

1 A bill to be entitled
2 An act relating to construction regulations; creating
3 s. 125.572, F.S.; defining the term "synthetic turf";
4 requiring the Department of Environmental Protection
5 to adopt minimum standards for the installation of
6 synthetic turf on specified properties; requiring that
7 the standards take into account specified factors;
8 prohibiting local governments from adopting or
9 enforcing any ordinance, resolution, order, rule, or
10 policy that prohibits, or is enforced to prohibit,
11 property owners from installing synthetic turf meeting
12 certain standards on single-family residential
13 property; prohibiting local governments from adopting
14 or enforcing specified ordinances, resolutions,
15 orders, rules, or policies that regulate synthetic
16 turf which are inconsistent with specified standards;
17 requiring the department to adopt rules; creating s.
18 218.755, F.S.; requiring local governmental entities
19 to approve or deny certain price quotes and send
20 written notice to contractors within a specified
21 timeframe; requiring denial notices to specify alleged
22 deficiencies and actions necessary to remedy such
23 deficiencies; requiring certain payment to a
24 contractor if a local governmental entity fails to
25 provide such notice; prohibiting contracts from

26 altering specified duties of a local governmental
27 entity; amending s. 255.0992, F.S.; prohibiting the
28 state or political subdivisions that contract for
29 public works projects from penalizing or rewarding
30 bidders for performing larger or smaller volumes of
31 construction work for the state or political
32 subdivisions; amending s. 399.035, F.S.; requiring
33 only one support rail in an elevator car interior to
34 meet certain specifications; amending s. 489.505,
35 F.S.; revising the definition of the term "certified
36 alarm system contractor"; amending s. 553.73, F.S.;
37 providing an exemption from the Florida Building Code
38 for systems or equipment located on property within a
39 spaceport territory which is used for specified
40 purposes; reenacting and amending s. 553.79, F.S.;
41 prohibiting local governments from requiring copies of
42 contracts and certain associated documents for the
43 issuance of building permits or as a requirement for
44 the submission of building permit applications;
45 amending s. 553.791, F.S.; revising definitions;
46 revising the conditions under which specified
47 contractors may elect to use a private provider to
48 provide inspection services; authorizing private
49 providers to use automated or software-based plans
50 review systems designed to make certain

determinations; requiring local building officials to issue permits within a specified timeframe if such permit application is related to certain single-trade plans reviews; authorizing certain inspections to be performed in person or virtually; amending s. 497.271, F.S.; conforming a cross-reference; providing an effective date.

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

Section 1. Section 125.572, Florida Statutes, is created to read:

125.572 Regulation of synthetic turf.—

(1) As used in this section, the term "synthetic turf" means a manufactured product that resembles natural grass and is used as a surface for landscaping and recreational areas.

(2) The Department of Environmental Protection shall adopt minimum standards for the installation of synthetic turf on single-family residential properties 1 acre or less in size. The standards must take into account material type, color, permeability, stormwater management, potable water conservation, water quality, proximity to trees and other vegetation, and other factors impacting environmental conditions of adjacent properties.

(3) Upon the Department of Environmental Protection

76 adopting rules pursuant to subsection (4), a local government
77 may not:

78 (a) Adopt or enforce any ordinance, resolution, order,
79 rule, or policy that prohibits, or is enforced to prohibit, a
80 property owner from installing synthetic turf that complies with
81 Department of Environmental Protection standards adopted
82 pursuant to this section which apply to single-family
83 residential property.

84 (b) Adopt or enforce any ordinance, resolution, order,
85 rule, or policy that regulates synthetic turf which is
86 inconsistent with the Department of Environmental Protection
87 standards adopted pursuant to this section which apply to
88 single-family residential property.

89 (4) The Department of Environmental Protection shall adopt
90 rules to implement this section.

