



398732

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
04/15/2025	.	
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The Appropriations Committee on Agriculture, Environment, and General Government (Grall) recommended the following:

Senate Amendment (with title amendment)

Delete everything after the enacting clause
and insert:

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.



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

19 (3) Upon the Department of Environmental Protection
20 adopting rules pursuant to subsection (4), a local government
21 may not:

22 (a) Adopt or enforce any ordinance, resolution, order,
23 rule, or policy that prohibits, or is enforced to prohibit, a
24 property owner from installing synthetic turf that complies with
25 Department of Environmental Protection standards adopted
26 pursuant to this section which apply to single-family
27 residential property.

28 (b) Adopt or enforce any ordinance, resolution, order,
29 rule, or policy that regulates synthetic turf which is
30 inconsistent with the Department of Environmental Protection
31 standards adopted pursuant to this section which apply to
32 single-family residential property.

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

35 Section 2. Section 218.755, Florida Statutes, is created to
36 read:

37 218.755 Prompt processing of change orders.—Beginning on or
38 after July 1, 2025, if a local governmental entity receives from
39 its contractor a price quote for a change order issued by the



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40 local governmental entity, and the price quote conforms to all
41 statutory requirements and contractual requirements for the
42 project, the local governmental entity must approve or deny the
43 price quote and send written notice of such decision to the
44 contractor within 30 days after receipt of such quote. Any
45 denial notice must specify the alleged deficiencies in the price
46 quote and the actions necessary to remedy those deficiencies. If
47 the local governmental entity fails to provide such information
48 on a denial notice, it is liable to the contractor for all
49 additional labor, staffing, materials, supplies, equipment, and
50 overhead associated with the change order. A contract between a
51 local governmental entity and a contractor may not alter the
52 local governmental entity's duties under this section.

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

55 255.0992 Public works projects; prohibited governmental
56 actions.-

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

60 (d) Penalize a bidder for performing a larger volume of
61 construction work for the state or political subdivision or
62 reward a bidder for performing a smaller volume of construction
63 work for the state or political subdivision.

64 Section 4. Paragraph (b) of subsection (1) of section
65 399.035, Florida Statutes, is amended to read:

66 399.035 Elevator accessibility requirements for the
67 physically handicapped.-

68 (1) Each elevator, the installation of which is begun after



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69 October 1, 1990, must be made accessible to physically
70 handicapped persons with the following requirements:

71 (b) Each elevator car interior must have a support rail on
72 at least one wall. All support rails must be smooth and have no
73 sharp edges and must not be more than 1 1/2 inches thick or 2
74 1/2 inches in diameter. At least one support rail ~~Support rails~~
75 must be continuous and a minimum length of 42 inches overall.
76 The inside surface of support rails must be 1 1/2 inches clear
77 of the car wall. The distance from the top of the support rail
78 to the finished car floor must be at least 31 inches and not
79 more than 33 inches. Padded or tufted material or decorative
80 materials such as wallpaper, vinyl, cloth, or the like may not
81 be used on support rails.

82 Section 5. Paragraphs (j), (k), and (l) of subsection (3)
83 of section 489.105, Florida Statutes, are amended to read:

84 489.105 Definitions.—As used in this part:

85 (3) "Contractor" means the person who is qualified for, and
86 is only responsible for, the project contracted for and means,
87 except as exempted in this part, the person who, for
88 compensation, undertakes to, submits a bid to, or does himself
89 or herself or by others construct, repair, alter, remodel, add
90 to, demolish, subtract from, or improve any building or
91 structure, including related improvements to real estate, for
92 others or for resale to others; and whose job scope is
93 substantially similar to the job scope described in one of the
94 paragraphs of this subsection. For the purposes of regulation
95 under this part, the term "demolish" applies only to demolition
96 of steel tanks more than 50 feet in height; towers more than 50
97 feet in height; other structures more than 50 feet in height;



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98 and all buildings or residences. Contractors are subdivided into
99 two divisions, Division I, consisting of those contractors
100 defined in paragraphs (a)-(c), and Division II, consisting of
101 those contractors defined in paragraphs (d)-(q):

102 (j) "Commercial pool/spa contractor" means a contractor
103 whose scope of work includes ~~involves~~, but is not limited to,
104 all phases of the construction, repair, renovation, remodel,
105 deconstruction, and servicing of a ~~any~~ swimming pool, ~~or~~ hot
106 tub, ~~or~~ spa, splash pad or other interactive water feature,
107 decorative water feature, public bathing place, or swimming pool
108 or spa appurtenance, whether public, private, or otherwise,
109 regardless of use.

110 1. The scope of such work includes, but is not limited to,
111 all of the following:

112 a. The scope of work of a swimming pool/spa servicing
113 contractor.

114 b. The connection, replacement, disconnection, or
115 reconnection of power wiring on the load side of the dedicated
116 existing electrical circuit disconnect means for swimming pool,
117 spa, hot tub, or interactive water feature equipment.

118 c. The installation of equipotential bonding; swimming
119 pool, spa, or hot tub lighting; light transformers; light
120 conduit; and any cleaning or sanitizing equipment that requires
121 at least partial disassembling.

122 d. The construction of uninhabitable equipment rooms or
123 housing for swimming pool, spa, hot tub, or interactive water
124 feature equipment for the protection of the equipment from
125 outside elements or preventing unauthorized access.

126 e. The excavation and earthmoving required for the



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127 installation of swimming pools, spas, hot tubs, or interactive
128 water features and the operation of construction pumps for
129 dewatering purposes for swimming pool, spa, hot tub, or
130 interactive water feature excavation sites and draining swimming
131 pools, spas, hot tubs, or interactive water features.

132 f. The installation of rebar or similar support materials
133 for swimming pool, spa, hot tub, or interactive water feature
134 structures, and the shaping and shooting of gunite dry mix and
135 wet mix, concrete, or similar product mix used in the
136 construction of swimming pools, spas, hot tubs, or interactive
137 water features.

138 g. The installation of fiberglass swimming pool, spa, or
139 hot tub shells and vinyl swimming pool, spa, or hot tub liners.

140 h. The application and removal of all interior swimming
141 pool, spa, hot tub, or interactive water feature finishes.

142 i. The construction, maintenance, or remodel of decorative
143 or interactive water features, displays, or areas that use
144 recirculated water, including fountains, waterfalls, and spray
145 nozzles.

146 j. The installation of all swimming pool, spa, hot tub, or
147 interactive water feature piping, including, but not limited to,
148 drain piping, perimeter piping, and circulation or filter piping
149 used in the construction of swimming pools, spas, hot tubs, or
150 decorative or interactive water feature displays or areas.

