building permits and plans subject
256 to s. 553.791.

257 (i) "Local government" means:

258 1. A county that has 75,000 or more residents, but does
259 not include a county subject to s. 380.0552; or

260 2. A municipality that has 10,000 or more residents.

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261 (j) "Permit" means an authorization, approval, or grant by
262 a local governing body which authorizes the development of land
263 for any site plan or development plan approval, or any
264 subdivision approval, as defined in this section.

265 (k) "Plans" has the same meaning as in s. 177.073.

266 (l) "Plat or replat" has the same meaning as in s.
267 177.031(14).

268 (m) "Preapplication review" means the analysis of a permit
269 conducted by a qualified contractor to ensure compliance with a
270 comprehensive plan, chapter 177, and applicable land development
271 regulations, and which is part of the application as authorized
272 under this section.

273 (n) "Preliminary plat" has the same meaning as in 177.073.

274 (o) "Qualified contractor" means the individual or firm
275 that has demonstrated knowledge of and experience with the types
276 of permits or development approvals specified in this section.
277 The term includes, but is not limited to, any of the following:

278 1. An engineer or engineering firm licensed under chapter
279 471.

280 2. A surveyor or mapper, or a surveyor's or mapper's firm,
281 licensed under chapter 472.

282 3. An architect or architecture firm licensed under part I
283 of chapter 481.

284 4. A landscape architect or a landscape architecture firm
285 registered under part II of chapter 481.

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286 5. A planner certified by the American Institute of
287 Certified Planners with at least 5 years of relevant government
288 experience or at least 10 years of experience as an urban
289 planner if not certified.

290 (p) "Qualified contractor firm" means a business
291 organization, including a corporation, partnership, business
292 trust, or other legal entity, which offers services under this
293 section to the public through licensees who act as agents,
294 employees, officers, or partners of the firm. A person who is
295 licensed as an engineer under chapter 471; a surveyor or mapper
296 licensed under chapter 472; an architect licensed under part I
297 of chapter 481; a landscape architect licensed under part II of
298 chapter 481; or who is certified by the American Institute of
299 Certified Planners with at least 5 years of relevant government
300 experience, or at least 10 years of relevant experience as an
301 urban planner if not certified, may act as a qualified
302 contractor for an agent, employee, or officer of the qualified
303 contractor firm.

304 (q) "Site plan or development plan approval" means a site
305 development proposal, or its functional equivalent, including a
306 modification to an existing development approval, which is
307 expressly designated by the local government for administrative
308 review and approval by local government staff or a designated
309 administrative official, without the requirement of approval by
310 an appointed review board or a governing body and which does not

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311 materially increase density, intensity, traffic, infrastructure
312 demand, environmental impacts, or significant offsite impacts,
313 and therefore does not require full site plan review or
314 discretionary policy review. The term includes approvals or
315 permits governed by objective, nondiscretionary standards that
316 are designated by the local government for administrative
317 approval by local government staff or an administrative official
318 and which also includes, but is not limited to approvals or
319 permits related to trees, signs, landscaping, and minor
320 modifications.

321 (r) "Subdivision approval" or its functional equivalent,
322 including a modification, means an administrative review process
323 applicable to the division of land into a limited number of lots
324 which does not create new public streets or require significant
325 public infrastructure improvements and does not materially
326 increase development impacts. The term applies only to approvals
327 expressly designated by the local government for administrative
328 review and approval by local government staff or a designated
329 administrator without the requirement of approval by an
330 appointed review board or a governing body. A subdivision
331 qualifies under this definition if it involves a number of lots
332 as specified by the local government, complies with all
333 applicable zoning, dimensional, access utility, and
334 environmental standards, and can be served by existing public
335 facilities or approved private systems, allowing the subdivision

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336 to be reviewed for compliance with objective standards of land
337 development code and approved by local government staff or a
338 designated administrative official without requiring
339 discretionary policy determinations.

340 (2) REGISTRY.—

341 (a) By January 1, 2027, a local government shall establish
342 a registry of at least four qualified contractors or two
343 qualified contractor firms which the governing body shall use to
344 supplement the local government's staff resources in ways
345 determined by the governing body upon the written request by an
346 applicant for fulfilling:

347 1. The preapplication consultation services for permits
348 under s. 125.022(1) and s. 166.033(1);

349 2. The requirements of s. 177.073 for processing and
350 expediting the review of an application for a preliminary plat
351 or any plans related to such application; or

352 3. The requirements of s. 177.071 requiring the
353 administrative approval of a plat or replat.