91 Section 2. Section 218.755, Florida Statutes, is created
92 to read:

93 218.755 Prompt processing of change orders.—For any
94 contract for construction services entered into on or after July
95 1, 2025, if a local governmental entity receives from its
96 contractor a price quote for a change order requested or issued
97 by the local governmental entity for construction services, and
98 the price quote conforms to all statutory requirements and
99 contractual requirements for the project, the local governmental
100 entity must approve or deny the price quote and send written

101 notice of that decision to the contractor within 35 days after
102 receipt of such quote. A denial notice must specify the alleged
103 deficiencies in the price quote and the actions necessary to
104 remedy those deficiencies. If the local governmental entity
105 fails to provide the contractor with a notice in compliance with
106 this section, the change order and price quote are deemed
107 approved, and the local governmental entity must pay the
108 contractor the amount stated in the price quote upon the
109 completion of the change order. A contract between a local
110 governmental entity and a contractor may not alter the local
111 governmental entity's duties under this section.

112 Section 3. Paragraph (d) is added to subsection (2) of
113 section 255.0992, Florida Statutes, to read:

114 255.0992 Public works projects; prohibited governmental
115 actions.—

116 (2) Except as required by federal or state law, the state
117 or any political subdivision that contracts for a public works
118 project may not take the following actions:

119 (d) When scoring or evaluating bids for a public works
120 project, penalize a bidder for performing a larger volume of
121 construction work for the state or political subdivision or
122 reward a bidder for performing a smaller volume of construction
123 work for the state or political subdivision.

124 Section 4. Paragraph (b) of subsection (1) of section
125 399.035, Florida Statutes, is amended to read:

126 399.035 Elevator accessibility requirements for the
127 physically handicapped.—

128 (1) Each elevator, the installation of which is begun
129 after October 1, 1990, must be made accessible to physically
130 handicapped persons with the following requirements:

131 (b) Each elevator car interior must have a support rail on
132 at least one wall. All support rails must be smooth and have no
133 sharp edges and must not be more than 1 1/2 inches thick or 2
134 1/2 inches in diameter. At least one support rail ~~Support rails~~
135 must be continuous and a minimum length of 42 inches overall.
136 The inside surface of support rails must be 1 1/2 inches clear
137 of the car wall. The distance from the top of the support rail
138 to the finished car floor must be at least 31 inches and not
139 more than 33 inches. Padded or tufted material or decorative
140 materials such as wallpaper, vinyl, cloth, or the like may not
141 be used on support rails.

142 Section 5. Subsection (7) of section 489.505, Florida
143 Statutes, is amended to read:

144 489.505 Definitions.—As used in this part:

145 (7) "Certified alarm system contractor" means an alarm
146 system contractor who possesses a certificate of competency
147 issued by the department. The scope of certification is limited
148 to alarm circuits originating in the alarm control panel and
149 equipment governed by the applicable provisions of Articles 722,
150 725, 760, 770, 800, and 810 of the National Electrical Code,

151 Current Edition, and National Fire Protection Association
152 Standard 72, Current Edition. The scope of certification for
153 alarm system contractors also includes the installation, repair,
154 fabrication, erection, alteration, addition, or design of
155 electrical wiring, fixtures, appliances, thermostats, apparatus,
156 raceways, and conduit, or any part thereof not to exceed 98
157 volts (RMS), when those items are for the purpose of
158 transmitting data or proprietary video (satellite systems that
159 are not part of a community antenna television or radio
160 distribution system) or providing central vacuum capability,
161 surveillance cameras, or electric locks; however, this provision
162 governing the scope of certification does not create any
163 mandatory licensure requirement.

164 Section 6. Paragraph (m) is added to subsection (10) of
165 section 553.73, Florida Statutes, to read:

166 553.73 Florida Building Code.—

167 (10) The following buildings, structures, and facilities
168 are exempt from the Florida Building Code as provided by law,
169 and any further exemptions shall be as determined by the
170 Legislature and provided by law:

171 (m) Any system or equipment, whether affixed or movable,
172 which is located on property within a spaceport territory
173 pursuant to s. 331.304 and which is used for the production,
174 erection, alteration, modification, repair, launch, processing,
175 recovery, transport, integration, fueling, conditioning, or

176 equipping of a space launch vehicle, payload, or spacecraft.

