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LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
02/10/2026	.	
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The Committee on Regulated Industries (DiCeglie) recommended the following:

Senate Amendment (with title amendment)

Delete everything after the enacting clause
and insert:

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

125.56 Enforcement and amendment of the Florida Building
Code and the Florida Fire Prevention Code; inspection fees;
inspectors; etc.—

(4)



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11 (d) A county that issues building permits may send a
12 written notice of expiration, by e-mail or United States Postal
13 Service, to the owner of the property and the contractor listed
14 on the permit, no less than 30 days before a building permit is
15 set to expire. The written notice must identify the permit that
16 is set to expire and the date the permit will expire. A building
17 permit issued by a county for a single-family dwelling expires 1
18 year after the issuance of the permit or the effective date of
19 the next edition of the Florida Building Code, whichever is
20 later. This paragraph does not prevent a local government from
21 extending the building permit beyond 1 year.

22 Section 2. Paragraph (o) of subsection (1) of section
23 489.129, Florida Statutes, is amended to read:

24 489.129 Disciplinary proceedings.—

25 (1) The board may take any of the following actions against
26 any certificateholder or registrant: place on probation or
27 reprimand the licensee, revoke, suspend, or deny the issuance or
28 renewal of the certificate or registration, require financial
29 restitution to a consumer for financial harm directly related to
30 a violation of a provision of this part, impose an
31 administrative fine not to exceed \$10,000 per violation, require
32 continuing education, or assess costs associated with
33 investigation and prosecution, if the contractor, financially
34 responsible officer, or business organization for which the
35 contractor is a primary qualifying agent, a financially
36 responsible officer, or a secondary qualifying agent responsible
37 under s. 489.1195 is found guilty of any of the following acts:

38 (o) Proceeding on any job without obtaining applicable
39 local building department permits and inspections, unless



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40 otherwise provided by law.

41
42 For the purposes of this subsection, construction is considered
43 to be commenced when the contract is executed and the contractor
44 has accepted funds from the customer or lender. A contractor
45 does not commit a violation of this subsection when the
46 contractor relies on a building code interpretation rendered by
47 a building official or person authorized by s. 553.80 to enforce
48 the building code, absent a finding of fraud or deceit in the
49 practice of contracting, or gross negligence, repeated
50 negligence, or negligence resulting in a significant danger to
51 life or property on the part of the building official, in a
52 proceeding under chapter 120.

53 Section 3. Paragraphs (h) and (i) are added to subsection
54 (7) of section 553.73, Florida Statutes, to read:

55 553.73 Florida Building Code.—

56 (7)

57 (h)1. The commission shall modify the Florida Building Code
58 to exempt from building permit requirements the installation of
59 temporary residential hurricane and flood protection walls or
60 barriers that meet all of the following conditions:

61 a. The wall or barrier is nonhabitable and nonload-bearing.

62 b. The wall or barrier is installed on the residential
63 property of a single-family or two-family dwelling or townhouse.

64 c. The wall or barrier is constructed to mitigate or
65 prevent storm surge or floodwaters from entering a structure or
66 property.

67 d. The wall or barrier is installed by a contractor
68 licensed under part I of chapter 489.



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69 e. The wall or barrier complies with applicable local
70 zoning, drainage, easement, and setback requirements.

71 2. The commission may adopt rules under s. 120.54 to
72 incorporate necessary standards to implement this paragraph.

73 3. A local government has no legal duty to the owner, the
74 contractor, or their successors or assigns for work performed
75 pursuant to this paragraph.

76 (i) The commission shall modify the Florida Building Code
77 to state that building permits for retaining walls installed on
78 the residential property of a single-family or two-family
79 dwelling or a townhouse are not required for each lot or parcel.

80 Section 4. Paragraphs (a), (c), and (d) of subsection (1)
81 of section 553.79, Florida Statutes, are amended, and paragraph
82 (g) is added to that subsection, to read:

83 553.79 Permits; applications; issuance; inspections.—

84 (1) (a) Unless otherwise provided by law, after the
85 effective date of the Florida Building Code adopted as herein
86 provided, it shall be unlawful for any person, firm,
87 corporation, or governmental entity to construct, erect, alter,
88 modify, repair, or demolish any building within this state
89 without first obtaining a permit therefor from the appropriate
90 enforcing agency or from such persons as may, by appropriate
91 resolution or regulation of the authorized state or local
92 enforcing agency, be delegated authority to issue such permits,
93 upon the payment of such reasonable fees adopted by the
94 enforcing agency. The enforcing agency is empowered to revoke
95 any such permit upon a determination by the agency that the
96 construction, erection, alteration, modification, repair, or
97 demolition of the building for which the permit was issued is in



