

By the Committee on Rules; the Appropriations Committee on Agriculture, Environment, and General Government; the Committee on Community Affairs; and Senator Grall

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A bill to be entitled

An act relating to construction regulations; creating s. 125.572, F.S.; defining the term "synthetic turf"; requiring the Department of Environmental Protection to adopt minimum standards for the installation of synthetic turf on specified properties; requiring that the standards take into account specified factors; prohibiting local governments from adopting or enforcing any ordinance, resolution, order, rule, or policy that prohibits, or is enforced to prohibit, property owners from installing synthetic turf meeting certain standards on single-family residential property of a specified size; prohibiting local governments from adopting or enforcing specified ordinances, resolutions, orders, rules, or policies that regulate synthetic turf which are inconsistent with specified standards; requiring the Department of Environmental Protection to adopt rules; creating s. 218.755, F.S.; requiring that, for certain contracts entered into on or after a specified date, local governmental entities approve or deny certain price quotes and provide notice to contractors within a specified timeframe; requiring denials to specify alleged deficiencies and actions necessary to remedy such deficiencies; providing that if a local governmental entity fails to provide the contractor with a certain notice, the change order and price quote are deemed approved and the local governmental entity must pay the contractor a certain amount upon

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completion of the change order; prohibiting contracts from altering specified duties of a local governmental entity; amending s. 255.0992, F.S.; prohibiting the state or political subdivisions that contract for public works projects from penalizing or rewarding bidders for performing larger or smaller volumes of construction work for the state or political subdivisions when scoring or evaluating certain bids; amending s. 399.035, F.S.; requiring that elevator car interiors have at least one support rail that meets certain specifications; amending s. 489.505, F.S.; revising the definition of the term "certified alarm system contractor"; amending s. 553.73, F.S.; providing an exemption from the Florida Building Code to systems or equipment located within a spaceport territory which is used for specified purposes; reenacting and amending s. 553.79, F.S.; prohibiting local governments from requiring copies of contracts and certain associated documents for the issuance of building permits or as a requirement for submitting building permit applications; amending s. 553.791, F.S.; revising definitions; revising the conditions under which specified contractors may elect to use a private provider to provide inspection services; authorizing private providers to use automated or software-based plans review systems designed to make certain determinations; requiring local building officials to issue permits within a specified timeframe if the permit application is related to

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certain single-trade plans reviews; authorizing certain inspections to be performed in person or virtually; reenacting s. 201.21(2), F.S., relating to an exemption from all excise taxes imposed by ch. 201, F.S., for specified notes and obligations when given by a customer to an alarm system contractor in connection with the sale of an alarm system, to incorporate the amendment made to s. 489.505, F.S., in a reference thereto; reenacting ss. 177.073(4)(a), 468.621(1)(i) and (j), 471.033(1)(l), 481.225(1)(l), and 553.80(7)(a), F.S., relating to inspections performed for expedited approval of residential building permits before a final plat is recorded; disciplinary proceedings against building code administrators and inspectors for performing building code inspection services without satisfying specified insurance requirements; disciplinary proceedings against engineers for performing building code inspection services without satisfying specified insurance requirements; disciplinary proceedings against registered architects for performing building code inspection services without satisfying specified insurance requirements; and the refunding of certain fees due to specified reduced services provided by a local building official, respectively, to incorporate the amendment to s. 553.791, F.S., in references thereto; providing an effective date.

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

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88
89 Section 1. Section 125.572, Florida Statutes, is created to
90 read:

91 125.572 Regulation of synthetic turf.-

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

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

103 (3) Upon the Department of Environmental Protection
104 adopting rules pursuant to subsection (4), a local government
105 may not:

106 (a) Adopt or enforce any ordinance, resolution, order,
107 rule, or policy that prohibits, or is enforced to prohibit, a
108 property owner from installing synthetic turf that complies with
109 Department of Environmental Protection standards adopted
110 pursuant to this section which apply to single-family
111 residential property.

112 (b) Adopt or enforce any ordinance, resolution, order,
113 rule, or policy that regulates synthetic turf which is
114 inconsistent with the Department of Environmental Protection
115 standards adopted pursuant to this section which apply to
116 single-family residential property.

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

119 Section 2. Section 218.755, Florida Statutes, is created to
120 read:

121 218.755 Prompt processing of change orders.—For any
122 contract for construction services entered into on or after July
123 1, 2025, if a local governmental entity receives from its
124 contractor a price quote for a change order requested or issued
125 by the local governmental entity for construction services, and
126 the price quote conforms to all statutory requirements and
127 contractual requirements for the project, the local governmental
128 entity must approve or deny the price quote and send written
129 notice of that decision to the contractor within 35 days after
130 receipt of such quote. A denial notice must specify the alleged
131 deficiencies in the price quote and the actions necessary to
132 remedy those deficiencies. If the local governmental entity
133 fails to provide the contractor with a notice in compliance with
134 this section, the change order and price quote are deemed
135 approved, and the local governmental entity must pay the
136 contractor the amount stated in the price quote upon the
137 completion of the change order. A contract between a local
138 governmental entity and a contractor may not alter the local
139 governmental entity's duties under this section.