177
178 With the exception of paragraphs (a), (b), (c), and (f), in
179 order to preserve the health, safety, and welfare of the public,
180 the Florida Building Commission may, by rule adopted pursuant to
181 chapter 120, provide for exceptions to the broad categories of
182 buildings exempted in this section, including exceptions for
183 application of specific sections of the code or standards
184 adopted therein. The Department of Agriculture and Consumer
185 Services shall have exclusive authority to adopt by rule,
186 pursuant to chapter 120, exceptions to nonresidential farm
187 buildings exempted in paragraph (c) when reasonably necessary to
188 preserve public health, safety, and welfare. The exceptions must
189 be based upon specific criteria, such as under-roof floor area,
190 aggregate electrical service capacity, HVAC system capacity, or
191 other building requirements. Further, the commission may
192 recommend to the Legislature additional categories of buildings,
193 structures, or facilities which should be exempted from the
194 Florida Building Code, to be provided by law. The Florida
195 Building Code does not apply to temporary housing provided by
196 the Department of Corrections to any prisoner in the state
197 correctional system.

198 Section 7. Paragraph (f) of subsection (1) of section
199 553.79, Florida Statutes, is amended, and subsection (11) of
200 that section is reenacted, to read:

553.79 Permits; applications; issuance; inspections.—

(1)

(f) A local government may not require a contract between a builder and an owner, any copies of such contract, or any associated document, including, but not limited to, letters of intent, material costs lists, labor costs, or overhead or profit statements, for the issuance of a building permit or as a requirement for the submission of a building permit application.

(11) Any state agency whose enabling legislation authorizes it to enforce provisions of the Florida Building Code may enter into an agreement with any other unit of government to delegate its responsibility to enforce those provisions and may expend public funds for permit and inspection fees, which fees may be no greater than the fees charged others. Inspection services that are not required to be performed by a state agency under a federal delegation of responsibility or by a state agency under the Florida Building Code must be performed under the alternative plans review and inspection process created in s. 553.791 or by a local governmental entity having authority to enforce the Florida Building Code.

Section 8. Paragraphs (l) and (q) of subsection (1) and subsections (5) through (8) of section 553.791, Florida Statutes, are amended to read:

553.791 Alternative plans review and inspection.—

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

226 (1) "Permit application" means a properly completed and
227 submitted application for the requested building or construction
228 permit, including:

229 1. The plans reviewed by the private provider, or in the
230 case of a single-trade plans review where a private provider
231 uses an automated or software-based plans review system pursuant
232 to subsection (6), the information reviewed by the automated or
233 software-based plans review system to determine compliance with
234 one or more applicable codes.

235 2. The affidavit from the private provider required under
236 subsection (6).

237 3. Any applicable fees.

238 4. Any documents required by the local building official
239 to determine that the fee owner has secured all other government
240 approvals required by law.

241 (q) "Single-trade inspection" or "single-trade plans
242 review" means any inspection or plans review focused on a single
243 construction trade, such as plumbing, mechanical, or electrical.
244 The term includes, but is not limited to, inspections or plans
245 reviews of door or window replacements; fences and block walls
246 more than 6 feet high from the top of the wall to the bottom of
247 the footing; stucco or plastering; reroofing with no structural
248 alteration; solar energy and energy storage installations or
249 alterations; HVAC replacements; ductwork or fan replacements;
250 alteration or installation of wiring, lighting, and service

panels; water heater changeouts; sink replacements; and repiping.

(5) After construction has commenced and if either the local building official is unable to provide inspection services in a timely manner or the work subject to inspection is related to a single-trade inspection for a single-family or two-family dwelling, the fee owner or the fee owner's contractor may elect to use a private provider to provide inspection services by notifying the local building official of the owner's or contractor's intention to do so by 2 p.m. local time, 2 business days before the next scheduled inspection using the notice provided for in paragraphs (4) (a)-(c).

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

(a) The plans were reviewed by the affiant, who is duly authorized to perform plans review pursuant to this section and

276 holds the appropriate license or certificate.

277 (b) The plans comply with the applicable codes.

278
279 Such affidavit may bear a written or electronic signature and
280 may be submitted electronically to the local building official.

281 (7) (a) No more than 20 business days, or if the permit
282 application is related to a single-trade plans review for a
283 single-family or two-family dwelling, no more than 5 business
284 days, after receipt of a permit application and the affidavit
285 from the private provider required pursuant to subsection (6),
286 the local building official shall issue the requested permit or
287 provide a written notice to the permit applicant identifying the
288 specific plan features that do not comply with the applicable
289 codes, as well as the specific code chapters and sections. If
290 the local building official does not provide a written notice of
291 the plan deficiencies within the prescribed time ~~20-day~~ period,
292 the permit application must ~~shall~~ be deemed approved as a matter
293 of law, and the permit must ~~shall~~ be issued by the local
294 building official on the next business day.