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98 violation of, or not in conformity with, the provisions of the
99 Florida Building Code. Whenever a permit required under this
100 section is denied or revoked because the plan, or the
101 construction, erection, alteration, modification, repair, or
102 demolition of a building, is found by the local enforcing agency
103 to be not in compliance with the Florida Building Code, the
104 local enforcing agency shall identify the specific plan or
105 project features that do not comply with the applicable codes,
106 identify the specific code chapters and sections upon which the
107 finding is based, and provide this information to the permit
108 applicant. A plans reviewer or building code administrator who
109 is responsible for issuing a denial, revocation, or modification
110 request but fails to provide to the permit applicant a reason
111 for denying, revoking, or requesting a modification, based on
112 compliance with the Florida Building Code or local ordinance, is
113 subject to disciplinary action against his or her license
114 pursuant to s. 468.621(1)(i). Installation, replacement,
115 removal, or metering of any load management control device is
116 exempt from and shall not be subject to the permit process and
117 fees otherwise required by this section.

118 (c) A local government that issues building permits may
119 send a written notice of expiration, by e-mail or United States
120 Postal Service, to the owner of the property and the contractor
121 listed on the permit, no less than 30 days before a building
122 permit is set to expire. The written notice must identify the
123 permit that is set to expire and the date the permit will
124 expire. A building permit issued by a local government for a
125 single-family dwelling expires 1 year after the issuance of the
126 permit or the effective date of the next edition of the Florida



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127 Building Code, whichever is later. This paragraph does not
128 prevent a local government from extending the building permit
129 beyond 1 year.

130 (d) A local enforcement agency must allow requests for
131 inspections to be submitted electronically to the local
132 enforcement agency's appropriate building department. Acceptable
133 methods of electronic submission include, but are not limited
134 to, e-mail or fill-in forms ~~form~~ available on the website of the
135 building department or through a third-party submission
136 management software or application that can be downloaded on a
137 mobile device. Requests for inspections may be submitted in a
138 nonelectronic format, at the discretion of the building
139 official. Inspection fees may not be based on the total cost of
140 a project and may not exceed the actual inspection costs
141 incurred by the local enforcement agency.

142 (g)1. A local government that issues building permits may
143 not require an owner of a single-family dwelling or the owner's
144 contractor to obtain a building permit to perform any work that
145 is valued at less than \$7,500 on the single-family dwelling's
146 lot. A construction project may not be divided into more than
147 one project for the purpose of evading the requirements of this
148 section. However, a local government may require a building
149 permit for any electrical, plumbing, structural, mechanical, or
150 gas work performed on a lot containing a single-family dwelling
151 regardless of the value of the work.

152 2. For any work performed under this exemption by a person
153 other than the property owner, the person performing the work
154 shall file a notice of work with the local enforcement agency
155 that includes the name and license number of the person or



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156 entity hired, the scope of the work performed, the property
157 address at which the work was performed, and the value of such
158 work as proof that such work complies with subparagraph 1. The
159 notice is not required for work performed personally by the
160 property owner. A local government has no legal duty to the
161 owner, contractor, or their successors or assigns, for work
162 performed pursuant to this paragraph.

163 Section 5. Section 553.791, Florida Statutes, is amended to
164 read:

165 553.791 Alternative plans review and inspection.—

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

167 (a) "Applicable codes" means the Florida Building Code and
168 any local technical amendments to the Florida Building Code but
169 does not include the applicable minimum fire prevention and
170 firesafety codes adopted pursuant to chapter 633.

171 (b) "Audit" means the process to confirm that the building
172 code inspection services have been performed by the private
173 provider, which is strictly limited to ~~including~~ ensuring that
174 the required affidavit for the plan review has been properly
175 completed and submitted with the permit documents and that the
176 minimum mandatory inspections required under the Florida
177 Building Code have been performed and properly recorded. The
178 local building official may not replicate the plan review or
179 inspection being performed by the private provider. The local
180 building official may perform a site visit in connection with
181 the audit only when the local building official has actual
182 knowledge that the forms and documents submitted by the private
183 provider are incomplete or incorrect, in which case the local
184 building official must provide written notice to the private



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185 provider of the specific forms and documents that are incomplete
186 or incorrect before performing a site visit, unless expressly
187 authorized by this section.