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

142 255.0992 Public works projects; prohibited governmental
143 actions.—

144 (2) Except as required by federal or state law, the state
145 or any political subdivision that contracts for a public works

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project may not take the following actions:

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

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

399.035 Elevator accessibility requirements for the physically handicapped.—

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

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

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

489.505 Definitions.—As used in this part:

(7) "Certified alarm system contractor" means an alarm system contractor who possesses a certificate of competency

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175 issued by the department. The scope of certification is limited
176 to alarm circuits originating in the alarm control panel and
177 equipment governed by the applicable provisions of Articles 722,
178 725, 760, 770, 800, and 810 of the National Electrical Code,
179 Current Edition, and National Fire Protection Association
180 Standard 72, Current Edition. The scope of certification for
181 alarm system contractors also includes the installation, repair,
182 fabrication, erection, alteration, addition, or design of
183 electrical wiring, fixtures, appliances, thermostats, apparatus,
184 raceways, and conduit, or any part thereof not to exceed 98
185 volts (RMS), when those items are for the purpose of
186 transmitting data or proprietary video (satellite systems that
187 are not part of a community antenna television or radio
188 distribution system) or providing central vacuum capability,
189 surveillance cameras, or electric locks; however, this provision
190 governing the scope of certification does not create any
191 mandatory licensure requirement.

192 Section 6. Subsection (10) of section 553.73, Florida
193 Statutes, is amended to read:

194 553.73 Florida Building Code.—

195 (10) The following buildings, structures, and facilities
196 are exempt from the Florida Building Code as provided by law,
197 and any further exemptions shall be as determined by the
198 Legislature and provided by law:

199 (a) Buildings and structures specifically regulated and
200 preempted by the Federal Government.

201 (b) Railroads and ancillary facilities associated with the
202 railroad.

203 (c) Nonresidential farm buildings on farms.

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

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

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

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

(h) Storage sheds that are not designed for human habitation and that have a floor area of 720 square feet or less are not required to comply with the mandatory wind-borne-debris-impact standards of the Florida Building Code. In addition, such buildings that are 400 square feet or less and that are intended for use in conjunction with one- and two-family residences are not subject to the door height and width requirements of the Florida Building Code.

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

(j) Family mausoleums not exceeding 250 square feet in area which are prefabricated and assembled on site or preassembled

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and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.

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

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

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

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

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

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

With the exception of paragraphs (a), (b), (c), and (f), in order to preserve the health, safety, and welfare of the public, the Florida Building Commission may, by rule adopted pursuant to chapter 120, provide for exceptions to the broad categories of buildings exempted in this section, including exceptions for application of specific sections of the code or standards adopted therein. The Department of Agriculture and Consumer

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Services shall have exclusive authority to adopt by rule, pursuant to chapter 120, exceptions to nonresidential farm buildings exempted in paragraph (c) when reasonably necessary to preserve public health, safety, and welfare. The exceptions must be based upon specific criteria, such as under-roof floor area, aggregate electrical service capacity, HVAC system capacity, or other building requirements. Further, the commission may recommend to the Legislature additional categories of buildings, structures, or facilities which should be exempted from the Florida Building Code, to be provided by law. The Florida Building Code does not apply to temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.

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

553.79 Permits; applications; issuance; inspections.—

(1)

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

(11) Any state agency whose enabling legislation authorizes it to enforce provisions of the Florida Building Code may enter into an agreement with any other unit of government to delegate its responsibility to enforce those provisions and may expend public funds for permit and inspection fees, which fees may be

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no greater than the fees charged others. Inspection services that are not required to be performed by a state agency under a federal delegation of responsibility or by a state agency under the Florida Building Code must be performed under the alternative plans review and inspection process created in s. 553.791 or by a local governmental entity having authority to enforce the Florida Building Code.

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

553.791 Alternative plans review and inspection.—

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

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

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

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

3. Any applicable fees.

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

(q) "Single-trade inspection" or "single-trade plans review" means any inspection or plans review focused on a single

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320 construction trade, such as plumbing, mechanical, or electrical.
321 The term includes, but is not limited to, inspections or plans
322 reviews of door or window replacements; fences and block walls
323 more than 6 feet high from the top of the wall to the bottom of
324 the footing; stucco or plastering; reroofing with no structural
325 alteration; solar energy and energy storage installations or
326 alterations; HVAC replacements; ductwork or fan replacements;
327 alteration or installation of wiring, lighting, and service
328 panels; water heater changeouts; sink replacements; and
329 repiping.

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

340 (6) A private provider performing plans review under this
341 section shall review the plans to determine compliance with the
342 applicable codes. For single-trade plans reviews, a private
343 provider may use an automated or software-based plans review
344 system designed to determine compliance with one or more
345 applicable codes, including, but not limited to, the National
346 Electrical Code and the Florida Building Code. Upon determining
347 that the plans reviewed comply with the applicable codes, the
348 private provider shall prepare an affidavit or affidavits

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certifying, under oath, that the following is true and correct to the best of the private provider's knowledge and belief:

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

(b) The plans comply with the applicable codes.

