

FLORIDA HOUSE OF REPRESENTATIVES

BILL ANALYSIS

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BILL #: [CS/CS/CS/HB 683](#)

TITLE: Construction Regulations

SPONSOR(S): Griffiths

COMPANION BILL: [CS/SB 712](#) (Grall)

LINKED BILLS: None

RELATED BILLS: None

Committee References

[Industries & Professional
Activities](#)

16 Y, 1 N, As CS



[Intergovernmental Affairs](#)

15 Y, 0 N, As CS



[Commerce](#)

25 Y, 0 N, As CS

SUMMARY

Effect of the Bill:

The bill:

- Requires the Department of Environmental Protection to adopt standards for installing synthetic turf on residential areas and prohibits local governments from adopting rules inconsistent with such standards.
- Requires local governments to approve or deny change orders from their contractors within 35 days.
- Prohibits the state and political subdivisions from penalizing or rewarding certain construction bidders.
- Provides that a private provider may use software to review certain building plans.
- Reduces the time-period for a building department to review certain building permit applications.
- Clarifies and expands the scope of work for swimming pool/spa contractors.
- Provides that licensed general and building contractors do not have to subcontract certain work.
- Revises the scope of certification for certified alarm system contractors.
- Specifies that only one interior support rail in an elevator must be continuous and at least 42 inches long.
- Exempts certain structures related to space launch from the Florida Building Code.
- Prohibits local building departments from requiring copies of contracts and associated documents in order to apply for or receive a building permit.

Fiscal or Economic Impact:

The bill's requirement that local governments process change orders within 30 days may lead to a decrease in construction time. The prohibition on local governments from requiring contracts and associated documents as a condition to apply for a building permit may have a positive impact by protecting certain proprietary information.

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ANALYSIS

EFFECT OF THE BILL:

Synthetic Turf Regulation

The bill requires the Department of Environmental Protection (DEP) to adopt minimum standards for the installation of synthetic turf on single-family residential areas that are one (1) acre or less in size. The standards must consider material type, permeability, stormwater management, potable water conservation, water quality, proximity to trees and other vegetation, and other factors impacting environmental conditions of adjacent properties. (Section [1](#))

Upon DEP's adoption of a rule containing these standards, the bill [prohibits local governments](#) from adopting or enforcing any [ordinance, resolution, order, rule, or policy](#) that **prohibits, or is used to prohibit**, a property owner from installing synthetic turf on his or her land if the turf complies with the standards adopted by DEP. (Section [1](#))

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The bill also prohibits a local government from adopting or enforcing any ordinance, resolution, order, rule, or policy that **regulates** synthetic turf that is inconsistent with the standards adopted by DEP. (Section [1](#))

The bill defines “[synthetic turf](#)” to mean “a manufactured product that resembles natural grass and is used as a surface for landscaping and recreational areas.” (Section [1](#))

The bill requires the Department of Environmental Protection to adopt rules to implement the prohibitions on local government synthetic turf regulations. (Section [1](#))

[Prompt Payment for Local Governments](#)

The bill provides that if a [local government entity](#) receives a price quote for a [change order](#) from its contractor, which meets all statutory and contractual requirements, the local government must provide written notice to the contractor approving or denying the price quote within 35 days. (Section [2](#))

If a local government denies the price quote, the written notice must specify the alleged deficiencies in the quote and list the actions necessary to remedy the deficiencies. If a local government fails to provide such information in the written denial notice then the change order and price quote are deemed approved and the local government must pay the contractor the amount stated in the price quote upon the completion of the change order. (Section [2](#))

A contract between a local government and a contractor may not alter these provisions. (Section [2](#))

[Public Works Projects](#)

The bill provides that the state or any political subdivision, which contracts for public works, may not penalize a bidder for performing a larger volume of construction work for the state or political subdivision, or reward a bidder for performing a smaller volume of construction work for the state or political subdivision. (Section [3](#))

[Elevator Regulation](#)

The bill specifies that only one interior support rail in an elevator must be continuous and at least 42 inches long, instead of requiring all interior support rails in an elevator to meet these requirements. (Section [4](#))

Interior support rails will still have to meet the other current law requirements for support rails regardless if they are 42 inches long and continuous.