188 (c) "Building" means any construction, erection,
189 alteration, demolition, or improvement of, or addition to, any
190 structure or site work for which permitting by a local
191 enforcement agency is required.

192 (d) "Building code inspection services" means those
193 services described in s. 468.603(5) and (8) involving the review
194 of building plans as well as those services involving the review
195 of site plans and site work engineering plans or their
196 functional equivalent, to determine compliance with applicable
197 codes and those inspections required by law, conducted either in
198 person or virtually, of each phase of construction for which
199 permitting by a local enforcement agency is required to
200 determine compliance with applicable codes.

201 (e) "Deliver" or "delivery" means any method of delivery
202 used in conventional business or commercial practice, including
203 delivery by electronic transmissions such as e-mail or any other
204 form of electronic communication used to transmit information.

205 (f) "Duly authorized representative" means an agent of the
206 private provider identified in the permit application who
207 reviews plans or performs inspections as provided by this
208 section and who is licensed as an engineer under chapter 471 or
209 as an architect under chapter 481 or who holds a standard or
210 provisional certificate under part XII of chapter 468. A duly
211 authorized representative who only holds a provisional
212 certificate under part XII of chapter 468 must be under the
213 direct supervision of a person licensed as a building code



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214 administrator under part XII of chapter 468.

215 (g) "Electronic signature" means any letters, characters,
216 or symbols manifested by electronic or similar means which are
217 executed or adopted by a party with an intent to authenticate a
218 writing or record.

219 (h) "Electronic transmission" or "submitted electronically"
220 means any form or process of communication not directly
221 involving the physical transfer of paper or another tangible
222 medium which is suitable for the retention, retrieval, and
223 reproduction of information by the recipient and is retrievable
224 in paper form by the receipt through an automated process. ~~All~~
225 ~~notices provided for in this section may be transmitted~~
226 ~~electronically and shall have the same legal effect as if~~
227 ~~physically posted or mailed.~~

228 (i) "Electronically posted" means providing notices of
229 decisions, results, or records, including inspection records,
230 through the use of a website or other form of electronic
231 communication used to transmit or display information.

232 (j) "Immediate threat to public safety and welfare" means a
233 building code violation that, if allowed to persist, constitutes
234 an immediate hazard that could result in death, serious bodily
235 injury, or significant property damage. This paragraph does not
236 limit the authority of the local building official to issue a
237 Notice of Corrective Action at any time during the construction
238 of a building project or any portion of such project if the
239 official determines that a condition of the building or portion
240 thereof may constitute a hazard when the building is put into
241 use following completion as long as the condition cited is shown
242 to be in violation of the building code or approved plans.



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243 (k) "Local building official" means the individual within
244 the governing jurisdiction responsible for direct regulatory
245 administration or supervision of plans review, enforcement, and
246 inspection of any construction, erection, alteration,
247 demolition, or substantial improvement of, or addition to, any
248 structure for which permitting is required to indicate
249 compliance with applicable codes and includes any duly
250 authorized designee of such person.

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

254 1. The plans reviewed by the private provider, inclusive of
255 site plans by a licensed reviewer, or in the case of a single-
256 trade plans review where a private provider uses an automated or
257 software-based plans review system pursuant to subsection (6),
258 the information reviewed by the automated or software-based
259 plans review system to determine compliance with one or more
260 applicable codes.

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

263 3. Any applicable fees.

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

267

268 All permit applications must be able to be submitted
269 electronically.

270 (m) "Plans" means building plans, site engineering plans,
271 or site plans, or their functional equivalent, submitted by a



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272 fee owner or fee owner's contractor to a private provider or
273 duly authorized representative for review.

274 (n) "Private provider" means a person licensed as a
275 building code administrator under part XII of chapter 468, as an
276 engineer under chapter 471, or as an architect under chapter
277 481. For purposes of performing inspections under this section
278 for additions and alterations that are limited to 2,500 ~~1,000~~
279 square feet or less to residential buildings, the term "private
280 provider" also includes a person who holds a standard
281 certificate under part XII of chapter 468.