354 (b) A qualified contractor or a qualified contractor firm
355 on the registry which is hired pursuant to this section may not
356 have a conflict of interest. If a prohibitive conflict of
357 interest exists, the applicant may use an otherwise qualified
358 contractor.

359 (c) A local government may enter into an agreement with
360 another local government for the purpose of using public

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361 employees who meet the requirements for a qualified contractor
362 to satisfy the minimum numerical requirements for qualified
363 contractors for the registry. A local government may not add its
364 own employees to its own registry.

365 (d) If a local government fails to establish or maintain
366 the registry, an applicant may, at its sole discretion, retain a
367 qualified contractor or a qualified contractor firm of the
368 applicant's choosing to provide preapplication consultation
369 services, provided that the selected qualified contractor or
370 qualified contractor firm does not have a conflict of interest.
371 If a conflict of interest is identified after selection, the
372 applicant must promptly replace the qualified contractor or
373 qualified contractor firm with one that has no conflict of
374 interest.

375 (e) The local government may not condition, deny, or delay
376 the applicant's selection or use of such qualified contractor or
377 qualified contractor firm, and the applicant is responsible for
378 all fees and costs associated with the qualified contractor or
379 qualified contractor firm used in this manner.

380 (f) If an applicant uses a qualified contractor or a
381 qualified contractor firm for such purpose, the local government
382 must provide access to public records and information reasonably
383 necessary to perform preapplication consultation services. This
384 paragraph does not authorize the disclosure of records that are
385 confidential or exempt from public inspection or copying under

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386 chapter 119 or any other applicable law, and access to such
387 records is provided only to the extent permitted by law. This
388 paragraph may not be construed to require a local government to
389 violate the licensing terms of proprietary software or related
390 vendor agreements.

391 (3) APPLICABILITY; HISTORIC PRESERVATION.—

392 (a) This section does not apply to an application for a
393 permit if the property that is the subject of the application
394 is:

395 1. Individually listed in the National Register of
396 Historic Places or is a contributing property within a National
397 Register-listed historic district;

398 2. Designated as a local historic landmark, historic
399 resource, or part of a locally designated historic district
400 under a duly adopted local historic preservation ordinance; or

401 3. Subject to binding historic preservation review or
402 approval under federal, state, or local law, including review by
403 a local historic preservation board or commission.

404 (b) If an application encompasses multiple parcels or
405 improvements, this subsection applies only to the portion of the
406 application that relates to property described in paragraph (a).
407 This subsection may not be construed to prohibit the use of a
408 qualified contractor for the portions of an application that do
409 not involve the property listed in paragraph (a).

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410 **Section 3. Section 166.033, Florida Statutes, is amended**
411 **to read:**

412 166.033 Development permits and orders; development
413 preapplication consulting services program required.—

414 (1) (a) By January 1, 2027, each municipality with a
415 population of 10,000 or greater shall create and implement a
416 program for the purpose of making available development
417 preapplication consultation services at an applicant's request.
418 This subsection may not be construed to affect or require the
419 modification of a municipal program that makes available the
420 same or substantially similar development preapplication
421 consulting services to an applicant for a development permit or
422 development order, including a program that requires mandatory
423 preapplication meetings for specified types of developments, if
424 such municipal program exists on or before July 1, 2026.

425 1. The preapplication consultation services authorized in
426 this subsection are limited to those applications for permits as
427 defined in s. 163.3169.

428 2. The municipality may use a qualified contractor or a
429 qualified contractor firm as defined in s. 163.3169 to fulfill
430 the preapplication consultation services required in this
431 subsection.

432 (b) A development preapplication consultation services
433 program must, at minimum, provide all of the following:

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434 1. The minimum information that must be submitted in an
435 application for a permit as defined in s. 163.3169.

436 2. The review and precertification of completeness of the
437 application and all related documents, including site
438 engineering plans or site plans or their functional equivalent,
439 or plats, and their compliance with all relevant existing land
440 development regulations.