295 (b) If the local building official provides a written
296 notice of plan deficiencies to the permit applicant within the
297 prescribed time ~~20-day~~ period, the time ~~20-day~~ period is ~~shall~~
298 ~~be~~ tolled pending resolution of the matter. To resolve the plan
299 deficiencies, the permit applicant may elect to dispute the
300 deficiencies pursuant to subsection (15) or to submit revisions

301 to correct the deficiencies.

302 (c) If the permit applicant submits revisions, the local
303 building official has the remainder of the tolled time ~~20-day~~
304 period plus 5 business days after ~~from~~ the date of resubmittal
305 to issue the requested permit or to provide a second written
306 notice to the permit applicant stating which of the previously
307 identified plan features remain in noncompliance with the
308 applicable codes, with specific reference to the relevant code
309 chapters and sections. Any subsequent review by the local
310 building official is limited to the deficiencies cited in the
311 written notice. If the local building official does not provide
312 the second written notice within the prescribed time period, the
313 permit must ~~shall~~ be deemed approved as a matter of law, and the
314 local building official must issue the permit on the next
315 business day.

316 (d) If the local building official provides a second
317 written notice of plan deficiencies to the permit applicant
318 within the prescribed time period, the permit applicant may
319 elect to dispute the deficiencies pursuant to subsection (15) or
320 to submit additional revisions to correct the deficiencies. For
321 all revisions submitted after the first revision, the local
322 building official has an additional 5 business days after ~~from~~
323 the date of resubmittal to issue the requested permit or to
324 provide a written notice to the permit applicant stating which
325 of the previously identified plan features remain in

326 noncompliance with the applicable codes, with specific reference
327 to the relevant code chapters and sections.

328 (8) A private provider performing required inspections
329 under this section shall inspect each phase of construction as
330 required by the applicable codes. Such inspection, including a
331 single-trade inspection, may be performed in person ~~in person~~ or
332 virtually. The private provider may have a duly authorized
333 representative perform the required inspections, provided all
334 required reports are prepared by and bear the written or
335 electronic signature of the private provider or the private
336 provider's duly authorized representative. The duly authorized
337 representative must be an employee of the private provider
338 entitled to receive reemployment assistance benefits under
339 chapter 443. The contractor's contractual or legal obligations
340 are not relieved by any action of the private provider.

341 Section 9. Subsection (3) of section 497.271, Florida
342 Statutes, is amended to read:

343 497.271 Standards for construction and significant
344 alteration or renovation of mausoleums and columbaria.—

345 (3) The licensing authority shall transmit the rules as
346 adopted under subsection (2), ~~hereinafter~~ referred to as the
347 "mausoleum standards," to the Florida Building Commission, which
348 shall initiate rulemaking under chapter 120 to consider such
349 mausoleum standards. If such mausoleum standards are not deemed
350 acceptable, they must ~~shall~~ be returned by the Florida Building

Commission to the licensing authority with details of changes needed to make them acceptable. If such mausoleum standards are acceptable, the Florida Building Commission must ~~shall~~ adopt a rule designating the mausoleum standards as an approved revision to the State Minimum Building Codes under part IV of chapter 553. When ~~so~~ designated by the Florida Building Commission, such mausoleum standards shall become a required element of the State Minimum Building Codes under s. 553.73(2)(a) ~~s. 553.73(2)~~ and shall be transmitted to each local enforcement agency, as defined in s. 553.71(5). Such local enforcement agency shall consider and inspect for compliance with such mausoleum standards as if they were part of the local building code, but shall have no continuing duty to inspect after final approval of the construction pursuant to the local building code. Any further amendments to the mausoleum standards shall be accomplished by the same procedure. Such designated mausoleum standards, as from time to time amended, shall be a part of the State Minimum Building Codes under s. 553.73 until the adoption and effective date of a new statewide uniform minimum building code, which may supersede the mausoleum standards as provided by the law enacting the new statewide uniform minimum building code.

Section 10. This act shall take effect July 1, 2025.