[Swimming Pool/Spa Contractors](#)

The bill expands the scope of work for all swimming pool/spa contractors to include the installation of lighting, light transformers, and the connection, replacement, disconnection, or reconnection of power wiring on the load side of the dedicated existing electrical circuit disconnect for swimming pools, spas, hot tubs, or interactive water feature equipment. However, swimming pool/spa service contractors may only repair or replace lighting and light transformers, and they may not install such items. (Section [5](#))

The bill expands the scope of work for residential swimming pool/spa contractors by allowing them to perform work on an existing commercial swimming pool, spa, hot tub, or public bathing place. (Section [5](#))

The bill expands the scope of work for swimming pool/spa service contractors to include the renovation or remodeling of a swimming pool, hot tub, spa, interactive water feature, decorative water feature, public bathing place, or swimming pool or spa appurtenance. (Section [5](#))

[Licensed General and Building Contractors](#)

The bill provides that licensed building contractors are not required to subcontract structural work on a swimming pool to a licensed swimming pool/spa contractor. (Section [6](#))

The bill provides that licensed general and building contractors are not required to subcontract work on a pool's wet deck area to a licensed swimming pool/spa contractor.¹ (Section [6](#))

[Alarm System Contractors](#)

The bill revises the scope of certification for certified alarm system contractors to include surveillance cameras and the recently-adopted Article 722 of the National Electrical Code, concerning cables for power-limited circuits and fault-managed power circuits. (Section [7](#))

[Florida Building Code](#)

The bill provides an exemption from the provisions of the Florida Building Code for any system or equipment located on the property of a spaceport which is used for space launch vehicles, payloads, or spacecraft. (Section [8](#))

[Building Permits](#)

The bill provides that a local government may not require a copy of a contract between a builder and an owner or any associated documents, including, but not limited to, letters of intent, material costs lists, labor costs, or overhead or profit statements, as a requirement to apply for or receive a building permit. (Section [9](#))

[Private Providers](#)

The bill revises the definition of "single-trade inspection" to include plans review. The bill explicitly includes solar energy and energy storage installations or alterations as an applicable single construction trade. (Section [10](#))

The bill allows the use of a private provider for the inspection of work related to a single-trade inspection of a single-family or two-family dwelling after work on the project has commenced, regardless if the local building official is able to provide inspection services within a timely manner. (Section [10](#))

The bill provides that a private provider may use an automated or software plans review program to determine if single-trade plans comply with the applicable building codes. The software must be designed to determine compliance with one or more applicable codes, including, but not limited to, the National Electrical Code and the Florida Building Code. The bill revises the required contents of a permit application to include the information reviewed by such software. (Section [10](#))

The bill reduces the time period for a local building department to review a building permit for applications reviewed by private providers and related to a single-trade plans review for a single-family or two-family dwelling from 20 business days to five business days. (Section [10](#)).

The bill provides an effective date of July 1, 2025. (Section [12](#))

RULEMAKING:

This bill requires the Department of Environmental Protection to adopt rules to establish the minimum standards for the installation of synthetic turf on single-family residential properties that are one acre or less in size.

¹ The bill defines "pool wet deck area" as the 4-foot-wide unobstructed pool deck area around the outside of the pool water perimeter, curb, ladders, handrails, diving boards, diving towers, pool slides, waterfalls, water features, starting blocks, planters, or lifeguard chairs

Lawmaking is a legislative power; however, the Legislature may delegate a portion of such power to executive branch agencies to create rules that have the force of law. To exercise this delegated power, an agency must have a grant of rulemaking authority and a law to implement.

RELEVANT INFORMATION

SUBJECT OVERVIEW:

[Synthetic Turf](#)

Synthetic turf, also known as “artificial grass” is a surface that closely replicates the look and feel of natural grass. Synthetic turf is a type of landscaping that eliminates the potentially unpredictable growth of natural grass.²

Current law prohibits homeowners’ associations from restricting property owners or their tenants from installing, displaying, or storing synthetic turf that is not visible from the parcel’s frontage or an adjacent parcel.³ However, there is no law restricting local governments from regulating synthetic turf.