441 (c) If an applicant chooses to use the development
442 preapplication consultation services program, the municipality,
443 upon receipt of the proposed development application, shall
444 confirm receipt, verify completeness, and issue a written
445 notification to the applicant indicating that all required
446 information has been submitted, or specify in writing with
447 particularity any deficiencies within 5 business days. If the
448 application is deficient, the applicant has 30 days to address
449 the deficiencies by submitting the required information. If the
450 municipality fails to issue the written notification within 5
451 business days, the application is deemed complete by operation
452 of law without conditions, and the municipality must process the
453 application as required in paragraph (d).

454 (d)1. Upon receipt of the applicant's completed
455 application, the municipality must process the application for
456 final action and must approve, approve with conditions, or deny
457 the application within 45 days after submission of a complete

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458 application, except the municipality may not review again those
459 plans specified in subparagraph (b)2.

460 2. If the municipality fails to take final action to
461 approve, approve with conditions, or deny the application within
462 the 45 days, the applicant shall notify the municipality in
463 writing. If the municipality fails to respond within 10 days,
464 the application is deemed approved by operation of law without
465 conditions, and the applicant is entitled to proceed with the
466 proposed activity or development as though the municipality had
467 granted unconditional approval. Approval pursuant to this
468 subparagraph may not be construed to relieve the applicant of
469 the obligation to comply with all other applicable federal,
470 state, and local laws, regulations, and ordinances.

471 (2) If an applicant for a development permit or
472 development order is not eligible, does not request, or elects
473 not to use the municipality's development preapplication
474 consulting services program pursuant to subsection (1), all of
475 the following requirements shall apply:

476 (a)~~(1)~~ A municipality shall specify in writing the minimum
477 information that must be submitted for an application for a
478 zoning approval, rezoning approval, subdivision approval,
479 certification, special exception, or variance. A municipality
480 shall make the minimum information available for inspection and
481 copying at the location where the municipality receives
482 applications for development permits and orders, provide the

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483 information to the applicant at a preapplication meeting, or
484 post the information on the municipality's website.

485 (b)1.~~(2)~~ Within 5 business days after receiving an
486 application for approval of a development permit or development
487 order, a municipality shall confirm receipt of the application
488 using contact information provided by the applicant. Within 30
489 days after receiving an application for approval of a
490 development permit or development order, a municipality must
491 review the application for completeness and issue a written
492 notification to the applicant indicating that all required
493 information is submitted or specify in writing with
494 particularity any areas that are deficient. If the application
495 is deficient, the applicant has 30 days to address the
496 deficiencies by submitting the required additional information.

497 2. For applications that do not require final action
498 through a quasi-judicial hearing or a public hearing, the
499 municipality must approve, approve with conditions, or deny the
500 application for a development permit or development order within
501 120 days after the municipality has deemed the application
502 complete.

503 3. For applications that require final action through a
504 quasi-judicial hearing or a public hearing, the municipality
505 must approve, approve with conditions, or deny the application
506 for a development permit or development order within 180 days
507 after the municipality has deemed the application complete.

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508 4. Both parties may agree in writing or in a public
509 meeting or hearing to an extension of time, particularly in the
510 event of a force majeure or other extraordinary circumstance. An
511 approval, approval with conditions, or denial of the application
512 for a development permit or development order must include
513 written findings supporting the municipality's decision.
514

515 The timeframes contained in this paragraph subsection do not
516 apply in an area of critical state concern, as designated in s.
517 380.0552 or chapter 28-36, Florida Administrative Code. The
518 timeframes contained in this paragraph subsection restart if an
519 applicant makes a substantive change to the application. As used
520 in this paragraph subsection, the term "substantive change"
521 means an applicant-initiated change of 15 percent or more in the
522 proposed density, intensity, or square footage of a parcel.

523 (c) 1. (3) (a) When reviewing an application for a
524 development permit or development order that is certified by a
525 professional listed in s. 403.0877, a municipality may not
526 request additional information from the applicant more than
527 three times, unless the applicant waives the limitation in
528 writing.

529 2. (b) If a municipality makes a request for additional
530 information and the applicant submits the required additional
531 information within 30 days after receiving the request, the
532 municipality must review the application for completeness and

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533 issue a letter indicating that all required information has been
534 submitted or specify with particularity any areas that are
535 deficient within 30 days after receiving the additional
536 information.