151 k. The construction and installation of retaining walls,
152 concrete flatwork, pavers and bricks, and footings for the
153 construction of a swimming pool, spa, hot tub, or interactive
154 water feature, whether newly constructed or additions to or
155 remodels of existing swimming pools, spas, hot tubs, or



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156 interactive water features ~~The installation, repair, or~~
157 ~~replacement of existing equipment, any cleaning or equipment~~
158 ~~sanitizing that requires at least a partial disassembling,~~
159 ~~excluding filter changes, and the installation of new pool/spa~~
160 ~~equipment, interior finishes, the installation of package pool~~
161 ~~heaters, the installation of all perimeter piping and filter~~
162 ~~piping, and the construction of equipment rooms or housing for~~
163 ~~pool/spa equipment, and also includes the scope of work of a~~
164 ~~swimming pool/spa servicing contractor.~~

165 2. The scope of such work does not include direct
166 connections to a sanitary sewer system or to potable water
167 lines, the installation or upgrade of dedicated electrical
168 disconnect or electrical circuits, or any work inside a main
169 electrical panel. ~~The installation, construction, modification,~~
170 ~~or replacement of equipment permanently attached to and~~
171 ~~associated with the pool or spa for the purpose of water~~
172 ~~treatment or cleaning of the pool or spa requires licensure;~~
173 ~~however,~~

174 3. The use ~~usage~~ of swimming pool, spa, hot tub, or
175 interactive water feature ~~such~~ equipment for the purposes of
176 water treatment or cleaning does not require licensure unless
177 such use ~~the usage~~ involves installation ~~construction,~~
178 modification, or replacement of such equipment. Water treatment
179 that does not require such equipment; filter media changes; or
180 the cleaning of a swimming pool, spa, hot tub, or interactive
181 water feature, or its associated equipment, which does not
182 affect the structural integrity of the swimming pool, spa, hot
183 tub, or interactive water feature, does not require a license.
184 ~~In addition, a license is not required for the cleaning of the~~



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185 ~~pool or spa in a way that does not affect the structural~~
186 ~~integrity of the pool or spa or its associated equipment.~~
187 (k) “Residential pool/spa contractor” means a contractor
188 whose scope of work is the same as a commercial pool/spa
189 contractor under paragraph (j), except a residential pool/spa
190 contractor may not construct any new commercial swimming pool,
191 spa, hot tub, or public bathing place means a contractor whose
192 scope of work involves, but is not limited to, the construction,
193 repair, and servicing of a residential swimming pool, or hot tub
194 or spa, regardless of use. The scope of work includes the
195 installation, repair, or replacement of existing equipment, any
196 cleaning or equipment sanitizing that requires at least a
197 partial disassembling, excluding filter changes, and the
198 installation of new pool/spa equipment, interior finishes, the
199 installation of package pool heaters, the installation of all
200 perimeter piping and filter piping, and the construction of
201 equipment rooms or housing for pool/spa equipment, and also
202 includes the scope of work of a swimming pool/spa servicing
203 contractor. The scope of such work does not include direct
204 connections to a sanitary sewer system or to potable water
205 lines. The installation, construction, modification, or
206 replacement of equipment permanently attached to and associated
207 with the pool or spa for the purpose of water treatment or
208 cleaning of the pool or spa requires licensure; however, the
209 usage of such equipment for the purposes of water treatment or
210 cleaning does not require licensure unless the usage involves
211 construction, modification, or replacement of such equipment.
212 Water treatment that does not require such equipment does not
213 require a license. In addition, a license is not required for



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214 ~~the cleaning of the pool or spa in a way that does not affect~~
215 ~~the structural integrity of the pool or spa or its associated~~
216 ~~equipment.~~

217 (1) "Swimming pool/spa servicing contractor" means a
218 contractor whose scope of work includes ~~involves~~, but is not
219 limited to, all aspects of the repair, renovation, remodeling,
220 or and servicing of a swimming pool, or hot tub, or spa, splash
221 pad or other interactive water feature, decorative water
222 feature, public bathing place, or swimming pool or spa
223 appurtenance, whether public or private, or otherwise,
224 regardless of use.

225 1. The scope of work includes, but is not limited to, all
226 of the following:

227 a. The installation, repair, or replacement of all swimming
228 pool, spa, hot tub, or interactive water feature equipment,
229 including, but not limited to, pool pumps; filters; feeders;
230 controllers; and swimming pool, spa, or hot tub heaters, whether
231 electric, gas, or solar.

232 b. The connection, replacement, disconnection, or
233 reconnection of power wiring on the load side of the dedicated
234 existing electrical circuit disconnect means for swimming pool,
235 spa, hot tub, or interactive water feature equipment.

236 c. The repair or replacement of equipotential bonding;
237 swimming pool, spa, or hot tub lighting; light transformers;
238 light conduit; and any cleaning or sanitizing equipment that
239 requires at least partial disassembling.

240 d. The repair of uninhabitable equipment rooms or housing
241 for swimming pool, spa, hot tub, or interactive water feature
242 equipment.



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243 e. The repair or replacement of all perimeter piping and
244 filter piping.

245 f. The substantial or complete draining of a swimming pool,
246 spa, or hot tub for repair or renovation and the operation of
247 construction pumps for dewatering purposes for drained swimming
248 pools, spas, hot tubs, or interactive water features.

249 g. The removal and reapplication of all interior swimming
250 pool, spa, hot tub, or interactive water feature finishes.

251 h. The installation, repair, or replacement of all tile and
252 coping for a swimming pool, spa, hot tub, or interactive water
253 feature ~~the repair or replacement of existing equipment, any~~
254 ~~cleaning or equipment sanitizing that requires at least a~~
255 ~~partial disassembling, excluding filter changes, and the~~
256 ~~installation of new pool/spa equipment, interior refinishing,~~
257 ~~the reinstallation or addition of pool heaters, the repair or~~
258 ~~replacement of all perimeter piping and filter piping, the~~
259 ~~repair of equipment rooms or housing for pool/spa equipment, and~~
260 ~~the substantial or complete draining of a swimming pool, or hot~~
261 ~~tub or spa, for the purpose of repair or renovation.~~

262 2. The scope of the such work does not include direct
263 connections to a sanitary sewer system or to potable water
264 lines, the installation or upgrade of dedicated electrical
265 disconnect or electrical circuits, or any work inside a main
266 electrical panel. ~~The installation, construction, modification,~~
267 ~~substantial or complete disassembly, or replacement of equipment~~
268 ~~permanently attached to and associated with the pool or spa for~~
269 ~~the purpose of water treatment or cleaning of the pool or spa~~
270 ~~requires licensure; however,~~

271 3. The use usage of swimming pool, spa, hot tub, or



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272 interactive water feature ~~such~~ equipment for the purposes of
273 water treatment or cleaning does not require licensure unless
274 such use ~~the usage~~ involves installation ~~construction,~~
275 ~~modification, substantial or complete disassembly,~~ or
276 replacement of such equipment. Water treatment that does not
277 require such equipment; filter media changes; or the cleaning of
278 a swimming pool, spa, hot tub, or interactive water feature, or
279 its associated equipment which does not affect the structural
280 integrity of the swimming pool, spa, hot tub, or interactive
281 water feature does not require a license. ~~In addition, a license~~
282 ~~is not required for the cleaning of the pool or spa in a way~~
283 ~~that does not affect the structural integrity of the pool or spa~~
284 ~~or its associated equipment.~~