282 (o) "Private provider firm" means a business organization,
283 including a corporation, partnership, business trust, or other
284 legal entity, which offers services under this chapter to the
285 public through persons ~~licensees~~ who are acting as agents,
286 employees, officers, or partners of the firm. A person who is
287 licensed as a building code administrator under part XII of
288 chapter 468, an engineer under chapter 471, or an architect
289 under chapter 481 may act as a private provider for an agent,
290 employee, or officer of the private provider firm.

291 (p) "Request for certificate of occupancy or certificate of
292 completion" means a properly completed and executed application
293 for:

- 294 1. A certificate of occupancy or certificate of completion.
- 295 2. A certificate of compliance from the private provider
296 required under subsection (14) ~~(13)~~.
- 297 3. Any applicable fees.
- 298 4. Any documents required by the local building official to
299 determine that the fee owner has secured all other government
300 approvals required by law.



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All applications must be able to be submitted electronically.

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

(r) "Site work" means the portion of a construction project that is not part of the building structure, including, but not limited to, grading, excavation, landscape irrigation, and installation of driveways.

(s) "Stop-work order" means the issuance of any written statement, written directive, or written order which states the reason for the order and the conditions under which the cited work will be permitted to resume.

(2)(a) Notwithstanding any other law or local government ordinance or local policy, the fee owner of a building or structure, or the fee owner's contractor upon ~~written~~ authorization from the fee owner, may choose at any time to use a private provider to provide building code inspection services with regard to such building or structure and may make payment directly to the private provider for the provision of such



330 services. All such services shall be the subject of an agreement
331 ~~a written contract~~ between the private provider, or the private
332 provider's firm, and the fee owner or the fee owner's
333 contractor, upon ~~written~~ authorization of the fee owner. The
334 agreement is not required to be submitted as part of the permit
335 application or as a condition for issuing a permit, and a local
336 building official or local government entity may not request
337 such agreement or consent form as a condition for issuing a
338 permit. The fee owner may elect to use a private provider to
339 provide plans review or required building inspections, or both.
340 However, if the fee owner or the fee owner's contractor uses a
341 private provider to provide plans review, the local building
342 official, in his or her discretion and pursuant to duly adopted
343 policies of the local enforcement agency, may require the fee
344 owner or the fee owner's contractor to use a private provider to
345 also provide required building inspections.

346 (b) If a fee ~~an~~ owner or the fee owner's contractor retains
347 a private provider for purposes of plans review or building
348 inspection services, the local jurisdiction must reduce the
349 permit fee by the amount of cost savings realized by the local
350 enforcement agency for not having to perform such services. Such
351 reduction may be calculated on a flat fee or percentage basis,
352 or any other reasonable means by which a local enforcement
353 agency assesses the cost for its plans review or inspection
354 services. The reduced permit fee must be based on the cost
355 incurred by the local jurisdiction, including the labor cost of
356 the personnel providing such services and the clerical and
357 supervisory assistance required to comply with this section. The
358 local jurisdiction may not charge any additional fees for



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359 building inspections or plans review if the fee owner or the fee
360 owner's contractor hires a private provider to perform such
361 services, and the local jurisdiction may not charge punitive
362 administrative fees for working with a private provider;
363 ~~however, the local jurisdiction may charge a reasonable~~
364 ~~administrative fee, which shall be based on the cost that is~~
365 ~~actually incurred, including the labor cost of the personnel~~
366 ~~providing the service, by the local jurisdiction or attributable~~
367 ~~to the local jurisdiction for the clerical and supervisory~~
368 ~~assistance required, or both.~~

369 (c) If a fee ~~an~~ owner or the fee owner's a contractor
370 retains a private provider for purposes of plans review or
371 building inspection services, the local jurisdiction must
372 immediately provide equal access to all permitting and
373 inspection documents and reports to the private provider, owner,
374 and contractor if such access is provided by software that
375 protects exempt records from disclosure.

376 (d) A local governmental entity or local building official
377 may not require additional forms beyond those required at
378 registration, except for the written notice required under
379 subsection (4), if a fee owner or the fee owner's contractor
380 uses a private provider.

381 (3) A private provider and any duly authorized
382 representative may only perform building code inspection
383 services that are within the disciplines covered by that
384 person's licensure or certification under chapter 468, chapter
385 471, or chapter 481, including single-trade inspections. A
386 private provider may not provide building code inspection
387 services pursuant to this section upon any building designed or



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388 constructed by the private provider or the private provider's
389 firm.