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

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

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

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to correct the deficiencies.

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

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

(8) A private provider performing required inspections under this section shall inspect each phase of construction as

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required by the applicable codes. Such inspection, including a
single-trade inspection, may be performed in person ~~in-person~~ or
virtually. The private provider may have a duly authorized
representative perform the required inspections, provided all
required reports are prepared by and bear the written or
electronic signature of the private provider or the private
provider's duly authorized representative. The duly authorized
representative must be an employee of the private provider
entitled to receive reemployment assistance benefits under
chapter 443. The contractor's contractual or legal obligations
are not relieved by any action of the private provider.

Section 9. For the purpose of incorporating the amendment
made by this act to section 489.505, Florida Statutes, in a
reference thereto, subsection (2) of section 201.21, Florida
Statutes, is reenacted to read:

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

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

Section 10. For the purpose of incorporating the amendment
made by this act to section 553.791, Florida Statutes, in a
reference thereto, paragraph (a) of subsection (4) of section

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177.073, Florida Statutes, is reenacted to read:

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

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

Section 11. For the purpose of incorporating the amendment made by this act to section 553.791, Florida Statutes, in references thereto, paragraphs (i) and (j) of subsection (1) of section 468.621, Florida Statutes, are reenacted to read:

468.621 Disciplinary proceedings.—

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

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

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

Section 12. For the purpose of incorporating the amendment made by this act to section 553.791, Florida Statutes, in a reference thereto, paragraph (1) of subsection (1) of section 471.033, Florida Statutes, is reenacted to read:

471.033 Disciplinary proceedings.—

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

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

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Section 13. For the purpose of incorporating the amendment made by this act to section 553.791, Florida Statutes, in a reference thereto, paragraph (1) of subsection (1) of section 481.225, Florida Statutes, is reenacted to read:

481.225 Disciplinary proceedings against registered architects.—

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

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

Section 14. For the purpose of incorporating the amendment made by this act to section 553.791, Florida Statutes, in a reference thereto, paragraph (a) of subsection (7) of section 553.80, Florida Statutes, is reenacted to read:

553.80 Enforcement.—

(7)(a) The governing bodies of local governments may provide a schedule of reasonable fees, as authorized by s. 125.56(2) or s. 166.222 and this section, for enforcing this part. These fees, and any fines or investment earnings related to the fees, may only be used for carrying out the local government's responsibilities in enforcing the Florida Building Code. When providing a schedule of reasonable fees, the total estimated annual revenue derived from fees, and the fines and investment earnings related to the fees, may not exceed the total estimated annual costs of allowable activities. Any unexpended balances must be carried forward to future years for allowable activities or must be refunded at the discretion of the local government. A local government may not carry forward

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an amount exceeding the average of its operating budget for enforcing the Florida Building Code for the previous 4 fiscal years. For purposes of this subsection, the term "operating budget" does not include reserve amounts. Any amount exceeding this limit must be used as authorized in subparagraph 2. However, a local government that established, as of January 1, 2019, a Building Inspections Fund Advisory Board consisting of five members from the construction stakeholder community and carries an unexpended balance in excess of the average of its operating budget for the previous 4 fiscal years may continue to carry such excess funds forward upon the recommendation of the advisory board. The basis for a fee structure for allowable activities must relate to the level of service provided by the local government and must include consideration for refunding fees due to reduced services based on services provided as prescribed by s. 553.791, but not provided by the local government. Fees charged must be consistently applied.

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

2. A local government must use any excess funds that it is prohibited from carrying forward to rebate and reduce fees, to upgrade technology hardware and software systems to enhance

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523 service delivery, to pay for the construction of a building or
524 structure that houses a local government's building code
525 enforcement agency, or for training programs for building
526 officials, inspectors, or plans examiners associated with the
527 enforcement of the Florida Building Code. Excess funds used to
528 construct such a building or structure must be designated for
529 such purpose by the local government and may not be carried
530 forward for more than 4 consecutive years. An owner or builder
531 who has a valid building permit issued by a local government for
532 a fee, or an association of owners or builders located in the
533 state that has members with valid building permits issued by a
534 local government for a fee, may bring a civil action against the
535 local government that issued the permit for a fee to enforce
536 this subparagraph.

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

539 a. Planning and zoning or other general government
540 activities.

541 b. Inspections of public buildings for a reduced fee or no
542 fee.

543 c. Public information requests, community functions,
544 boards, and any program not directly related to enforcement of
545 the Florida Building Code.

546 d. Enforcement and implementation of any other local
547 ordinance, excluding validly adopted local amendments to the
548 Florida Building Code and excluding any local ordinance directly
549 related to enforcing the Florida Building Code as defined in
550 subparagraph 1.

551 4. A local government must use recognized management,

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accounting, and oversight practices to ensure that fees, fines, and investment earnings generated under this subsection are maintained and allocated or used solely for the purposes described in subparagraph 1.

5. The local enforcement agency, independent district, or special district may not require at any time, including at the time of application for a permit, the payment of any additional fees, charges, or expenses associated with:

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

Section 15. This act shall take effect July 1, 2025.