[Home Rule Authority](#)

The Florida Constitution grants local governments broad home rule authority. Non-charter county governments may exercise those powers of self-government that are provided by general or special law.⁴ Counties operating under a county charter have all powers of self-government not inconsistent with general law or special law approved by the vote of the electors.⁵ Municipalities have governmental, corporate, and proprietary powers that enable them to conduct municipal government, perform municipal functions and provide municipal services, and exercise any power for municipal purposes except when expressly prohibited by law.⁶

[Preemption](#)

Preemption refers to principle that a federal or state statute can supersede or supplant state or local law that stands as an obstacle to accomplishing the full purposes and objectives of the overriding federal or state law.⁷ Florida law recognizes two types of preemption: express and implied. Express preemption requires a specific legislative statement; it cannot be implied or inferred.⁸ To expressly preempt a subject area, the Legislature must use clear statutory language stating its intention to do so.⁹ Implied preemption occurs when the Legislature has demonstrated an intent to preempt an area, though not expressly. Florida courts find implied preemption when “the legislative scheme is so pervasive as to evidence an intent to preempt the particular area, and where strong public policy reasons exist for finding such an area to be preempted by the Legislature.”¹⁰

Where state preemption applies, a local government may not exercise authority in that area.¹¹ Whether a local government ordinance or other measure violates preemption is ultimately decided by a court. If a local government improperly enacts an ordinance or other measure on a matter preempted to the state, a person may challenge the ordinance by filing a lawsuit. A court ruling against the local government may declare the preempted ordinance void.¹²

² Kevin Sullivan, Artificial Turf 101: A Comprehensive Guide to Synthetic Grass, Turf Network Directory & Information Hub <https://turfnetwork.org/artificial-turf-101/> (last visited March 8, 2025).

³ S. 720.3045, F.S.

⁴ Art. VIII, s. 1(f), Fla. Const.

⁵ Art. VIII, s. 1(g), Fla. Const.

⁶ Art. VIII, s. 2(b); see also s. 166.021(1), F.S.

⁷ Preemption Definition, Black’s Law Dictionary (12th ed. 2024).

⁸ See *City of Hollywood v. Mulligan*, 934 So. 2d 1238, 1243 (Fla. 2006); *Phantom of Clearwater, Inc. v. Pinellas County*, 894 So. 2d 1011, 1018 (Fla. 2d DCA 2005).

⁹ *Mulligan*, 934 So. 2d at 1243.

¹⁰ *Tallahassee Mem. Reg. Med. Ctr., Inc. v. Tallahassee Med. Ctr., Inc.*, 681 So. 2d 826, 831 (Fla. 1st DCA 1996).

¹¹ *D’Agostino v. City of Miami*, 220 So. 3d 410 (Fla. 2017); Judge James R. Wolf and Sarah Harley Bolinder, [The Effectiveness of Home Rule: A Preemptions and Conflict Analysis](#), 83 Fla. B.J. 92 (June 2009).

¹² See, e.g., *Nat’l Rifle Ass’n of Am., Inc. v. City of S. Miami*, 812 So. 2d 504 (Fla. 3d DCA 2002).

[Prompt Payment Act for Local Governments](#)

Chapter 218, part VII, F.S., is known as the “Local Government Prompt Payment Act” (“Act”). The purpose of the Act is to provide for prompt payments by local governments, apply interest on late payments made by local governments, and establish a dispute resolution process for contested payments.¹³

The Act defines “[local government entity](#),” as a county or municipal government, school board, school district, authority, special taxing district, other political subdivision, or any office, board, bureau, commission, department, branch, division, or institution thereof.¹⁴

Current law provides that when a local government entity enters into a contract for construction services¹⁵ with a contractor,¹⁶ the local government entity must identify the agent,¹⁷ employee, facility, or office who is to receive the contractor’s payment request or invoices.¹⁸ Every local government entity must establish procedures so that every payment request or invoice received by the local government entity is marked as received on the date on which it is delivered to an agent or employee of the local government entity, or a facility or office of the local governmental entity.¹⁹

When a contractor submits a payment request or invoice, the local government entity must make the payment within:²⁰

- 25 business days after the date on which the payment request or invoice is stamped, if an agent must approve the invoice before it is submitted to the entity for payment; or
- 20 business days after the date the payment request or invoice is stamped, if an agent is not required to approve the invoice.