285 Section 6. Paragraph (c) of subsection (3) of section
286 489.113, Florida Statutes, is amended to read:

287 489.113 Qualifications for practice; restrictions.—

288 (3) A contractor shall subcontract all electrical,
289 mechanical, plumbing, roofing, sheet metal, swimming pool, and
290 air-conditioning work, unless such contractor holds a state
291 certificate or registration in the respective trade category,
292 however:

293 (c) A general or building contractor may ~~shall~~ not be
294 required to subcontract structural swimming pool or pool wet
295 deck area work. All other swimming pool work must ~~shall~~ be
296 subcontracted to an appropriately licensed certified or
297 registered swimming pool contractor. For the purposes of this
298 paragraph, the term "pool wet deck area" means the 4-foot-wide
299 unobstructed pool deck area around the outside of the pool water
300 perimeter, curb, ladders, handrails, diving boards, diving



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301 towers, pool slides, waterfalls, water features, starting
302 blocks, planters, or lifeguard chairs.

303 Section 7. Subsection (7) of section 489.505, Florida
304 Statutes, is amended to read:

305 489.505 Definitions.—As used in this part:

306 (7) “Certified alarm system contractor” means an alarm
307 system contractor who possesses a certificate of competency
308 issued by the department. The scope of certification is limited
309 to alarm circuits originating in the alarm control panel and
310 equipment governed by the applicable provisions of Articles 722,
311 725, 760, 770, 800, and 810 of the National Electrical Code,
312 Current Edition, and National Fire Protection Association
313 Standard 72, Current Edition. The scope of certification for
314 alarm system contractors also includes the installation, repair,
315 fabrication, erection, alteration, addition, or design of
316 electrical wiring, fixtures, appliances, thermostats, apparatus,
317 raceways, and conduit, or any part thereof not to exceed 98
318 volts (RMS), when those items are for the purpose of
319 transmitting data or proprietary video (satellite systems that
320 are not part of a community antenna television or radio
321 distribution system) or providing central vacuum capability,
322 surveillance cameras, or electric locks; however, this provision
323 governing the scope of certification does not create any
324 mandatory licensure requirement.

325 Section 8. Subsections (2) and (10) of section 553.73,
326 Florida Statutes, are amended to read:

327 553.73 Florida Building Code.—

328 (2) (a) The Florida Building Code shall contain provisions
329 or requirements for public and private buildings, structures,



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330 and facilities relative to structural, mechanical, electrical,
331 plumbing, energy, and gas systems, existing buildings,
332 historical buildings, manufactured buildings, elevators, coastal
333 construction, lodging facilities, food sales and food service
334 facilities, health care facilities, including assisted living
335 facilities, adult day care facilities, hospice residential and
336 inpatient facilities and units, and facilities for the control
337 of radiation hazards, public or private educational facilities,
338 swimming pools, and correctional facilities and enforcement of
339 and compliance with such provisions or requirements. Further,
340 the Florida Building Code must provide for uniform
341 implementation of ss. 515.25, 515.27, and 515.29 by including
342 standards and criteria for residential swimming pool barriers,
343 pool covers, latching devices, door and window exit alarms, and
344 other equipment required therein, which are consistent with the
345 intent of s. 515.23. Technical provisions to be contained within
346 the Florida Building Code are restricted to requirements related
347 to the types of materials used and construction methods and
348 standards employed in order to meet criteria specified in the
349 Florida Building Code. Provisions relating to the personnel,
350 supervision or training of personnel, or any other professional
351 qualification requirements relating to contractors or their
352 workforce may not be included within the Florida Building Code,
353 and subsections (4) and (6)-(9), ~~(6)~~, ~~(7)~~, ~~(8)~~, and ~~(9)~~ are not
354 to be construed to allow the inclusion of such provisions within
355 the Florida Building Code by amendment. This restriction applies
356 to both initial development and amendment of the Florida
357 Building Code.

358 (b) By January 1, 2026, or the next update of the Florida



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359 Building Code, whichever occurs first, the commission shall
360 amend the Florida Building Code to be consistent with the 2024
361 International Building Code that recognizes tall mass timber as
362 an allowable material for construction types IV-A, IV-B, IV-C,
363 and IV-HT.

364 (10) The following buildings, structures, and facilities
365 are exempt from the Florida Building Code as provided by law,
366 and any further exemptions shall be as determined by the
367 Legislature and provided by law:

368 (a) Buildings and structures specifically regulated and
369 preempted by the Federal Government.

370 (b) Railroads and ancillary facilities associated with the
371 railroad.

372 (c) Nonresidential farm buildings on farms.

373 (d) Temporary buildings or sheds used exclusively for
374 construction purposes.

375 (e) Mobile or modular structures used as temporary offices,
376 except that the provisions of part II relating to accessibility
377 by persons with disabilities apply to such mobile or modular
378 structures.

379 (f) Those structures or facilities of electric utilities,
380 as defined in s. 366.02, which are directly involved in the
381 generation, transmission, or distribution of electricity.

382 (g) Temporary sets, assemblies, or structures used in
383 commercial motion picture or television production, or any
384 sound-recording equipment used in such production, on or off the
385 premises.

386 (h) Storage sheds that are not designed for human
387 habitation and that have a floor area of 720 square feet or less



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388 are not required to comply with the mandatory wind-borne-debris-
389 impact standards of the Florida Building Code. In addition, such
390 buildings that are 400 square feet or less and that are intended
391 for use in conjunction with one- and two-family residences are
392 not subject to the door height and width requirements of the
393 Florida Building Code.

394 (i) Chickees constructed by the Miccosukee Tribe of Indians
395 of Florida or the Seminole Tribe of Florida. As used in this
396 paragraph, the term "chickee" means an open-sided wooden hut
397 that has a thatched roof of palm or palmetto or other
398 traditional materials, and that does not incorporate any
399 electrical, plumbing, or other nonwood features.

400 (j) Family mausoleums not exceeding 250 square feet in area
401 which are prefabricated and assembled on site or preassembled
402 and delivered on site and have walls, roofs, and a floor
403 constructed of granite, marble, or reinforced concrete.

404 (k) A building or structure having less than 1,000 square
405 feet which is constructed and owned by a natural person for
406 hunting and which is repaired or reconstructed to the same
407 dimension and condition as existed on January 1, 2011, if the
408 building or structure:

409 1. Is not rented or leased or used as a principal
410 residence;

411 2. Is not located within the 100-year floodplain according
412 to the Federal Emergency Management Agency's current Flood
413 Insurance Rate Map; and

414 3. Is not connected to an offsite electric power or water
415 supply.

416 (l) A drone port as defined in s. 330.41(2).



