A bill to be entitled
An act relating to inspections and permits; amending
ss. 125.56 and 166.222, F.S.; requiring a county or
municipality that imposes inspection fees to establish
an expedited inspection process that provides priority
processing for such inspections; authorizing the
county or municipality to charge an additional fee up
to a specified amount for the expedited inspection
process; amending s. 553.792, F.S.; requiring a local
government that imposes permit fees to establish an
expedited permitting process that provides priority
processing for such permits; authorizing the local
government to charge an additional fee up to a
specified amount for the expedited inspection process;
providing that the local government must require the
applicant to pay only a specified percentage of the
fees due upon receipt of an application; providing for
a reduction of the outstanding fees due under certain
circumstances; providing for a refund of fees under
certain circumstances; specifying that certain
procedures apply to building permit applications for
any nonresidential buildings, instead of
nonresidential buildings less than a specified size;
providing an effective date.
Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (2) of section 125.56, Florida Statutes, is amended to read:

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

(2) (a) The board of county commissioners of each of the several counties may provide a schedule of reasonable inspection fees in order to defer the costs of inspection and enforcement of the provisions of this act, and of the Florida Building Code and the Florida Fire Prevention Code.

(b) A county that imposes inspection fees as described in paragraph (a) must establish an expedited inspection process that provides priority processing for such inspections. The county may charge an additional fee in an amount not to exceed two times the fee for the inspection for which the applicant requests expedited processing.

Section 2. Section 166.222, Florida Statutes, is amended to read:

166.222  Building code inspection fees.—

(1) The governing body of a municipality may provide a schedule of reasonable inspection fees in order to defer the costs of inspection and enforcement of the provisions of its building code.
(2) A municipality that imposes inspection fees as described in subsection (1) must establish an expedited inspection process that provides priority processing for such inspections. The municipality may charge an additional fee in an amount not to exceed two times the fee for the inspection for which the applicant requests expedited processing.

Section 3. Present subsection (2) of section 553.792, Florida Statutes, is redesignated as subsection (3), subsection (1) and present subsection (2) of that section are amended, and a new subsection (2) is added to that section, to read:

553.792 Building permit application to local government.—
(1)(a) Within 10 days of an applicant submitting an application to the local government, the local government shall advise the applicant what information, if any, is needed to deem the application properly completed in compliance with the filing requirements published by the local government. If the local government does not provide written notice that the applicant has not submitted the properly completed application, the application shall be automatically deemed properly completed and accepted. Within 45 days after receiving a completed application, a local government must notify an applicant if additional information is required for the local government to determine the sufficiency of the application, and shall specify the additional information that is required. The applicant must submit the additional information to the local government or
request that the local government act without the additional information. While the applicant responds to the request for additional information, the 120-day period described in this subsection is tolled. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force major or other extraordinary circumstance. The local government must approve, approve with conditions, or deny the application within 120 days following receipt of a completed application.

(b) A local government that imposes permit fees must establish an expedited permitting process that provides priority processing for such permits. The local government may charge an additional fee in an amount not to exceed two times the fee for the permit for which the applicant requests expedited processing.

(2)(a) Upon receipt of an application to the local government, the local government must require the applicant to pay only 50 percent of the fees due.

(b) Whenever a local government does not meet an established deadline for processing a completed application, the fee associated with such deadline must be reduced by 10 percent of the original amount for every 10 business days the local government fails to meet its established deadline.

(c) Upon approval of an application, the local government must notify and inform the applicant of the amount of fees due,
reduced by the amount, if any, required under paragraph (b), and
must require payment of such fees before the issuance of any
certificate or permit.

(d) If the amount of fees due has been reduced by more
than 50 percent of the original fee, the local government must
issue a refund of any fees that are due to the applicant upon
issuance of the certificate or permit.

(3)(2) The procedures in this section set forth in
subsection (1) apply to the following building permit
applications: accessory structure; alarm permit; nonresidential
buildings less than 25,000 square feet; electric; irrigation
permit; landscaping; mechanical; plumbing; residential units
other than a single family unit; multifamily residential not
exceeding 50 units; roofing; signs; site-plan approvals and
subdivision plats not requiring public hearings or public
notice; and lot grading and site alteration associated with the
permit application set forth in this subsection. The procedures
in this section set forth in subsection (1) do not apply to
permits for any wireless communications facilities or when a
law, agency rule, or local ordinance specifies different
timeframes for review of local building permit applications.

Section 4. This act shall take effect July 1, 2019.