537 3.(e) If a municipality makes a second request for
538 additional information and the applicant submits the required
539 additional information within 30 days after receiving the
540 request, the municipality must review the application for
541 completeness and issue a letter indicating that all required
542 information has been submitted or specify with particularity any
543 areas that are deficient within 10 days after receiving the
544 additional information.

545 4.(d) Before a third request for additional information,
546 the applicant must be offered a meeting to attempt to resolve
547 outstanding issues. If a municipality makes a third request for
548 additional information and the applicant submits the required
549 additional information within 30 days after receiving the
550 request, the municipality must deem the application complete
551 within 10 days after receiving the additional information or
552 proceed to process the application for approval or denial unless
553 the applicant waived the municipality's limitation in writing as
554 described in paragraph (a).

555 5.(e) Except as provided in subsection (4) ~~subsection (7)~~,
556 if the applicant believes the request for additional information
557 is not authorized by ordinance, rule, statute, or other legal

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558 authority, the municipality, at the applicant's request, shall
559 proceed to process the application for approval or denial.

560 (d)-(4) A municipality must issue a refund to an applicant
561 equal to:

562 1.(a) Ten percent of the application fee if the
563 municipality fails to issue written notification of completeness
564 or written specification of areas of deficiency within 30 days
565 after receiving the application.

566 2.(b) Ten percent of the application fee if the
567 municipality fails to issue written notification of completeness
568 or written specification of areas of deficiency within 30 days
569 after receiving the additional information pursuant to
570 subparagraph (c)2. paragraph (3)(b).

571 3.(e) Twenty percent of the application fee if the
572 municipality fails to issue written notification of completeness
573 or written specification of areas of deficiency within 10 days
574 after receiving the additional information pursuant to
575 subparagraph (c)3. paragraph (3)(e).

576 4.(d) Fifty percent of the application fee if the
577 municipality fails to approve, approves with conditions, or
578 denies the application within 30 days after conclusion of the
579 120-day timeframe specified in subparagraph (b)2. or the 180-day
580 timeframe specified in subparagraph (b)3. subsection (2).

581 5.(e) One hundred percent of the application fee if the
582 municipality fails to approve, approves with conditions, or

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583 denies an application 31 days or more after conclusion of the
584 120-day timeframe specified in subparagraph (b)2. or the 180-day
585 timeframe specified in subparagraph (b)3. ~~subsection (2).~~

586

587 A municipality is not required to issue a refund if the
588 applicant and the municipality agree to an extension of time,
589 the delay is caused by the applicant, or the delay is
590 attributable to a force majeure or other extraordinary
591 circumstance.

592 (e) ~~(5)~~ When a municipality denies an application for a
593 development permit or development order, the municipality shall
594 give written notice to the applicant. The notice must include a
595 citation to the applicable portions of an ordinance, rule,
596 statute, or other legal authority for the denial of the permit
597 or order.

598 (3) ~~(6)~~ As used in this section, the terms "development
599 permit" and "development order" have the same meaning as in s.
600 163.3164, but do not include building permits.

601 (4) ~~(7)~~ For any development permit application filed with
602 the municipality after July 1, 2012, a municipality may not
603 require as a condition of processing or issuing a development
604 permit or development order that an applicant obtain a permit or
605 approval from any state or federal agency unless the agency has
606 issued a final agency action that denies the federal or state

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607 permit before the municipal action on the local development
608 permit.

609 ~~(5)-(8)~~ Issuance of a development permit or development
610 order by a municipality does not create any right on the part of
611 an applicant to obtain a permit from a state or federal agency
612 and does not create any liability on the part of the
613 municipality for issuance of the permit if the applicant fails
614 to obtain requisite approvals or fulfill the obligations imposed
615 by a state or federal agency or undertakes actions that result
616 in a violation of state or federal law. A municipality shall
617 attach such a disclaimer to the issuance of development permits
618 and shall include a permit condition that all other applicable
619 state or federal permits be obtained before commencement of the
620 development.

621 ~~(6)-(9)~~ This section does not prohibit a municipality from
622 providing information to an applicant regarding what other state
623 or federal permits may apply.