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417 (m) Any system or equipment, whether affixed or movable,
418 which is located on property within a spaceport territory
419 pursuant to s. 331.304 and which is used for the production,
420 erection, alteration, modification, repair, launch, processing,
421 recovery, transport, integration, fueling, conditioning, or
422 equipping of a space launch vehicle, payload, or spacecraft.

423
424 With the exception of paragraphs (a), (b), (c), and (f), in
425 order to preserve the health, safety, and welfare of the public,
426 the Florida Building Commission may, by rule adopted pursuant to
427 chapter 120, provide for exceptions to the broad categories of
428 buildings exempted in this section, including exceptions for
429 application of specific sections of the code or standards
430 adopted therein. The Department of Agriculture and Consumer
431 Services shall have exclusive authority to adopt by rule,
432 pursuant to chapter 120, exceptions to nonresidential farm
433 buildings exempted in paragraph (c) when reasonably necessary to
434 preserve public health, safety, and welfare. The exceptions must
435 be based upon specific criteria, such as under-roof floor area,
436 aggregate electrical service capacity, HVAC system capacity, or
437 other building requirements. Further, the commission may
438 recommend to the Legislature additional categories of buildings,
439 structures, or facilities which should be exempted from the
440 Florida Building Code, to be provided by law. The Florida
441 Building Code does not apply to temporary housing provided by
442 the Department of Corrections to any prisoner in the state
443 correctional system.

444 Section 9. Paragraph (f) of subsection (1) of 553.79,
445 Florida Statutes, is amended, and subsection (11) of that



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446 section is reenacted, to read:

447 553.79 Permits; applications; issuance; inspections.—

448 (1)

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

455 (11) Any state agency whose enabling legislation authorizes
456 it to enforce provisions of the Florida Building Code may enter
457 into an agreement with any other unit of government to delegate
458 its responsibility to enforce those provisions and may expend
459 public funds for permit and inspection fees, which fees may be
460 no greater than the fees charged others. Inspection services
461 that are not required to be performed by a state agency under a
462 federal delegation of responsibility or by a state agency under
463 the Florida Building Code must be performed under the
464 alternative plans review and inspection process created in s.
465 553.791 or by a local governmental entity having authority to
466 enforce the Florida Building Code.

467 Section 10. Paragraphs (l) and (q) of subsection (1) and
468 subsections (5) through (8) of section 553.791, Florida
469 Statutes, are amended to read:

470 553.791 Alternative plans review and inspection.—

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

472 (1) "Permit application" means a properly completed and
473 submitted application for the requested building or construction
474 permit, including:



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475 1. The plans reviewed by the private provider, or in the
476 case of a single-trade plan review where a private provider uses
477 an automated or software-based plans review system pursuant to
478 subsection (6), the information reviewed by the automated or
479 software-based plans review system to determine compliance with
480 one or more applicable codes.

481 2. The affidavit from the private provider required under
482 subsection (6).

483 3. Any applicable fees.

484 4. Any documents required by the local building official to
485 determine that the fee owner has secured all other government
486 approvals required by law.

487 (q) "Single-trade inspection" or "single-trade plans
488 review" means any inspection or plans review focused on a single
489 construction trade, such as plumbing, mechanical, or electrical.
490 The term includes, but is not limited to, inspections or plans
491 review of door or window replacements; fences and block walls
492 more than 6 feet high from the top of the wall to the bottom of
493 the footing; stucco or plastering; reroofing with no structural
494 alteration; solar energy and energy storage installations or
495 alterations; HVAC replacements; ductwork or fan replacements;
496 alteration or installation of wiring, lighting, and service
497 panels; water heater changeouts; sink replacements; and
498 repiping.

499 (5) After construction has commenced and if either the
500 local building official is unable to provide inspection services
501 in a timely manner or the work subject to inspection is related
502 to a single-trade inspection for a single-family or two-family
503 dwelling, the fee owner or the fee owner's contractor may elect



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504 to use a private provider to provide inspection services by
505 notifying the local building official of the owner's or
506 contractor's intention to do so by 2 p.m. local time, 2 business
507 days before the next scheduled inspection using the notice
508 provided for in paragraphs (4) (a)-(c).

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

520 (a) The plans were reviewed by the affiant, who is duly
521 authorized to perform plans review pursuant to this section and
522 holds the appropriate license or certificate.

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

524
525 Such affidavit may bear a written or electronic signature and
526 may be submitted electronically to the local building official.

527 (7) (a) No more than 20 business days, or if the permit
528 application is related to a single-trade plans review for a
529 single-family or two-family dwelling, no more than 5 business
530 days, after receipt of a permit application and the affidavit
531 from the private provider required pursuant to subsection (6),
532 the local building official shall issue the requested permit or



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533 provide a written notice to the permit applicant identifying the
534 specific plan features that do not comply with the applicable
535 codes, as well as the specific code chapters and sections. If
536 the local building official does not provide a written notice of
537 the plan deficiencies within the prescribed time 20-day period,
538 the permit application must ~~shall~~ be deemed approved as a matter
539 of law, and the permit must ~~shall~~ be issued by the local
540 building official on the next business day.

541 (b) If the local building official provides a written
542 notice of plan deficiencies to the permit applicant within the
543 prescribed time 20-day period, the time 20-day period is ~~shall~~
544 ~~be~~ tolled pending resolution of the matter. To resolve the plan
545 deficiencies, the permit applicant may elect to dispute the
546 deficiencies pursuant to subsection (15) or to submit revisions
547 to correct the deficiencies.

548 (c) If the permit applicant submits revisions, the local
549 building official has the remainder of the tolled time 20-day
550 period plus 5 business days after ~~from~~ the date of resubmittal
551 to issue the requested permit or to provide a second written
552 notice to the permit applicant stating which of the previously
553 identified plan features remain in noncompliance with the
554 applicable codes, with specific reference to the relevant code
555 chapters and sections. Any subsequent review by the local
556 building official is limited to the deficiencies cited in the
557 written notice. If the local building official does not provide
558 the second written notice within the prescribed time period, the
559 permit must ~~shall~~ be deemed approved as a matter of law, and the
560 local building official must issue the permit on the next
561 business day.



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562 (d) If the local building official provides a second
563 written notice of plan deficiencies to the permit applicant
564 within the prescribed time period, the permit applicant may
565 elect to dispute the deficiencies pursuant to subsection (15) or
566 to submit additional revisions to correct the deficiencies. For
567 all revisions submitted after the first revision, the local
568 building official has an additional 5 business days after ~~from~~
569 the date of resubmittal to issue the requested permit or to
570 provide a written notice to the permit applicant stating which
571 of the previously identified plan features remain in
572 noncompliance with the applicable codes, with specific reference
573 to the relevant code chapters and sections.

574 (8) A private provider performing required inspections
575 under this section shall inspect each phase of construction as
576 required by the applicable codes. Such inspection, including a
577 single-trade inspection, may be performed in person ~~in-person~~ or
578 virtually. The private provider may have a duly authorized
579 representative perform the required inspections, provided all
580 required reports are prepared by and bear the written or
581 electronic signature of the private provider or the private
582 provider's duly authorized representative. The duly authorized
583 representative must be an employee of the private provider
584 entitled to receive reemployment assistance benefits under
585 chapter 443. The contractor's contractual or legal obligations
586 are not relieved by any action of the private provider.

