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1
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

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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

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

58 |
 59 | Be It Enacted by the Legislature of the State of Florida:

60 |
 61 | Section 1. Section 125.572, Florida Statutes, is created
 62 | to read:

63 | 125.572 Regulation of synthetic turf.-

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

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

75 | (3) Upon the Department of Environmental Protection

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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

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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:

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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,

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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

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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:

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201 553.79 Permits; applications; issuance; inspections.—

202 (1)

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

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

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

224 553.791 Alternative plans review and inspection.—

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

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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

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

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

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

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

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276 holds the appropriate license or certificate.

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

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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

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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

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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

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

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