624 **Section 4. Paragraphs (c) and (d) are added to subsection**
625 **(1) of section 177.071, Florida Statutes, to read:**

626 177.071 Administrative approval of plats or replats by
627 designated county or municipal official.—

628 (1)

629 (c) A governing body and its designated administrative
630 authority shall use, upon the written request of the applicant,
631 the registry established in s. 163.3169 to supplement local

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632 government staff resources in ways determined by the governing
633 body for processing and expediting the requirements of this
634 section.

635 (d) A local government may not create, establish, or apply
636 any additional local procedure or condition for the
637 administrative approval of a plat or replat under this section
638 which is inconsistent with this section or s. 177.091. If
639 infrastructure financial assurances are required as a condition
640 of plat or replat approval, the administrative authority
641 designated in paragraph (a) must receive and act upon the
642 proposed assurance. The local government shall accept commonly
643 used forms of financial assurance, including performance bonds,
644 letters of credit, and escrow agreements, provided that the
645 assurance is in a form reasonably acceptable to the local
646 government and issued by a financially responsible issuer
647 meeting objective, uniformly applied standards. Local government
648 review of such financial assurance shall be limited to verifying
649 that the amount, form, and issuer satisfy the requirements of s.
650 177.091(8) and (9) and the local government's uniformly applied
651 standards, and may not be used to unreasonably delay approval.
652 If the assurance is deficient, the local government must provide
653 written notice of deficiencies within 10 business days.

654 **Section 5. Paragraph (a) of subsection (1), paragraphs (a)**
655 **and (b) of subsection (2), paragraph (a) of subsection (3),**
656 **subsection (4), paragraphs (b) and (c) of subsection (6), and**

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657 **subsection (8) of section 177.073, Florida Statutes, are**
658 **amended, and paragraph (d) is added to subsection (2) of that**
659 **section, to read:**

660 177.073 Expedited approval of residential building permits
661 before a final plat is recorded.—

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

663 (a) "Applicant" means a homebuilder or developer who files
664 an application with the local governing body to identify the
665 percentage of planned homes, or the number of building permits,
666 that the local governing body must issue for a residential
667 subdivision or one or more phases in a multiphased planned
668 community, subdivision, or planned community.

669 (2) (a) By October 1, 2024, the governing body of a county
670 that has 75,000 residents or more and any governing body of a
671 municipality that has 10,000 residents or more and 25 acres or
672 more of contiguous land that the local government has designated
673 in the local government's comprehensive plan and future land use
674 map as land that is agricultural or to be developed for
675 residential purposes shall create a program to expedite the
676 process for issuing building permits for residential
677 subdivisions or one or more phases in a multiphased planned
678 community, subdivision, or planned communities in accordance
679 with the Florida Building Code and this section before a final
680 plat is recorded with the clerk of the circuit court. The
681 expedited process must include an application for an applicant

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682 to identify the percentage of planned homes, not to exceed 50
683 percent of the residential subdivision or a planned community,
684 or the number of building permits that the governing body must
685 issue for the residential subdivision or planned community. The
686 application or the local government's final approval may not
687 alter or restrict the applicant from receiving the number of
688 building permits requested, so long as the request does not
689 exceed 50 percent of the planned homes of the residential
690 subdivision or planned community or the number of building
691 permits. This paragraph does not:

692 1. Restrict the governing body from issuing more than 50
693 percent of the building permits for the residential subdivision
694 or planned community.

695 2. Apply to a county subject to s. 380.0552.

696 (b) Subject to the requirements under paragraph (6) (b), a
697 governing body that had a program in place before July 1, 2023,
698 to expedite the building permit process, need only update its
699 ~~their~~ program to approve an applicant's written application to
700 issue up to 50 percent of the building permits for the
701 residential subdivision or planned community in order to comply
702 with this section. This paragraph does not restrict a governing
703 body from issuing more than 50 percent of the building permits
704 for the residential subdivision or planned community.