587 Section 11. Subsection (3) of section 497.271, Florida
588 Statutes, is amended to read:

589 497.271 Standards for construction and significant
590 alteration or renovation of mausoleums and columbaria.—



591 (3) The licensing authority shall transmit the rules as
592 adopted under subsection (2), ~~hereinafter~~ referred to as the
593 "mausoleum standards," to the Florida Building Commission, which
594 shall initiate rulemaking under chapter 120 to consider such
595 mausoleum standards. If such mausoleum standards are not deemed
596 acceptable, they must ~~shall~~ be returned by the Florida Building
597 Commission to the licensing authority with details of changes
598 needed to make them acceptable. If such mausoleum standards are
599 acceptable, the Florida Building Commission must ~~shall~~ adopt a
600 rule designating the mausoleum standards as an approved revision
601 to the State Minimum Building Codes under part IV of chapter
602 553. When ~~se~~ designated by the Florida Building Commission, such
603 mausoleum standards shall become a required element of the State
604 Minimum Building Codes under s. 553.73(2)(a) ~~s. 553.73(2)~~ and
605 shall be transmitted to each local enforcement agency, as
606 defined in s. 553.71(5). Such local enforcement agency shall
607 consider and inspect for compliance with such mausoleum
608 standards as if they were part of the local building code, but
609 shall have no continuing duty to inspect after final approval of
610 the construction pursuant to the local building code. Any
611 further amendments to the mausoleum standards shall be
612 accomplished by the same procedure. Such designated mausoleum
613 standards, as from time to time amended, shall be a part of the
614 State Minimum Building Codes under s. 553.73 until the adoption
615 and effective date of a new statewide uniform minimum building
616 code, which may supersede the mausoleum standards as provided by
617 the law enacting the new statewide uniform minimum building
618 code.

619 Section 12. For the purpose of incorporating the amendment



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620 made by this act to section 489.105, Florida Statutes, in a
621 reference thereto, paragraph (b) of subsection (4) of section
622 489.107, Florida Statutes, is reenacted to read:

623 489.107 Construction Industry Licensing Board.—

624 (4) The board shall be divided into two divisions, Division
625 I and Division II.

626 (b) Division II is comprised of the roofing contractor,
627 sheet metal contractor, air-conditioning contractor, mechanical
628 contractor, pool contractor, plumbing contractor, and
629 underground utility and excavation contractor members of the
630 board; one of the members appointed pursuant to paragraph
631 (2) (j); and one of the members appointed pursuant to paragraph
632 (2) (k). Division II has jurisdiction over the regulation of
633 contractors defined in s. 489.105(3) (d)–(p).

634 Section 13. For the purpose of incorporating the amendment
635 made by this act to section 489.105, Florida Statutes, in a
636 reference thereto, subsection (2) of section 489.113, Florida
637 Statutes, is reenacted to read:

638 489.113 Qualifications for practice; restrictions.—

639 (2) A person must be certified or registered in order to
640 engage in the business of contracting in this state. However,
641 for purposes of complying with the provisions of this chapter, a
642 subcontractor who is not certified or registered may perform
643 construction work under the supervision of a person who is
644 certified or registered, provided that the work is within the
645 scope of the supervising contractor's license, the supervising
646 contractor is responsible for the work, and the subcontractor
647 being supervised is not engaged in construction work that would
648 require a license as a contractor under any of the categories



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649 listed in s. 489.105(3)(d)-(o). This subsection does not affect
650 the application of any local construction licensing ordinances.
651 To enforce this subsection:

652 (a) The department shall issue a cease and desist order to
653 prohibit any person from engaging in the business of contracting
654 who does not hold the required certification or registration for
655 the work being performed under this part. For the purpose of
656 enforcing a cease and desist order, the department may file a
657 proceeding in the name of the state seeking issuance of an
658 injunction or a writ of mandamus against any person who violates
659 any provision of such order.

660 (b) A county, municipality, or local licensing board
661 created by special act may issue a cease and desist order to
662 prohibit any person from engaging in the business of contracting
663 who does not hold the required certification or registration for
664 the work being performed under this part.

665 Section 14. For the purpose of incorporating the amendment
666 made by this act to section 489.105, Florida Statutes, in
667 references thereto, paragraph (a) of subsection (1), paragraphs
668 (a) and (b) of subsection (2), and paragraphs (a), (d), and (e)
669 of subsection (4) of section 489.117, Florida Statutes, are
670 reenacted to read:

671 489.117 Registration; specialty contractors.—

672 (1)(a) A person engaged in the business of a contractor as
673 defined in s. 489.105(3)(a)-(o) must be registered before
674 engaging in business as a contractor in this state, unless he or
675 she is certified. Except as provided in paragraph (2)(b), to be
676 initially registered, the applicant must submit the required fee
677 and file evidence of successful compliance with the local



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678 examination and licensing requirements, if any, in the area for
679 which registration is desired. An examination is not required
680 for registration.

681 (2) (a) Except as provided in paragraph (b), the board may
682 not issue a new registration after July 1, 1993, based on any
683 certificate of competency or license for a category of
684 contractor defined in s. 489.105(3) (a)-(o) which is issued by a
685 municipal or county government that does not exercise
686 disciplinary control and oversight over such locally licensed
687 contractors, including forwarding a recommended order in each
688 action to the board as provided in s. 489.131(7). For purposes
689 of this subsection and s. 489.131(10), the board shall determine
690 the adequacy of such disciplinary control by reviewing the local
691 government's ability to process and investigate complaints and
692 to take disciplinary action against locally licensed
693 contractors.

694 (b) The board shall issue a registration to an eligible
695 applicant to engage in the business of a contractor in a
696 specified local jurisdiction, provided each of the following
697 conditions are satisfied:

698 1. The applicant held, in any local jurisdiction in this
699 state during 2021, 2022, or 2023, a certificate of registration
700 issued by the state or a local license issued by a local
701 jurisdiction to perform work in a category of contractor defined
702 in s. 489.105(3) (a)-(o).

703 2. The applicant submits all of the following to the board:

704 a. Evidence of the certificate of registration or local
705 license held by the applicant as required by subparagraph 1.

706 b. Evidence that the specified local jurisdiction does not



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707 have a license type available for the category of work for which
708 the applicant was issued a certificate of registration or local
709 license during 2021, 2022, or 2023, such as a notification on
710 the website of the local jurisdiction or an e-mail or letter
711 from the office of the local building official or local building
712 department stating that such license type is not available in
713 that local jurisdiction.

714 c. Evidence that the applicant has submitted the required
715 fee.

716 d. Evidence of compliance with the insurance and financial
717 responsibility requirements of s. 489.115(5).