390 (4) A fee owner or the fee owner's contractor using a
391 private provider to provide building code inspection services
392 shall notify the local building official in writing at the time
393 of permit application, or by 2 p.m. local time, 2 business days
394 before the first scheduled inspection by the local building
395 official or building code enforcement agency that a private
396 provider has been contracted to perform the required inspections
397 of construction under this section, including single-trade
398 inspections, on the exact a form to be adopted by the
399 commission. Such form may not be altered by any local
400 governmental entity or local building official. This notice must
401 ~~shall~~ include the following information:

402 (a) The services to be performed by the private provider.

403 (b) The name, firm, address, telephone number, and e-mail
404 address of each private provider who is performing or will
405 perform such services, his or her professional license or
406 certification number, ~~qualification statements or resumes,~~ and,
407 if required by the local building official, a certificate of
408 insurance demonstrating that professional liability insurance
409 coverage is in place for the private provider's firm, the
410 private provider, and any duly authorized representative in the
411 amounts required by this section.

412 (c) An acknowledgment from the fee owner or the fee owner's
413 contractor in substantially the following form:

414

415 I have elected to use one or more private providers to
416 provide building code plans review and/or inspection



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417 services on the building or structure that is the
418 subject of the enclosed permit application, as
419 authorized by s. 553.791, Florida Statutes. I
420 understand that the local building official may not
421 review the plans submitted or perform the required
422 building inspections to determine compliance with the
423 applicable codes, except to the extent specified in
424 said law. Instead, plans review and/or required
425 building inspections will be performed by licensed or
426 certified personnel identified in the application. The
427 law requires minimum insurance requirements for such
428 personnel, but I understand that I may require more
429 insurance to protect my interests. By executing this
430 form, I acknowledge that I have made inquiry regarding
431 the competence of the licensed or certified personnel
432 and the level of their insurance and am satisfied that
433 my interests are adequately protected. I agree to
434 indemnify, defend, and hold harmless the local
435 government, the local building official, and their
436 building code enforcement personnel from any and all
437 claims arising from my use of these licensed or
438 certified personnel to perform building code
439 inspection services with respect to the building or
440 structure that is the subject of the enclosed permit
441 application.

442
443 If the fee owner or the fee owner's contractor makes any changes
444 to the listed private providers or the services to be provided
445 by those private providers, the fee owner or the fee owner's



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446 contractor must ~~shall~~, within 1 business day after any change or
447 within 2 business days before the next scheduled inspection,
448 update the notice to reflect such changes. A change of a duly
449 authorized representative named in the permit application does
450 not require a revision of the permit, and the building code
451 enforcement agency shall not charge a fee for making the change.

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

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

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



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475 holds the appropriate license or certificate.

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

477

478 Such affidavit may bear a written or electronic signature and
479 must have the ability to may be submitted electronically to the
480 local building official.

481 (7) (a) The local building official may not review plans,
482 construction drawings, or any other related documents determined
483 by a private provider to be compliant with the applicable codes.

484 (b) The local building official may review other forms and
485 documents required under this section for completeness only. The
486 local building official must provide written notice to a permit
487 applicant of any incomplete forms or documents required under
488 this section no later than 10 days after receipt of a permit
489 application and an affidavit from the private provider as
490 required in subsection (6). The written notice must state with
491 specificity which forms or documents are incomplete.

492 ~~(7) (a) No more than 20 business days, or if the permit~~
493 ~~application is related to a single trade plans review for a~~
494 ~~single-family or two-family dwelling, no more than 5 business~~
495 ~~days, after receipt of a permit application and the affidavit~~
496 ~~from the private provider required pursuant to subsection (6),~~
497 ~~the local building official shall issue the requested permit or~~
498 ~~provide a written notice to the permit applicant identifying the~~
499 ~~specific plan features that do not comply with the applicable~~
500 ~~codes, as well as the specific code chapters and sections. If~~
501 ~~the local building official does not provide such a written~~
502 ~~notice of the plan deficiencies within 10 days the prescribed~~
503 ~~time period, the permit application must be deemed approved as a~~



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504 matter of law, and the permit must be issued by the local
505 building official on the next business day.

506 (c)~~(b)~~ If the local building official provides a written
507 notice ~~of plan deficiencies~~ to the permit applicant of any
508 incomplete forms or documents required under this section at the
509 time of plan submission within the 10-day ~~prescribed~~ time
510 period, such ~~the~~ time period is tolled pending resolution of the
511 matter. To resolve the issues raised in the notice ~~plan~~
512 ~~deficiencies~~, the permit applicant may elect to dispute the
513 issues ~~deficiencies~~ pursuant to subsection (16) ~~(15)~~ or to
514 submit revisions to correct the issues ~~deficiencies~~.