705 (d)1. If a governing body fails to adopt a program under
706 paragraph (a) or paragraph (c), or fails to update or modify an

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707 existing program as required under paragraph (b), by the
708 applicable statutory deadline, the following will apply without
709 further action or approval by the governing body and
710 notwithstanding any conflicting local requirement:

711 a. The applicant has an unconditional, self-executing
712 right to use a qualified contractor of the applicant's choosing,
713 within the scope of the contractor's professional licensure and
714 as authorized under this section, to perform technical review
715 and certification necessary to support the issuance of up to 75
716 percent of the building permits for the residential subdivision
717 or planned community, including one or more phases thereof,
718 before the final plat is recorded, provided the qualified
719 contractor does not have a conflict of interest. For the
720 purposes of this paragraph, the term "conflict of interest" has
721 the same meaning as in s. 112.312.

722 b. The governing body, local building official, and any
723 local government staff may not condition, delay, limit,
724 restrict, obstruct, or deny the applicant's use of a qualified
725 contractor under this paragraph. This paragraph does not
726 prohibit a local government from applying neutral, generally
727 applicable requirements relating to procurement, contracting,
728 insurance, indemnification, conflict-of-interest review,
729 credential verification, recordkeeping, or public safety,
730 provided such requirements do not materially impair or frustrate
731 the applicant's ability to use a qualified contractor as

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732 authorized by this paragraph. Any local requirement that
733 directly conflicts with this paragraph is preempted to the
734 extent of the conflict.

735 c. The qualified contractor may perform all technical
736 review services within the scope of his or her licensure and
737 qualifications which are necessary to obtain such building
738 permits as specifically authorized under this section, including
739 preparing, reviewing, and submitting permit applications and
740 supporting plans, specifications, and documents, and providing
741 signed and sealed documents when required by law. The local
742 building official must accept such submissions when prepared and
743 sealed by the qualified contractor as meeting any local
744 requirement that the submission be prepared or reviewed by local
745 government staff, and must review and issue the permits in
746 accordance with the Florida Building Code and applicable state
747 law. This paragraph does not limit the authority of the local
748 building official to review such submission by a qualified
749 contractor for compliance with the Florida Building Code and
750 applicable state law, to identify deficiencies, or to approve or
751 deny the permit in accordance with the law.

752 d. The governing body and the local building official may
753 not unreasonably require the applicant or the qualified
754 contractor to use a local government registry, rotation, or
755 shortlist, or any other selection or vetting process, which has

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756 the effect of denying or materially delaying the applicant's use
757 of a qualified contractor under this section.

758 e. The unconditional right provided by this paragraph
759 becomes effective immediately upon the governing body's failure
760 to meet the applicable deadlines in paragraph (a) or paragraph
761 (c), continues in effect unless and until the governing body has
762 adopted or updated a program fully compliant with this section,
763 and may not be limited, impaired, or applied retroactively to
764 reduce the number or percentage of building permits the
765 applicant may obtain or is eligible to obtain under this
766 paragraph.

767 2. This paragraph may not be construed to limit or impair
768 the authority of the local building official to enforce the
769 Florida Building Code, the Florida Fire Prevention Code, or
770 other applicable state laws and local laws of general
771 application in reviewing and issuing building permits; however,
772 the governing body and the local building official may not
773 impose any additional local procedures, prerequisites, or
774 substantive standards on the applicant or the qualified
775 contractor which have the effect of conditioning, delaying,
776 restricting, or denying the use of a qualified contractor as
777 authorized by this paragraph.

778 (3) A governing body shall create:

779 (a) A two-step application process for the adoption of a
780 preliminary plat, and for stabilized access roads that can

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781 support emergency vehicles, inclusive of any plans, in order to
782 expedite the issuance of building permits under this section.
783 The application must allow an applicant to identify the
784 percentage of planned homes or the number of building permits
785 that the governing body must issue for the residential
786 subdivision, ~~or~~ planned community, or one or more phases of a
787 multiphased planned community or subdivision.

788 (4) (a) An applicant may use a private provider or
789 qualified contractor in the same manner as provided in pursuant
790 to s. 553.791 to expedite the application process for building
791 permits after a preliminary plat is approved under this section.

792 (b) A governing body shall, upon the written request of
793 the applicant, use the qualified contractor registry established
794 in s. 163.3169 establish a registry of at least three qualified
795 contractors whom the governing body may use to supplement staff
796 resources in ways determined by the governing body for
797 processing and expediting the review of an application for a
798 preliminary plat or any plans related to such application. A
799 qualified contractor on the registry who is hired pursuant to
800 this section to review an application, or any part thereof, for
801 a preliminary plat, or any part thereof, may not have a conflict
802 of interest with the applicant. For purposes of this paragraph,
803 the term "conflict of interest" has the same meaning as in s.
804 112.312.

