

**By** the Committees on Community Affairs; and Banking and Insurance; and Senator McClain

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A bill to be entitled

An act relating to fire prevention; amending s. 553.7932, F.S.; defining the term "alteration"; revising the definition of the term "fire alarm system project"; requiring a local enforcement agency to issue a permit for a fire alarm system project or fire sprinkler system project within a specified time period; authorizing work authorized by the permit to commence immediately after submission of a completed application; requiring the local enforcement agency to provide an inspection within a specified timeframe; requiring that certain plans and specifications be available for an onsite plans review during an inspection; requiring a contractor to provide additional documentation in paper or electronic form, if requested by an inspector, within a specified timeframe; prohibiting a local enforcement agency from requiring additional plans reviews or documentation outside the scope of the permitted work; requiring that a specified percentage of the permit fee be refunded if a local government fails to meet certain deadlines; providing exceptions; requiring that such refunds be based on the original amount of the permit fee; requiring local enforcement agencies to establish a simplified permitting process by a specified date; amending s. 633.202, F.S.; specifying a condition under which a local amendment to the Florida Fire Prevention Code is unenforceable; providing that a local government may only enforce an ordinance that

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has been sent to the Florida Building Commission and the State Fire Marshal as of the date that the bid for a permit was submitted; requiring a local government to submit adopted local amendments to the Florida Fire Prevention Code to specified entities within a specified timeframe; amending s. 633.312, F.S.; revising what must be included in a uniform inspection report; deleting the requirement for a brief summary of such deficiencies; deleting an exception from submitting certain information within a detailed inspection report; providing an effective date.

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

Section 1. Present paragraphs (a) through (d) of subsection (1) of section 553.7932, Florida Statutes, are redesignated as paragraphs (b) through (e), respectively, a new paragraph (a) is added to that subsection, present paragraph (c) of subsection (1), subsections (3) and (4), and paragraphs (a) and (b) of subsection (5) are amended, and new subsections (6) and (7) are added to that section, to read:

553.7932 Simplified permitting processes.—

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

(a) "Alteration" means to add, install, relocate, replace, or remove.

(d) ~~(e)~~ "Fire alarm system project" means a fire alarm system alteration of a total of 20 or fewer initiating devices and notification devices; or the installation or replacement of a fire communicator connected to an existing fire alarm control

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59 panel in an existing commercial, residential, apartment,  
60 cooperative, or condominium building; or the replacement of an  
61 existing fire alarm panel using the same make and model as the  
62 existing panel.

63 (3) A local enforcement agency must issue a permit for a  
64 fire alarm system project or fire sprinkler system project in  
65 person or electronically within 2 business days after submission  
66 of a completed application. A contractor may commence work  
67 authorized by the permit immediately after submission of a  
68 completed application.

69 (4) The ~~a~~ local enforcement agency must provide an  
70 inspection within 3 business days after such inspection is  
71 requested ~~require at least one inspection of a fire alarm system~~  
72 ~~project or fire sprinkler system project~~ to ensure compliance  
73 with applicable codes and standards. If a fire alarm system  
74 project or fire sprinkler system project fails an inspection,  
75 the contractor must take corrective action as necessary to pass  
76 inspection.

77 (5) (a) For a fire alarm system project, a contractor must  
78 keep a copy of the plans and specifications at the fire alarm  
79 system project worksite and make such plans and specifications  
80 available to the inspector for an onsite plans review at each  
81 inspection. If the local enforcement agency determines that it  
82 needs documents for recording purposes, the contractor must  
83 provide such documentation in paper or electronic form to the  
84 local enforcement agency within 4 business days after the  
85 inspection or 4 days after the documentation is requested,  
86 whichever is later. The local enforcement agency may not require  
87 additional plans reviews or documentation of areas or devices

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88 outside the scope of permitted work, as needed on permit  
89 applications.

90 (b) For a fire sprinkler system project ~~to alter an~~  
91 ~~existing fire protection system~~, a contractor must keep a copy  
92 of the plans and specifications at the fire sprinkler system  
93 project worksite and make such plans and specifications  
94 available to the inspector at each inspection. If the local  
95 enforcement agency determines that it needs additional documents  
96 for recording purposes, the contractor must provide such  
97 documentation in paper or electronic form to the local  
98 enforcement agency within 4 business days after the inspection  
99 or 4 days after the documentation is requested, whichever is  
100 later. The local enforcement agency may not require additional  
101 plans reviews or documentation of areas or devices outside the  
102 scope of permitted work, as needed on permit applications.

103 (6) A local government that fails to meet a deadline under  
104 subsection (3) or subsection (4) must refund the permit fee by  
105 10 percent for each business day after such failure, unless the  
106 local government and contractor agree in writing to a reasonable  
107 extension of time, the delay is caused by the applicant, or the  
108 delay is attributable to a force majeure or other extraordinary  
109 circumstances. Each 10 percent refund shall be based on the  
110 original amount of the permit fee.

111 (7) By October 1, 2025, a local enforcement agency must  
112 establish a simplified permitting process that complies with  
113 this section.

114 Section 2. Subsection (9) of section 633.202, Florida  
115 Statutes, is amended to read:

116 633.202 Florida Fire Prevention Code.—

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117       (9) (a) The State Fire Marshal shall make rules that  
118 implement this section and ss. 633.104 and 633.208 for the  
119 purpose of accomplishing the objectives set forth in those  
120 sections.

121       (b) If a local government fails to adhere to the  
122 requirements of this section when adopting an ordinance for a  
123 local amendment to the Florida Fire Prevention Code, the local  
124 amendment is unenforceable. A local government may only enforce  
125 an ordinance that has been sent to the Florida Building  
126 Commission and the State Fire Marshal pursuant to subsection (8)  
127 as of the date that the bid for a permit was submitted. A local  
128 government shall submit an adopted local amendment to the  
129 Florida Fire Prevention Code to all of the local government's  
130 registered fire protection contractors within 7 business days  
131 after the local government adopts the local amendment.

132       Section 3. Paragraph (b) of subsection (3) of section  
133 633.312, Florida Statutes, is amended to read:

134       633.312 Inspection of fire control systems, fire hydrants,  
135 and fire protection systems.—

136       (3)

137       (b) The State Fire Marshal shall adopt rules to implement a  
138 uniform summary inspection report and submission procedures to  
139 be used by all third-party vendors and local authorities having  
140 jurisdiction. For purposes of this section, a uniform summary  
141 inspection report must record the address at which ~~where~~ the  
142 fire protection system or hydrant is located, the company and  
143 person conducting the inspection and their license number, the  
144 date of the inspection, and the fire protection system or  
145 hydrant inspection status, including the total number of

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146 deficiencies found, separated into critical and noncritical  
147 categories, and the total number of impairment deficiencies,  
148 with a brief summary of each impairment deficiency ~~a brief~~  
149 ~~summary of each deficiency, critical deficiency, noncritical~~  
150 ~~deficiency, or impairment found.~~ A contractor's detailed  
151 inspection report is not required to follow the uniform summary  
152 inspection report format. The State Fire Marshal shall establish  
153 by rule a submission procedure for each means provided under  
154 paragraph (a) by which a local authority having jurisdiction may  
155 accept uniform summary inspection reports. Each of the  
156 submission procedures must allow a contractor to attach  
157 additional documents with the submission of a uniform summary  
158 inspection report, including a physical copy of the contractor's  
159 detailed inspection report. A submission procedure may not  
160 require a contractor to submit information contained within the  
161 detailed inspection report ~~unless the information is required to~~  
162 ~~be included in the uniform summary inspection report.~~

163 Section 4. This act shall take effect July 1, 2025.