[Change Order](#)

A “change order” is an amendment to a construction contract that changes the contractor’s scope of work. Most change orders modify the work required by the contract or adjust the amount of time the contractor has to complete the work, or both.²¹

[Public Works Projects](#)

A “public works project” is an activity that is paid for with any local or state-appropriated funds and that consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof owned in whole or in part by any political subdivision.²²

The term does not include the provision of goods, services, or work incidental to the public works project, such as the provision of security services, janitorial services, landscaping services, maintenance services, transportation

¹³ S. [218.71, F.S.](#)

¹⁴ S. [218.72\(5\), F.S.](#)

¹⁵ “Construction services” is defined as all labor, services, and materials provided in connection with the construction, alteration, repair, demolition, reconstruction, or other improvements to real property. S. [218.72\(2\), F.S.](#)

¹⁶ “Contractor” means the person who contracts directly with a local government entity to provide construction services.” S. [218.72\(3\), F.S.](#)

¹⁷ “Agent” means the project architect, project engineer, or other agency or person acting on behalf of the local governmental entity. S. [218.72\(1\), F.S.](#)

¹⁸ S. [218.735\(1\), F.S.](#)

¹⁹ S. [218.74\(1\), F.S.](#)

²⁰ S. [218.735\(1\), F.S.](#)

²¹ Luke J. Farley, Sr., Construction 101: The Basics of Change Orders, American Bar Association (October 8, 2018) https://www.americanbar.org/groups/construction_industry/publications/under_construction/2018/fall/construction-101/ (last visited March 8, 2025).

²² S. [255.0992\(1\), F.S.](#)

services, or other services that do not require a construction contracting license or involve supplying or carrying construction materials for a public works project.²³

A “[political subdivision](#)” is a separate agency or unit of local government created or established by law or ordinance and the officers thereof.²⁴ This includes, but is not limited to, a county a city, town, or other municipality; or a department, commission, authority, school district, taxing district, water management district, board, public corporation, institution of higher education, or other public agency or body thereof authorized to expend public funds for construction, maintenance, repair, or improvement of public works.²⁵

Except as required by federal or state law, the state or any political subdivision that contracts for a public works project **may not**:²⁶

- Prevent a licensed contractor, subcontractor, or material supplier or carrier, from participating in the bidding process based on the geographic location of the company headquarters or offices of the contractor, subcontractor, or material supplier or carrier submitting a bid on a public works project or the residences of employees of such contractor, subcontractor, or material supplier or carrier;
- Require a contractor, subcontractor, or material supplier or carrier engaged in the project to:
 - Pay employees a predetermined amount of wages or prescribe any wage rate;
 - Provide employees a specified type, amount, or rate of employee benefits;
 - Control, limit, or expand staffing; or
 - Recruit, train, or hire employees from a designated, restricted, or single source.
- Prohibit any contractor, subcontractor, or material supplier or carrier from receiving information about public works opportunities or submitting a bid on the project if such individual is able to perform the work described and is qualified and licensed as required by state law, unless that vendor has been placed on the state’s convicted vendor or discriminatory vendor lists.

[Elevator Regulation](#)

The Elevator Safety Act, located in ch. 399, F.S., establishes the minimum standards for elevator personnel in order “to provide for the safety of life and limb and to promote public safety awareness”.²⁷

The Division of Hotels and Restaurants (Division) within the Department of Business and Professional Regulation has both rulemaking and enforcement authority under ch. 399, F.S. The Division is also responsible for issuing elevator permits and certificates of operation for companies or individuals to install, service or inspect elevators.²⁸

The Elevator Safety Act prohibits an elevator from being “erected, constructed, installed or altered” until a permit is issued from the Division. The Act further requires each elevator to have a certificate of operation from the Division before being operated.²⁹

The Elevator Safety Act requires every elevator, except elevators in private residences, to have at least one support rail to assist persons with physical handicaps.³⁰

Support rails must be continuous and have a minimum length of 42 inches. Support rails must also be:³¹

- Smooth and have no sharp edges;
- Not more than 1.5 inches thick or 2.5 inches in diameter;
- Between 31-33 inches off the ground; and
- 1.5 inches from the elevator’s wall.