718

719 An examination is not required for an applicant seeking a
720 registration under this paragraph.

721 (4)(a)1. A person whose job scope does not substantially
722 correspond to either the job scope of one of the contractor
723 categories defined in s. 489.105(3)(a)-(o), or the job scope of
724 one of the certified specialty contractor categories established
725 by board rule, is not required to register with the board. A
726 local government, as defined in s. 163.211, may not require a
727 person to obtain a license, issued by the local government or
728 the state, for a job scope which does not substantially
729 correspond to the job scope of one of the contractor categories
730 defined in s. 489.105(3)(a)-(o) and (q) or authorized in s.
731 489.1455(1), or the job scope of one of the certified specialty
732 contractor categories established pursuant to s. 489.113(6). A
733 local government may not require a state or local license to
734 obtain a permit for such job scopes. For purposes of this
735 section, job scopes for which a local government may not require



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736 a license include, but are not limited to, painting; flooring;
737 cabinetry; interior remodeling when the scope of the project
738 does not include a task for which a state license is required;
739 driveway or tennis court installation; handyman services;
740 decorative stone, tile, marble, granite, or terrazzo
741 installation; plastering; pressure washing; stuccoing; caulking;
742 and canvas awning and ornamental iron installation.

743 2. A county that includes an area designated as an area of
744 critical state concern under s. 380.05 may offer a license for
745 any job scope which requires a contractor license under this
746 part if the county imposed such a licensing requirement before
747 January 1, 2021.

748 3. A local government may continue to offer a license for
749 veneer, including aluminum or vinyl gutters, siding, soffit, or
750 fascia; rooftop painting, coating, and cleaning above three
751 stories in height; or fence installation and erection if the
752 local government imposed such a licensing requirement before
753 January 1, 2021.

754 4. A local government may not require a license as a
755 prerequisite to submit a bid for public works projects if the
756 work to be performed does not require a license under general
757 law.

758 (d) Any person who is not required to obtain registration
759 or certification pursuant to s. 489.105(3)(d)-(o) may perform
760 contracting services for the construction, remodeling, repair,
761 or improvement of single-family residences, including a
762 townhouse as defined in the Florida Building Code, without
763 obtaining a local license if such person is under the
764 supervision of a certified or registered general, building, or



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765 residential contractor. As used in this paragraph, supervision
766 shall not be deemed to require the existence of a direct
767 contract between the certified or registered general, building,
768 or residential contractor and the person performing specialty
769 contracting services.

770 (e) Any person who is not certified or registered may
771 perform the work of a specialty contractor whose scope of
772 practice is limited to the type of work specified under s.
773 489.105(3)(j), (k), or (l) for the construction, remodeling,
774 repair, or improvement of commercial or residential swimming
775 pools, interactive water features as defined in the Florida
776 Building Code, hot tubs, and spas without obtaining a local
777 license or certification as a specialty contractor if he or she
778 is supervised by a contractor who is certified or registered
779 under s. 489.105(3)(j), (k), or (l); the work is within the
780 scope of the supervising contractor's license; the supervising
781 contractor is responsible for the work; and the work does not
782 require certification or registration under s. 489.105(3)(d)-
783 (i), (m)-(o), or s. 489.505. Such supervision does not require a
784 direct contract between the contractor certified or registered
785 under s. 489.105(3)(j), (k), or (l) and the person performing
786 the work, or for the person performing the work to be an
787 employee of the contractor certified or registered under s.
788 489.105(3)(j), (k), or (l). This paragraph does not limit the
789 exemptions provided in s. 489.103 and may not be construed to
790 expand the scope of a contractor certified or registered under
791 s. 489.105(3)(j), (k), or (l) to provide plumbing or electrical
792 services for which certification or registration is required by
793 this part or part II.



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794 Section 15. For the purpose of incorporating the amendment
795 made by this act to section 489.105, Florida Statutes, in a
796 reference thereto, subsection (1) of section 489.118, Florida
797 Statutes, is reenacted to read:

798 489.118 Certification of registered contractors;
799 grandfathering provisions.—The board shall, upon receipt of a
800 completed application and appropriate fee, issue a certificate
801 in the appropriate category to any contractor registered under
802 this part who makes application to the board and can show that
803 he or she meets each of the following requirements:

804 (1) Currently holds a valid registered local license in one
805 of the contractor categories defined in s. 489.105(3)(a)-(p).

806 Section 16. For the purpose of incorporating the amendment
807 made by this act to section 489.105, Florida Statutes, in
808 references thereto, subsections (10) and (11) of section
809 489.131, Florida Statutes, are reenacted to read:

810 489.131 Applicability.—

811 (10) No municipal or county government may issue any
812 certificate of competency or license for any contractor defined
813 in s. 489.105(3)(a)-(o) after July 1, 1993, unless such local
814 government exercises disciplinary control and oversight over
815 such locally licensed contractors, including forwarding a
816 recommended order in each action to the board as provided in
817 subsection (7). Each local board that licenses and disciplines
818 contractors must have at least two consumer representatives on
819 that board. If the board has seven or more members, at least
820 three of those members must be consumer representatives. The
821 consumer representative may be any resident of the local
822 jurisdiction who is not, and has never been, a member or



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823 practitioner of a profession regulated by the board or a member
824 of any closely related profession.

825 (11) Any municipal or county government which enters or has
826 in place a reciprocal agreement which accepts a certificate of
827 competency or license issued by another municipal or county
828 government in lieu of its own certificate of competency or
829 license allowing contractors defined in s. 489.105(3)(a)-(o),
830 shall file a certified copy of such agreement with the board not
831 later than 60 days after July 1, 1993, or 30 days after the
832 effective date of such agreement.

833 Section 17. For the purpose of incorporating the amendment
834 made by this act to section 489.105, Florida Statutes, in a
835 reference thereto, subsection (2) of section 489.141, Florida
836 Statutes, is reenacted to read:

837 489.141 Conditions for recovery; eligibility.—

838 (2) A claimant is not qualified to make a claim for
839 recovery from the recovery fund if:

840 (a) The claimant is the spouse of the judgment debtor or
841 licensee or a personal representative of such spouse;

842 (b) The claimant is a licensee who acted as the contractor
843 in the transaction that is the subject of the claim;

844 (c) The claim is based upon a construction contract in
845 which the licensee was acting with respect to the property owned
846 or controlled by the licensee;

847 (d) The claim is based upon a construction contract in
848 which the contractor did not hold a valid and current license at
849 the time of the construction contract;

850 (e) The claimant was associated in a business relationship
851 with the licensee other than the contract at issue; or



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852 (f) The claimant had entered into a contract with a
853 licensee to perform a scope of work described in s.
854 489.105(3)(d)-(q) before July 1, 2016.

855 Section 18. For the purpose of incorporating the amendment
856 made by this act to section 489.105, Florida Statutes, in a
857 reference thereto, subsection (3) of section 514.0315, Florida
858 Statutes, is reenacted to read:

859 514.0315 Required safety features for public swimming pools
860 and spas.—

861 (3) The determination and selection of a feature under
862 subsection (2) for a public swimming pool or spa constructed
863 before January 1, 1993, is at the sole discretion of the owner
864 or operator of the public swimming pool or spa. A licensed
865 contractor described in s. 489.105(3)(j), (k), or (l) must
866 install the feature.

