

1 A bill to be entitled
 2 An act relating to alternative plans reviews and
 3 inspections; amending s. 553.791, F.S.; revising the
 4 definition of the term "single-trade inspection";
 5 defining the term "single-trade plans review";
 6 authorizing certain notices to specify how a scheduled
 7 inspection will be conducted; authorizing a private
 8 provider to use specified review systems for single-
 9 trade plans reviews; authorizing a private provider to
 10 specify which review system he or she used; requiring
 11 certain actions by the local building official within
 12 a specified timeframe for certain permits; authorizing
 13 single-trade inspections to be performed in person or
 14 virtually; providing an effective date.

15
 16 Be It Enacted by the Legislature of the State of Florida:

17
 18 **Section 1. Paragraphs (r) and (s) of subsection (1) of**
 19 **section 553.791, Florida Statutes, are redesignated as**
 20 **paragraphs (s) and (t), respectively, paragraph (q) of**
 21 **subsection (1) and subsections (5) through (8) are amended, and**
 22 **a new paragraph (r) is added to subsection (1) of that section,**
 23 **to read:**

24 553.791 Alternative plans review and inspection.—
 25 (1) As used in this section, the term:

26 (q) "Single-trade inspection" means any inspection focused
27 on a single construction trade, such as plumbing, mechanical, or
28 electrical. The term includes, but is not limited to,
29 inspections of door or window replacements; fences and block
30 walls more than 6 feet high from the top of the wall to the
31 bottom of the footing; stucco or plastering; reroofing with no
32 structural alteration; HVAC replacements; solar energy and
33 energy storage installations or alterations; ductwork or fan
34 replacements; alteration or installation of wiring, lighting,
35 and service panels; water heater changeouts; sink replacements;
36 and repiping.

37 (r) "Single-trade plans review" means any plans review
38 focused on a single construction trade, such as plumbing,
39 mechanical, or electrical. The term includes, but is not limited
40 to, plans reviews of door or window replacements; fences and
41 block walls more than 6 feet high from the top of the wall to
42 the bottom of the footing; stucco or plastering; reroofing with
43 no structural alteration; HVAC replacements; solar energy and
44 energy storage installations or alterations; ductwork or fan
45 replacements; alteration or installation of wiring, lighting,
46 and service panels; water heater changeouts; sink replacements;
47 and repiping.

48 (5) After construction has commenced and if the local
49 building official is unable to provide inspection services in a
50 timely manner, the fee owner or the fee owner's contractor may

51 | elect to use a private provider to provide inspection services
52 | by notifying the local building official of the owner's or
53 | contractor's intention to do so by 2 p.m. local time, 2 business
54 | days before the next scheduled inspection using the notice
55 | provided for in paragraphs (4) (a)-(c). Such notice may specify
56 | whether any scheduled inspection will be conducted in person or
57 | virtually as authorized in subsection (8).

58 | (6) A private provider performing plans review under this
59 | section shall review the plans to determine compliance with the
60 | applicable codes. For single-trade plans reviews, a private
61 | provider may use an automated or software-based plans review
62 | system designed to determine compliance with one or more
63 | applicable codes, including, but not limited to, the National
64 | Electrical Code, the Florida Building Code, and local amendments
65 | to the Florida Building Code. Upon determining that the plans
66 | reviewed comply with the applicable codes, the private provider
67 | shall prepare an affidavit or affidavits certifying, under oath,
68 | that the following is true and correct to the best of the
69 | private provider's knowledge and belief:

70 | (a) The plans were reviewed by the affiant, who is duly
71 | authorized to perform plans review pursuant to this section and
72 | holds the appropriate license or certificate. The affiant may
73 | specify any automated or software-based plans review system used
74 | for such review.

75 | (b) The plans comply with the applicable codes.

76
77 Such affidavit may bear a written or electronic signature and
78 may be submitted electronically to the local building official.

79 (7) (a) No more than 20 business days, or if the permit is
80 related to a single-trade plans review for a single-family or
81 two-family dwelling, no more than 5 business days, after receipt
82 of a permit application and the affidavit from the private
83 provider required pursuant to subsection (6), the local building
84 official shall issue the requested permit or provide a written
85 notice to the permit applicant identifying the specific plan
86 features that do not comply with the applicable codes, as well
87 as the specific code chapters and sections. If the local
88 building official does not provide a written notice of the plan
89 deficiencies within the prescribed 20-day or 5-day period, the
90 permit application shall be deemed approved as a matter of law,
91 and the permit must ~~shall~~ be issued by the local building
92 official on the next business day.

93 (b) If the local building official provides a written
94 notice of plan deficiencies to the permit applicant within the
95 prescribed 20-day or 5-day period, the ~~20-day~~ period is ~~shall be~~
96 tolled pending resolution of the matter. To resolve the plan
97 deficiencies, the permit applicant may elect to dispute the
98 deficiencies pursuant to subsection (15) or to submit revisions
99 to correct the deficiencies.

100 (c) If the permit applicant submits revisions, the local

101 building official has the remainder of the tolled time ~~20-day~~
102 period plus 5 business days after ~~from~~ the date of resubmittal
103 to issue the requested permit or to provide a second written
104 notice to the permit applicant stating which of the previously
105 identified plan features remain in noncompliance with the
106 applicable codes, with specific reference to the relevant code
107 chapters and sections. Any subsequent review by the local
108 building official is limited to the deficiencies cited in the
109 written notice. If the local building official does not provide
110 the second written notice within the prescribed time period, the
111 permit shall be deemed approved as a matter of law, and the
112 local building official must issue the permit on the next
113 business day.

114 (d) If the local building official provides a second
115 written notice of plan deficiencies to the permit applicant
116 within the prescribed time period, the permit applicant may
117 elect to dispute the deficiencies pursuant to subsection (15) or
118 to submit additional revisions to correct the deficiencies. For
119 all revisions submitted after the first revision, the local
120 building official has an additional 5 business days after ~~from~~
121 the date of resubmittal to issue the requested permit or to
122 provide a written notice to the permit applicant stating which
123 of the previously identified plan features remain in
124 noncompliance with the applicable codes, with specific reference
125 to the relevant code chapters and sections.

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

139 **Section 2.** This act shall take effect July 1, 2025.