²³ *Id.*

²⁴ *Id.*

²⁵ *Id.*

²⁶ S. [255.0992\(2\), F.S.](#)

²⁷ S. [399.001, F.S.](#)

²⁸ S. [399.10, F.S.](#)

²⁹ S. [399.03\(1\) and \(5\), F.S.](#)

³⁰ Ss. [399.02](#), and [399.035, F.S.](#)

³¹ S. [399.035, F.S.](#)

Currently, the Americans with Disabilities Act (ADA) does not require handrails in elevators. If handrails are provided in an elevator, they are not required to comply with the ADA's requirements for handrails.³²

Licensed Contractors

Construction contractors are either certified or registered by the Construction Industry Licensing Board (CILB) housed within Department of Business and Professional Regulation. The CILB is responsible for licensing statewide construction contractors and regulating the construction industry in Florida under part I of Ch. 489, F.S.³³

Swimming Pool/Spa Contractors

Currently there are three types of swimming pool/spa contractors:

- Commercial pool/spa contractor.
- Residential pool/spa contractor.
- Swimming pool/spa servicing contractor.

"Commercial pool/spa contractors" are individuals who are certified or registered to construct, repair, and service any public or private swimming pool, hot tub, or spa including:³⁴

- Installing, repairing, or replacing existing equipment;
- Cleaning or sanitizing equipment that requires at least a partial disassembling, excluding filter changes;
- Installing new interior finishes, package pool heaters, and perimeter piping and filter piping;
- Constructing equipment rooms or housing for pool/spa equipment; and
- The scope of work of a swimming pool/spa servicing contractor.

"Residential pool/spa contractors" are individuals who are certified or registered to construct repair, and service any residential swimming pool, hot tub, or spa. The scope of work is identical to the scope of work for commercial pool/spa contractors; however, residential pool/spa contractors **may only** work on residential swimming pools, hot tubs, and spas.³⁵

"Swimming pool/spa servicing contractors" are individuals who are certified or registered to repair and service any public or private swimming pool, hot tub, or spa including:³⁶

- Repairing or replacing existing equipment;
- Cleaning or equipment sanitizing that requires at least a partial disassembling, excluding filter changes;
- Installing new pool/spa equipment and interior refinishing;
- Reinstalling or adding pool heaters;
- Repairing or replacing perimeter piping and filter piping;
- Repairing equipment rooms or housing for pool/spa equipment; and
- Substantially or completely draining a swimming pool, or hot tub or spa, for the purpose of repair or renovation.

Licensed General and Building Contractors

A general contractor is a person who may contract for and perform any type of construction service unless the work must be subcontracted to a licensed subcontractor.³⁷

³² U.S. Access Board, *Guide to the ADA Accessibility Standards*, <https://www.access-board.gov/ada/guides/chapter-4-elevators-and-platform-lifts/#are-handrails-required-in-elevator-cars> (last visited March 21, 2025).

³³ S. 489.107, F.S.

³⁴ S. 489.105(3)(j), F.S.

³⁵ S. 489.105(3)(k), F.S.

³⁶ S. 489.105(3)(l), F.S.

³⁷ Ss. 489.105, and 489.113, F.S.

A building contractor is a person who may contract for and perform construction services for commercial and residential buildings not exceeding three stories in height, or for any size building if the construction does not affect the building's structural frame, unless such work must be subcontracted to a licensed subcontractor.³⁸

All types of contractors must **subcontract all** electrical, mechanical, plumbing, roofing, sheet metal, swimming pool, and air-conditioning work, to a contractor certified or registered in the respective category, unless the contractor also holds a state certificate or registration in the respective category.³⁹

However, general contractors are not required to subcontract structural swimming pool work, but a general contractor must subcontract all other swimming pool work to a licensed swimming pool/spa contractor.⁴⁰

Alarm System Contractors

Statewide electrical, alarm system, and specialty contractors are regulated by of ch. 489, part II, F.S., and licensed and regulated by the Electrical Contractors' Licensing Board within the Department of Business and Professional Regulation (DBPR).⁴¹ An electrical contractor engages in business as a contractor or performs electrical or alarm work for compensation.⁴²

Alarm system contractors may lay out, fabricate, install, maintain, alter, repair, monitor, inspect, replace, or service burglary, fire, robbery, or medical emergency alarm systems.⁴³ An alarm system contractor may be certified by DBPR.⁴⁴ This certification is limited to alarm circuits originating in the alarm control panel and equipment governed by the applicable provisions of the National Electrical Code, Current Edition, and National Fire Protection Association Standard 72, Current Edition. The certification includes the installation, repair, fabrication, erection, alteration, addition, or design of electrical wiring, fixtures, appliances, thermostats, apparatus, raceways, and conduit, or any part thereof not to exceed 98 volts (RMS), when those items are for the purpose of transmitting data or proprietary video, providing central vacuum capability or electric locks.