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805 (6) The governing body must issue the number or percentage
806 of building permits requested by an applicant in accordance with
807 the Florida Building Code and this section, provided the
808 residential buildings or structures are unoccupied and all of
809 the following conditions are met:

810 (b) The applicant provides proof to the governing body
811 that the applicant has provided a copy of the approved
812 preliminary plat, along with the approved plans, to the relevant
813 electric, gas, water, and wastewater utilities. For purposes of
814 this paragraph, the term "approved plans" means plans approved
815 for design and permit review and does not include, and may not
816 be construed to require or imply, any certification,
817 attestation, or confirmation of the completion of construction
818 of any subdivision or planned community infrastructure, or
819 improvements depicted in, referenced by, or required under such
820 plans, except for the construction of the minimum access and
821 roadway improvements required by the Florida Fire Prevention
822 Code for fire department access and operations, such as a
823 stabilized roadway for emergency access. No other subdivision or
824 planned community infrastructure or improvements may be required
825 to be constructed as a condition of building permit issuance or
826 approval authorized under this section.

827 1. A local government may not condition, delay, withhold,
828 or deny the issuance of any building permit authorized under
829 this section on:

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830 a. The actual completion, substantial completion, or
831 physical installation of any subdivision or planned community
832 infrastructure, or improvements identified in the approved
833 preliminary plat or approved plans;

834 b. The submission, acceptance, or approval of any
835 certification of completion or similar documentation, including,
836 but not limited to, certificates of completion or substantial
837 completion, engineer's or architect's certifications of
838 completion, as-built or record drawings, pressure or compaction
839 test results, utility acceptance letters, service availability
840 letters, or similar confirmations of finished construction or
841 readiness for service; or

842 c. Compliance with an environmental condition which is not
843 required by its land development regulations, a local government
844 comprehensive plan, a regulatory covenant or similar recorded
845 instrument, a decision or order by a local zoning board or other
846 quasi-judicial board, or by state law or federal law to obtain a
847 building permit.

848 2. This prohibition applies notwithstanding any ordinance,
849 resolution, policy, practice, permit condition, concurrency or
850 proportionate-share requirement, interlocal agreement, utility
851 policy or standard, or other local requirement to the contrary.

852 3. This paragraph may not be construed to prohibit a local
853 government from requiring documentation strictly necessary to
854 demonstrate compliance with the Florida Fire Prevention Code as

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855 a condition of issuing building permits; however, such
856 documentation may not require the physical completion of the
857 subdivision or planned community infrastructure, or improvements
858 beyond what is expressly required to satisfy the Florida Fire
859 Prevention Code.

860
861 This paragraph may not be construed to relieve an applicant from
862 completing or installing any infrastructure or improvements as a
863 condition of issuance of a certificate of occupancy.

864 (c) The applicant holds a valid performance bond for up to
865 130 percent of the necessary improvements, as defined in s.
866 177.031(9), that have not been completed upon submission of the
867 application under this section. For purposes of a master planned
868 community as defined in s. 163.3202(5)(b), a valid performance
869 bond is required on a phase-by-phase basis. For purposes of this
870 section, a local government may waive the bond requirement in
871 this paragraph through its program or on a case-by-case basis
872 upon request of the applicant.

873 (8) For purposes of this section, an applicant has a
874 vested right in a preliminary plat that has been approved by a
875 governing body for the earlier of at least 5 years or if all of
876 the following conditions are met:

877 (a) The applicant relies in good faith on the approved
878 preliminary plat or any amendments thereto.

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879 (b) The applicant incurs obligations and expenses,
880 commences construction of the residential subdivision or planned
881 community, and is continuing in good faith with the development
882 of the property.