867 Section 19. For the purpose of incorporating the amendment
868 made by this act to section 489.105, Florida Statutes, in a
869 reference thereto, section 514.075, Florida Statutes, is
870 reenacted to read:

871 514.075 Public pool service technician; certification.—The
872 department may require that a public pool, as defined in s.
873 514.011, be serviced by a person certified as a pool service
874 technician. To be certified, an individual must demonstrate
875 knowledge of public pools which includes, but is not limited to:
876 pool cleaning; general pool maintenance; source of the water
877 supply; bacteriological, chemical, and physical quality of
878 water; and water purification, testing, treatment, and
879 disinfection procedures. The department may, by rule, establish
880 the requirement for the certification course and course



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881 approval. The department shall deem certified any individual who
882 is certified by a course of national recognition or any person
883 licensed under s. 489.105(3)(j), (k), or (l). This requirement
884 does not apply to a person, or the direct employee of a person,
885 permitted as a public pool operator under s. 514.031.

886 Section 20. For the purpose of incorporating the amendment
887 made by this act to section 489.505, Florida Statutes, in a
888 reference thereto, subsection (2) of section 201.21, Florida
889 Statutes, is reenacted to read:

890 201.21 Notes and other written obligations exempt under
891 certain conditions.—

892 (2) There shall be exempt from all excise taxes imposed by
893 this chapter all non-interest-bearing promissory notes, non-
894 interest-bearing nonnegotiable notes, or non-interest-bearing
895 written obligations to pay money, or assignments of salaries,
896 wages, or other compensation made, executed, delivered, sold,
897 transferred, or assigned in the state, and for each renewal of
898 the same, of \$3,500 or less, when given by a customer to an
899 alarm system contractor, as defined in s. 489.505, in connection
900 with the sale of an alarm system as defined in s. 489.505.

901 Section 21. For the purpose of incorporating the amendment
902 made by this act to section 553.791, Florida Statutes, in a
903 reference thereto, paragraph (a) of subsection (4) of section
904 177.073, Florida Statutes, is reenacted to read:

905 177.073 Expedited approval of residential building permits
906 before a final plat is recorded.—

907 (4)(a) An applicant may use a private provider pursuant to
908 s. 553.791 to expedite the application process for building
909 permits after a preliminary plat is approved under this section.



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910 Section 22. For the purpose of incorporating the amendment
911 made by this act to section 553.791, Florida Statutes, in
912 references thereto, paragraphs (i) and (j) of subsection (1) of
913 section 468.621, Florida Statutes, are reenacted to read:

914 468.621 Disciplinary proceedings.—

915 (1) The following acts constitute grounds for which the
916 disciplinary actions in subsection (2) may be taken:

917 (i) Failing to lawfully execute the duties and
918 responsibilities specified in this part and ss. 553.73, 553.781,
919 553.79, and 553.791.

920 (j) Performing building code inspection services under s.
921 553.791 without satisfying the insurance requirements of that
922 section.

923 Section 23. For the purpose of incorporating the amendment
924 made by this act to section 553.791, Florida Statutes, in a
925 reference thereto, paragraph (1) of subsection (1) of section
926 471.033, Florida Statutes, is reenacted to read:

927 471.033 Disciplinary proceedings.—

928 (1) The following acts constitute grounds for which the
929 disciplinary actions in subsection (3) may be taken:

930 (1) Performing building code inspection services under s.
931 553.791, without satisfying the insurance requirements of that
932 section.

933 Section 24. For the purpose of incorporating the amendment
934 made by this act to section 553.791, Florida Statutes, in a
935 reference thereto, paragraph (1) of subsection (1) of section
936 481.225, Florida Statutes, is reenacted to read:

937 481.225 Disciplinary proceedings against registered
938 architects.—



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939 (1) The following acts constitute grounds for which the
940 disciplinary actions in subsection (3) may be taken:

941 (1) Performing building code inspection services under s.
942 553.791, without satisfying the insurance requirements of that
943 section.

944 Section 25. For the purpose of incorporating the amendment
945 made by this act to section 553.791, Florida Statutes, in a
946 reference thereto, paragraph (a) of subsection (7) of section
947 553.80, Florida Statutes, is reenacted to read:

948 553.80 Enforcement.—

949 (7)(a) The governing bodies of local governments may
950 provide a schedule of reasonable fees, as authorized by s.
951 125.56(2) or s. 166.222 and this section, for enforcing this
952 part. These fees, and any fines or investment earnings related
953 to the fees, may only be used for carrying out the local
954 government's responsibilities in enforcing the Florida Building
955 Code. When providing a schedule of reasonable fees, the total
956 estimated annual revenue derived from fees, and the fines and
957 investment earnings related to the fees, may not exceed the
958 total estimated annual costs of allowable activities. Any
959 unexpended balances must be carried forward to future years for
960 allowable activities or must be refunded at the discretion of
961 the local government. A local government may not carry forward
962 an amount exceeding the average of its operating budget for
963 enforcing the Florida Building Code for the previous 4 fiscal
964 years. For purposes of this subsection, the term "operating
965 budget" does not include reserve amounts. Any amount exceeding
966 this limit must be used as authorized in subparagraph 2.
967 However, a local government that established, as of January 1,



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968 2019, a Building Inspections Fund Advisory Board consisting of
969 five members from the construction stakeholder community and
970 carries an unexpended balance in excess of the average of its
971 operating budget for the previous 4 fiscal years may continue to
972 carry such excess funds forward upon the recommendation of the
973 advisory board. The basis for a fee structure for allowable
974 activities must relate to the level of service provided by the
975 local government and must include consideration for refunding
976 fees due to reduced services based on services provided as
977 prescribed by s. 553.791, but not provided by the local
978 government. Fees charged must be consistently applied.

979 1. As used in this subsection, the phrase "enforcing the
980 Florida Building Code" includes the direct costs and reasonable
981 indirect costs associated with review of building plans,
982 building inspections, reinspections, and building permit
983 processing; building code enforcement; and fire inspections
984 associated with new construction. The phrase may also include
985 training costs associated with the enforcement of the Florida
986 Building Code and enforcement action pertaining to unlicensed
987 contractor activity to the extent not funded by other user fees.

988 2. A local government must use any excess funds that it is
989 prohibited from carrying forward to rebate and reduce fees, to
990 upgrade technology hardware and software systems to enhance
991 service delivery, to pay for the construction of a building or
992 structure that houses a local government's building code
993 enforcement agency, or for training programs for building
994 officials, inspectors, or plans examiners associated with the
995 enforcement of the Florida Building Code. Excess funds used to
996 construct such a building or structure must be designated for



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997 such purpose by the local government and may not be carried
998 forward for more than 4 consecutive years. An owner or builder
999 who has a valid building permit issued by a local government for
1000 a fee, or an association of owners or builders located in the
1001 state that has members with valid building permits issued by a
1002 local government for a fee, may bring a civil action against the
1003 local government that issued the permit for a fee to enforce
1004 this subparagraph.