Florida Building Code

The Florida Building Code provides a mechanism for adopting, updating, amending, interpreting, and enforcing a unified state building code from jurisdiction to jurisdiction.⁴⁵ The Florida Building Code contains or incorporates by reference all laws and rules, and enforces such laws and rules, which pertain to and govern the design, construction, erection, alteration, modification, repair, and demolition of public and private buildings, structures, and facilities.⁴⁶ The Florida Building Code is updated at least every three years, and the current edition of the Florida Building Code is the eighth edition, which is referred to as the 2023 Florida Building Code.⁴⁷

Under current law, the following buildings, structures, and facilities are exempt from various portions of the Florida Building Code under specified conditions:

- Buildings and structures specifically regulated and preempted by the Federal Government.
- Railroads and ancillary facilities associated with the railroad.
- Nonresidential farm buildings on farms.
- Temporary buildings or sheds used exclusively for construction purposes.
- Mobile or modular structures used as temporary offices.
- Structures or facilities of electric utilities, directly involved in the generation, transmission, or distribution of electricity.

³⁸ *Id.*

³⁹ S. [489.113\(3\), F.S.](#)

⁴⁰ *Id.*

⁴¹ S. [489.507, F.S.](#)

⁴² S. [489.505\(9\), F.S.](#)

⁴³ S. [489.505\(1\)-\(2\), F.S.](#)

⁴⁴ S. [489.505\(7\), F.S.](#)

⁴⁵ S. [553.72\(1\), F.S.](#)

⁴⁶ S. [553.73\(1\)\(a\), F.S.](#)

⁴⁷ S. [553.73\(7\)\(a\), F.S.](#); DBPR, *Florida Building Code*, https://floridabuilding.org/bc/bc_default.aspx (last visited Apr. 1, 2025).

- Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound-recording equipment used in such production, on or off the premises.
- Storage sheds that are not designed for human habitation and that have a floor area of 720 square feet, and buildings that are 400 square feet or less and that are intended for use in conjunction with one- and two-family residences.
- Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida.
- Family mausoleums not exceeding 250 square feet.
- A building or structure having less than 1,000 square feet which is constructed and owned by a natural person for hunting.
- A drone port.⁴⁸

For certain of these categories, the Florida Building Commission, in order to preserve the health, safety, and welfare of the public, may adopt rules to provide exceptions to the broad categories of buildings exempted from the Code.⁴⁹

[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.⁵⁰ Every local government must enforce the Florida Building Code and issue building permits.⁵¹

A building permit is an official document or certificate issued by the local building official that authorizes performance of a specific activity.⁵² 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.⁵³

A local enforcement agency may not require a contract between an owner and a contractor as a condition to apply for or obtain a building permit for construction work. If the permit is for work on a commercial property then a local enforcement agency may not require a contract between the contractor and their subcontractors or material suppliers.⁵⁴

[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.⁵⁵

A single-trade inspection is an inspection focused on a single construction trade, such as plumbing, mechanical, or electrical. The term includes, but is not limited to:⁵⁶

- Inspections of door or window replacements;
- Fences and block walls more than 6 feet high from the top of the wall to the bottom of the footing;

⁴⁸ S. [553.73\(10\), F.S.](#)

⁴⁹ *Id.*

⁵⁰ S. [553.72, F.S.](#)

⁵¹ Ss. [125.01\(1\)\(bb\)](#), [125.56\(1\)](#), and [553.80\(1\), F.S.](#)

⁵² S. [468.603, F.S.](#); S. [202 of the Eighth edition of the Florida Building Code \(Building\)](#).

⁵³ Ss. [125.56\(4\)\(a\)](#) and [553.79\(1\), F.S.](#)

⁵⁴ S. [553.79\(1\)\(f\)](#), and [713.135\(6\), F.S.](#)⁵⁵ S. [553.791\(1\)\(n\), F.S.](#)

⁵⁵ S. [553.791\(1\)\(n\), F.S.](#)

⁵⁶ S. [553.791\(1\)\(q\), F.S.](#)

- Stucco or plastering;
- Reroofing with no structural alteration;
- HVAC replacements; ductwork or fan replacements;
- Alteration or installation of wiring, lighting, and service panels;
- Water heater changeouts;
- Sink replacements; and
- Repiping.