515 (d)~~(e)~~ If the permit applicant submits revisions, the local
516 building official has the remainder of the tolled 10-day time
517 period plus 5 business days ~~after the date of resubmittal~~ to
518 issue the requested permit or to provide a second written notice
519 to the permit applicant stating which of the previously
520 identified forms or documents ~~plan features~~ remain incomplete ~~in~~
521 ~~noncompliance with the applicable codes, with specific reference~~
522 ~~to the relevant code chapters and sections~~. Any subsequent
523 review by the local building official is limited to the issues
524 ~~deficiencies~~ cited in the original written notice. If the local
525 building official does not provide the second written notice
526 within the prescribed time period, the permit must be deemed
527 approved as a matter of law, and the local building official
528 must issue the permit on the next business day.

529 (e)~~(d)~~ If the local building official provides a second
530 written notice ~~of plan deficiencies~~ to the permit applicant
531 within the prescribed time period, the permit applicant may
532 elect to dispute the issues raised in the second notice



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533 ~~deficiencies~~ pursuant to subsection (16) ~~(15)~~ or to submit
534 additional revisions to correct the issues ~~deficiencies~~. For all
535 revisions submitted after the first revision, the local building
536 official has an additional 5 business days ~~after the date of~~
537 ~~resubmittal~~ to issue the requested permit or to provide a
538 written notice to the permit applicant stating which of the
539 previously identified forms or documents ~~plan features~~ remain
540 incomplete. If the local building official does not provide the
541 notice within the prescribed time period, the permit is deemed
542 approved as a matter of law, and the local building official
543 must issue the permit on the next business day ~~in noncompliance~~
544 ~~with the applicable codes, with specific reference to the~~
545 ~~relevant code chapters and sections.~~

546 (8) A private provider performing required inspections
547 under this section shall inspect each phase of construction as
548 required by the applicable codes. Such inspection, including a
549 single-trade inspection, may be performed in person or
550 virtually. The private provider may have a duly authorized
551 representative perform the required inspections, provided all
552 required reports are prepared by and bear the written or
553 electronic signature of the private provider or the private
554 provider's duly authorized representative. The duly authorized
555 representative must be supervised by or be an employee of the
556 private provider and be entitled to receive reemployment
557 assistance benefits under chapter 443. The contractor's
558 contractual or legal obligations are not relieved by any action
559 of the private provider.

560 (9) ~~A private provider performing required inspections~~
561 ~~under this section shall provide notice to the local building~~



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562 ~~official of the approximate date and time of any such~~
563 ~~inspection. The local building official may not prohibit the~~
564 ~~private provider from performing any inspection outside the~~
565 ~~local building official's normal operating hours, including~~
566 ~~after hours, weekends, or holidays. The local building official~~
567 ~~may visit the building site as often as necessary to verify that~~
568 ~~the private provider is performing all required inspections. A~~
569 ~~deficiency notice must be posted by the private provider or, the~~
570 ~~duly authorized representative of the private provider, or the~~
571 ~~building department whenever a noncomplying item related to the~~
572 ~~building code or the permitted documents is found. Such notice~~
573 ~~may be physically posted at the job site or electronically~~
574 ~~posted. After corrections are made, the item must be reinspected~~
575 ~~by the private provider or his or her representative before~~
576 ~~being concealed. Reinspection or reaudit fees shall not be~~
577 ~~charged by The local jurisdiction may not charge any fees~~
578 ~~related to the reinspection or any administrative matter related~~
579 ~~to the reinspection.~~

580 (10) A local building official is not responsible for the
581 regulatory administration or supervision of building code
582 inspection services performed by a private provider hired by a
583 fee owner or the fee owner's contractor. Verification of
584 licensure and insurance requirements for a private provider
585 firm's duly authorized representative is the responsibility of
586 the private provider firm's management, and the local building
587 official may not verify compliance or store information relating
588 to such verification as a result of the local jurisdiction's
589 ~~audit inspection occurring before the performance of the private~~
590 ~~provider's inspection or for any other administrative matter not~~



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591 ~~involving the detection of a violation of the building code or a~~
592 ~~permit requirement.~~