1005 3. The following activities may not be funded with fees
1006 adopted for enforcing the Florida Building Code:

1007 a. Planning and zoning or other general government
1008 activities.

1009 b. Inspections of public buildings for a reduced fee or no
1010 fee.

1011 c. Public information requests, community functions,
1012 boards, and any program not directly related to enforcement of
1013 the Florida Building Code.

1014 d. Enforcement and implementation of any other local
1015 ordinance, excluding validly adopted local amendments to the
1016 Florida Building Code and excluding any local ordinance directly
1017 related to enforcing the Florida Building Code as defined in
1018 subparagraph 1.

1019 4. A local government must use recognized management,
1020 accounting, and oversight practices to ensure that fees, fines,
1021 and investment earnings generated under this subsection are
1022 maintained and allocated or used solely for the purposes
1023 described in subparagraph 1.

1024 5. The local enforcement agency, independent district, or
1025 special district may not require at any time, including at the



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1026 time of application for a permit, the payment of any additional
1027 fees, charges, or expenses associated with:

- 1028 a. Providing proof of licensure under chapter 489;
- 1029 b. Recording or filing a license issued under this chapter;
- 1030 c. Providing, recording, or filing evidence of workers'
1031 compensation insurance coverage as required by chapter 440; or
- 1032 d. Charging surcharges or other similar fees not directly
1033 related to enforcing the Florida Building Code.

1034 Section 26. This act shall take effect July 1, 2025.

1035

1036 ===== T I T L E A M E N D M E N T =====

1037 And the title is amended as follows:

1038 Delete everything before the enacting clause
1039 and insert:

1040 A bill to be entitled
1041 An act relating to construction regulations; creating
1042 s. 125.572, F.S.; defining the term "synthetic turf";
1043 requiring the Department of Environmental Protection
1044 to adopt minimum standards for the installation of
1045 synthetic turf on specified properties; requiring that
1046 the standards take into account specified factors;
1047 prohibiting local governments from adopting or
1048 enforcing any ordinance, resolution, order, rule, or
1049 policy that prohibits, or is enforced to prohibit,
1050 property owners from installing synthetic turf meeting
1051 certain standards on single-family residential
1052 property of a specified size; prohibiting local
1053 governments from adopting or enforcing specified
1054 ordinances, resolutions, orders, rules, or policies



1055 that regulate synthetic turf which are inconsistent
1056 with specified standards; requiring the Department of
1057 Environmental Protection to adopt rules; creating s.
1058 218.755, F.S.; requiring local governmental entities
1059 to approve or deny certain price quotes and provide
1060 notice to contractors within a specified timeframe;
1061 requiring denials to specify alleged deficiencies and
1062 actions necessary to remedy such deficiencies;
1063 providing that a local governmental entity that fails
1064 to provide such information with a denial is liable to
1065 the contractor for specified overhead; prohibiting
1066 contracts from altering specified duties of a local
1067 governmental entity; amending s. 255.0992, F.S.;
1068 prohibiting the state or political subdivisions that
1069 contract for public works projects from penalizing or
1070 rewarding bidders for performing larger or smaller
1071 volumes of construction work for the state or
1072 political subdivisions; amending s. 399.035, F.S.;
1073 requiring that elevator car interiors have at least
1074 one support rail that meets certain specifications;
1075 amending s. 489.105, F.S.; revising definitions for
1076 purposes of part I of ch. 489, F.S.; amending s.
1077 489.113, F.S.; prohibiting general or building
1078 contractors from being required to subcontract pool
1079 wet deck area work; defining the term "pool wet deck
1080 area"; amending s. 489.505, F.S.; revising the
1081 definition of the term "certified alarm system
1082 contractor"; amending s. 553.73, F.S.; requiring the
1083 Florida Building Commission, within a specified



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1084 timeframe, to amend the Florida Building Code to
1085 recognize tall mass timber as an allowable material
1086 for specified construction types; providing an
1087 exemption from the Florida Building Code to systems or
1088 equipment located within a spaceport territory which
1089 is used for specified purposes; reenacting and
1090 amending s. 553.79, F.S.; prohibiting local
1091 governments from requiring copies of contracts and
1092 certain associated documents for the issuance of
1093 building permits or as a requirement for submitting
1094 building permit applications; amending s. 553.791,
1095 F.S.; revising definitions; revising the conditions
1096 under which specified contractors may elect to use a
1097 private provider to provide inspection services;
1098 authorizing private providers to use automated or
1099 software-based plans review systems designed to make
1100 certain determinations; requiring local building
1101 officials to issue permits within a specified
1102 timeframe if such permit application is related to
1103 certain single-trade plans reviews; authorizing
1104 certain inspections to be performed in person or
1105 virtually; amending s. 497.271, F.S.; conforming a
1106 cross-reference; reenacting ss. 489.107(4)(b),
1107 489.113(2), 489.117(1)(a), (2)(a) and (b), and (4)(a),
1108 (d), and (e), 489.118(1), 489.131(10) and (11),
1109 489.141(2), 514.0315(3), and 514.075, F.S., relating
1110 to the Construction Industry Licensing Board,
1111 qualifications for and restrictions on the practice of
1112 contracting, registration requirements for specialty



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1113 contractors, certification of registered contractors,
1114 applicability, conditions and eligibility for recovery
1115 from the recovery fund, required safety features for
1116 public swimming pools and spas, and public pool
1117 service technician certification, respectively, to
1118 incorporate the amendment made to s. 489.105, F.S., in
1119 references thereto; reenacting s. 201.21(2), F.S.,
1120 relating to an exemption from all excise taxes imposed
1121 by ch. 201, F.S., for specified notes and obligations
1122 when given by a customer to an alarm system contractor
1123 in connection with the sale of an alarm system, to
1124 incorporate the amendment made to s. 489.505, F.S., in
1125 a reference thereto; reenacting ss. 177.073(4)(a),
1126 468.621(1)(i) and (j), 471.033(1)(l), 481.225(1)(l),
1127 and 553.80(7)(a), F.S., relating to inspections
1128 performed for expedited approval of residential
1129 building permits before a final plat is recorded;
1130 disciplinary proceedings against building code
1131 administrators and inspectors for performing building
1132 code inspection services without satisfying specified
1133 insurance requirements; disciplinary proceedings
1134 against engineers for performing building code
1135 inspection services without satisfying specified
1136 insurance requirements; disciplinary proceedings
1137 against registered architects for performing building
1138 code inspection services without satisfying specified
1139 insurance requirements; and the refunding of certain
1140 fees due to specified reduced services provided by a
1141 local building official, respectively, to incorporate



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the amendment to s. 553.791, F.S., in references
thereto; providing an effective date.