An owner or contractor must notify a local government that the owner or contract hired a private provider to perform building code inspection services, including single-trade inspections. Such notice must be provided in writing at the time of permit application, or by 2 p.m. local time two business days before the first scheduled inspection by the local building official.⁵⁷

After construction has commenced, and if the local building official is unable to provide inspection services in a timely manner, the owner or contractor may elect to use a private provider to provide inspection services by notifying the local building official by 2 p.m. local time two business days before the first scheduled inspection.⁵⁸

For plans review, a private provider must review the plans⁵⁹ to determine compliance with the applicable codes⁶⁰ and prepare an affidavit⁶¹ certifying, under oath, that the plans comply, and the private provider is duly authorized to perform plans review.⁶²

Current law does not specify whether an automated or software-plan review may be used by a private provider.

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.⁶³ 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.⁶⁴

⁵⁷ S. [553.791\(4\), F.S.](#)

⁵⁸ S. [553.791\(5\), F.S.](#)

⁵⁹ “Plans” means building plans, site engineering plans, or site plans, or their functional equivalent, submitted by a fee owner or fee owner’s contractor to a private provider or duly authorized representative for review. Section [553.791\(1\)\(m\), F.S.](#)

⁶⁰ “Applicable codes” means the Florida Building Code and any local technical amendments to the Florida Building Code but does not include the applicable minimum fire prevention and fire safety codes adopted pursuant to ch. 633, F.S. S. [553.791\(1\)\(a\), F.S.](#)

⁶¹ The affidavit may bear a written or electronic signature and may be submitted electronically to the local building official.

⁶² S. [553.791\(6\), F.S.](#)

⁶³ S. [553.791\(7\)\(a\), F.S.](#)

⁶⁴ *Id.*

BILL HISTORY

| COMMITTEE REFERENCE | ACTION | DATE | STAFF DIRECTOR/ POLICY CHIEF | ANALYSIS PREPARED BY |
|---|--|-----------|------------------------------------|-------------------------|
| Industries & Professional Activities Subcommittee | 16 Y, 1 N, As CS | 3/12/2025 | Anstead | Brackett |
| THE CHANGES ADOPTED BY THE COMMITTEE: | <ul style="list-style-type: none"> Clarified the language that local governments may not require building applicants to submit ancillary documentation between an owner and builder in order to receive a permit by replacing it with the language that local governments may not require building applicants to submit copies of contracts between builders and owners or associated documents, including material cost lists, labor costs, or overhead or profit statements, in order to receive a building permit. | | | |
| Intergovernmental Affairs Subcommittee | 15 Y, 0 N, As CS | 4/1/2025 | Darden | Burgess |
| THE CHANGES ADOPTED BY THE COMMITTEE: | <ul style="list-style-type: none"> Required DEP to adopt standards for synthetic turf before a preemption of local government regulations takes effect. Modified the scope of certification for certified alarm system contractors. Required the Florida Building Commission to amend the Florida Building Code to recognize tall mass timber as an allowable material in certain circumstances. Exempts certain systems and equipment related to space launch vehicles, payloads, and spacecraft from the Florida Building Code. | | | |
| Commerce Committee | 25 Y, 0 N, As CS | 4/15/2025 | Hamon | Brackett |
| THE CHANGES ADOPTED BY THE COMMITTEE: | <ul style="list-style-type: none"> Removed the provision requiring the Florida Building Commission to amend the Florida Building Code to recognize tall mass timber as an allowable material for certain construction types. Added the following provisions to the bill: <ul style="list-style-type: none"> Specified that only one interior support rail in an elevator must be continuous and at least 42 inches long, instead of all interior support rails. Expanded the scope of work for all swimming pool/spa contractors to include the performance of certain electrical work on a swimming pool. Expanded the scope of work for residential swimming pool/spa contractors by allowing them to perform work on an existing commercial swimming pool. Expanded the scope of work for swimming pool/spa service contractors by allowing them to renovate or remodel a swimming pool. Expanded the scope of certified building contractors to allow them to perform structural work on a swimming pool. Provided that general contractors and certified building contractors may perform work on a swimming pool's wet deck area. Reduced the time-period for a local building department to issue a permit from 20 business days to five business days for single-trade permit application for a single-family or two-family dwelling that has been approved by a private provider. Specified that a private provider may use an automated or software plans review program to determine if single-trade plans comply with the Florida Building Code.. | | | |

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