593 (11)~~(10)~~ If the private provider is a person licensed as an
594 engineer under chapter 471 or an architect under chapter 481 and
595 affixes his or her professional seal to the affidavit required
596 under subsection (6), the local building official must issue the
597 requested permit or provide a written notice to the permit
598 applicant identifying the specific plan features that do not
599 comply with the applicable codes, as well as the specific code
600 chapters and sections, within 10 business days after receipt of
601 the permit application and affidavit. In such written notice,
602 the local building official must provide with specificity the
603 plan's deficiencies, the reasons the permit application failed,
604 and the applicable codes being violated. If the local building
605 official does not provide specific written notice to the permit
606 applicant within the prescribed 10-day period, the permit
607 application is deemed approved as a matter of law, and the local
608 building official must issue the permit on the next business
609 day.

610 (12)~~(11)~~ If equipment replacements and repairs must be
611 performed in an emergency situation, subject to the emergency
612 permitting provisions of the Florida Building Code, a private
613 provider may perform emergency inspection services ~~without first~~
614 ~~notifying the local building official pursuant to subsection~~
615 ~~(9)~~. A private provider must conduct the inspection within 3
616 business days after being contacted to conduct an emergency
617 inspection and must submit the inspection report to the local
618 building official within 1 day after the inspection is
619 completed.



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620 ~~(13)-(12)~~ Upon completing the required inspections at each
621 applicable phase of construction, the private provider shall
622 record such inspections on a form provided by the commission
623 ~~acceptable to the local building official~~. The form must bear
624 the written or electronic signature of the private provider or
625 the private provider's duly authorized representative. These
626 inspection records must ~~shall~~ reflect those inspections required
627 by the applicable codes of each phase of construction for which
628 permitting by a local enforcement agency is required. The
629 private provider, upon completion of the required inspection,
630 shall post each completed inspection record, indicating pass or
631 fail, and provide the record to the local building official
632 within 4 ~~2~~ business days. Such inspection record may be
633 electronically posted by the private provider, or the private
634 provider may post such inspection record physically at the
635 project site. The private provider may electronically transmit
636 the record to the local building official. The local building
637 official may not fail any inspection that is performed by a
638 private provider for not having the inspection records at the
639 job site if the inspection records are transmitted within 4
640 business days. The local building official may waive the
641 requirement to provide a record of each inspection within 4 ~~2~~
642 business days if the record is electronically posted or posted
643 at the project site and all such inspection records are
644 submitted with the certificate of compliance. Unless the records
645 have been electronically posted or transmitted, records of all
646 required and completed inspections must ~~shall~~ be maintained at
647 the building site at all times and made available for review by
648 the local building official. The private provider shall report



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649 to the local enforcement agency any condition that poses an
650 immediate threat to public safety and welfare.

651 (14)~~(13)~~ Upon completion of all required inspections, the
652 private provider shall prepare a certificate of compliance, on a
653 form provided by the commission acceptable to the local building
654 ~~official~~, summarizing the inspections performed and including a
655 written representation, under oath, that the stated inspections
656 have been performed and that, to the best of the private
657 provider's knowledge and belief, the building construction
658 inspected complies with the approved plans and applicable codes.
659 The certificate of compliance must be signed by the private
660 provider and any duly authorized representative who physically
661 performed the inspection, if applicable. The statement required
662 of the private provider must ~~shall~~ be substantially in the
663 following form and must ~~shall~~ be signed and sealed by a private
664 provider as established in subsection (1) or may be
665 electronically transmitted to the local building official:
666

667 To the best of my knowledge and belief, the building
668 components and site improvements outlined herein and
669 inspected under my authority have been completed in
670 conformance with the approved plans and the applicable
671 codes.
672

673 (15) (a)~~(14) (a)~~ The local building official may perform
674 building inspections of construction that a private provider has
675 determined to be compliant with the applicable codes only if the
676 local building official has actual knowledge that the private
677 provider did not perform the required inspections. If the local