883 **Section 6.** This act shall take effect July 1, 2026.
884

885 -----

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

887 Remove everything before the enacting clause and insert:

888 A bill to be entitled

889 An act relating to local land planning and
890 development; amending ss. 125.022 and 166.033, F.S.;
891 requiring each county and municipality, respectively,
892 of a specified size to create and implement a program
893 for the purpose of making development preapplication
894 consultation services available at an applicant's
895 request; providing that specified provisions may not
896 be construed to affect or require the modification of
897 certain county or municipality programs that make
898 available the same or substantially similar
899 development preapplication consulting services if such
900 county or municipality's program existed before a
901 specified date; limiting such preapplication
902 consultation services to applications for certain
903 permits; authorizing a county or municipality to use a

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904 qualified contractor or qualified contractor firm to
905 fulfill specified preapplication services
906 requirements; specifying minimum requirements for a
907 development preapplication consultation services
908 program; requiring a county or municipality to take
909 certain actions if an applicant chooses to use the
910 development preapplication consultation services
911 program; requiring a county or municipality to
912 approve, approve with conditions, or deny an
913 applicant's completed application within a specified
914 timeframe; requiring that an application be deemed
915 approved by operation of law without conditions and
916 proceed in a specified manner if a county or
917 municipality fails to make a certain determination
918 within a specified timeframe; providing construction;
919 specifying that certain requirements apply if an
920 applicant for a development permit or development
921 order is not eligible for, does not request, or elects
922 not to use the county's or municipality's
923 preapplication consulting services program; creating
924 s. 163.3169, F.S.; defining terms; requiring a local
925 government to establish a registry of a specified
926 number of qualified contractors or qualified
927 contractor firms to conduct certain preapplication
928 services; prohibiting a qualified contractor or

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929 qualified contractor firm from having a conflict of
930 interest; authorizing an applicant to use a qualified
931 contractor that is not on the registry if a conflict
932 of interest exists; authorizing a local government to
933 enter into a certain agreement with another local
934 government under certain circumstances; prohibiting a
935 local government from adding its own employees to the
936 registry; authorizing an applicant to retain a
937 qualified contractor or qualified contractor firm of
938 his or her choosing for preapplication consultation
939 services under certain circumstances; prohibiting a
940 local government from conditioning, denying, or
941 delaying an applicant's selection or use of a
942 qualified contractor or qualified contractor firm;
943 specifying that the applicant is responsible for all
944 fees and costs associated with using a qualified
945 contractor of his or her choice; requiring a local
946 government to make certain resources available if an
947 applicant uses a qualified contractor or qualified
948 contractor firm of his or her choosing to perform
949 preapplication consultation services; providing an
950 exception; providing construction; providing that
951 specified requirements relating to the use of
952 qualified contractors or qualified contractor firms to
953 perform development preapplication consultation

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954 services do not apply to certain property identified
955 within a permit application; providing applicability;
956 providing construction; amending s .177.071, F.S.;
957 authorizing a governing body to use a specified
958 registry to supplement local government staff
959 resources; prohibiting a local government from
960 creating, establishing, or applying any additional
961 local procedure or condition for the administrative
962 approval of a plat or replat which is inconsistent
963 with specified provisions; authorizing the
964 administrative authority to receive and act upon
965 certain financial assurances; providing requirements
966 for a local government's acceptance of certain
967 financial assurances; amending s. 177.073, F.S.;
968 revising the definition of the term "applicant";
969 requiring the governing body of certain local
970 governments and counties to include certain
971 developments in a program that expedites the process
972 for issuing building permits for planned unit
973 developments or phases of a community or subdivision;
974 specifying automatic actions in the event the local
975 government fails to adopt, update, or modify a certain
976 program by a specified date; defining the term
977 "conflict of interest"; providing construction;
978 requiring a governing body to create a two-step

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979 application process for stabilized access roads that
980 can support emergency vehicles; revising requirements
981 for such application process; authorizing an applicant
982 to use a qualified contractor for land use approvals
983 under certain circumstances; authorizing a governing
984 body to use the qualified contractor registry
985 established pursuant to this act to supplement staff
986 resources; deleting provisions prohibiting the use of
987 a qualified contractor with a conflict of interest;
988 defining the term "approved plans"; providing
989 construction; prohibiting a local government from
990 conditioning, delaying, withholding, or denying the
991 issuance of certain permits under certain
992 circumstances; providing applicability; providing
993 construction; authorizing a local government to waive
994 a certain bond requirement under certain
995 circumstances; revising the circumstances under which
996 an applicant has a vested right in a preliminary plat;
997 providing an effective date.

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