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678 building official has such knowledge, the local building
679 official must provide to the private provider written notice of
680 the facts and circumstances upon which the local building
681 official relied for such actual knowledge before performing a
682 required inspection. The local building official may review
683 forms and documents required under this section for completeness
684 only. No more than 10 business days, or if the permit is related
685 to single-family or two-family dwellings then no more than 2
686 business days, after receipt of a request for a certificate of
687 occupancy or certificate of completion and the applicant's
688 presentation of a certificate of compliance and approval of all
689 other government approvals required by law, including the
690 payment of all outstanding fees, the local building official
691 shall issue the certificate of occupancy or certificate of
692 completion or provide a notice to the applicant of any
693 incomplete forms or documents required under this section
694 ~~identifying the specific deficiencies, as well as the specific~~
695 ~~code chapters and sections.~~

696 (b) If the local building official does not provide notice
697 of any incomplete forms or documents ~~the deficiencies~~ within the
698 applicable time periods under paragraph (a), the request for a
699 certificate of occupancy or certificate of completion is
700 automatically granted and deemed issued as of the next business
701 day. The local building official must provide the applicant with
702 the written certificate of occupancy or certificate of
703 completion within 2 ~~10~~ days after it is automatically granted
704 and issued. To resolve any identified issues ~~deficiencies~~, the
705 applicant may elect to dispute the issues ~~deficiencies~~ pursuant
706 to subsection (16) ~~(15)~~ or to submit a corrected request for a



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707 certificate of occupancy or certificate of completion.

708 ~~(16)-(15)~~ If the local building official determines that any
709 forms or documents required under this section are incomplete
710 ~~the building construction or plans do not comply with the~~
711 ~~applicable codes~~, the official may deny the permit or request
712 for a certificate of occupancy or certificate of completion, as
713 appropriate, or may issue a stop-work order for the project or
714 any portion thereof as provided by law, if the official
715 determines that the noncompliance poses an immediate threat to
716 public safety and welfare, subject to the following:

717 (a) The local building official is ~~shall be~~ available to
718 meet with the private provider within 2 business days to resolve
719 any dispute after issuing a stop-work order or providing notice
720 to the applicant denying a permit or request for a certificate
721 of occupancy or certificate of completion.

722 (b) If the local building official and private provider are
723 unable to resolve the dispute, the matter must ~~shall~~ be referred
724 to the local enforcement agency's board of appeals, if one
725 exists, which must ~~shall~~ consider the matter at its next
726 scheduled meeting or sooner. Any decisions by the local
727 enforcement agency's board of appeals, or local building
728 official if there is no board of appeals, may be appealed to the
729 commission as provided by this chapter.

730 (c) Notwithstanding ~~any provision of~~ this section, any
731 decisions regarding the issuance of a building permit,
732 certificate of occupancy, or certificate of completion may be
733 reviewed by the local enforcement agency's board of appeals, if
734 one exists. Any decision by the local enforcement agency's board
735 of appeals, or local building official if there is no board of



736 appeals, may be appealed to the commission as provided by this
737 chapter, which shall consider the matter at the commission's
738 next scheduled meeting.

739 (17)~~(16)~~ For the purposes of this section, any notice to be
740 provided by the local building official is ~~shall be~~ deemed to be
741 provided to the person or entity when successfully transmitted
742 to the e-mail address listed for that person or entity in the
743 permit application or revised permit application, or, if no e-
744 mail address is stated, when actually received by that person or
745 entity.

746 (18) (a)~~(17) (a)~~ A local enforcement agency, local building
747 official, or local government may not adopt or enforce any laws,
748 rules, procedures, policies, qualifications, or standards more
749 stringent than those prescribed by this section.

750 (b) A local enforcement agency, local building official, or
751 local government may establish, for private providers and~~7~~
752 private provider firms, ~~and duly authorized representatives~~
753 working within that jurisdiction, a ~~system of~~ registration
754 system for private providers to verify compliance with the
755 licensure requirements of paragraph (1) (n) and the insurance
756 requirements of subsection (19)~~(18)~~. The local building official
757 may not charge administrative fees for the registration process
758 for a private provider, or for any updates to a private provider
759 registration.

760 (c) This section does not limit the authority of the local
761 building official to issue a stop-work order for a building
762 project or any portion of the project, as provided by law, if
763 the official determines that a condition on the building site
764 constitutes an immediate threat to public safety and welfare,



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765 provided such orders are in strict compliance with the
766 deficiency notice provisions of subsection (9).

767 (d) A local enforcement agency, local building official, or
768 local government may not prohibit or limit the use of virtual
769 inspections by private providers and private provider firms for
770 any type of construction such providers or firms have a license
771 to inspect.

772 (19)~~(18)~~ A private provider may perform building code
773 inspection services on a building project under this section
774 only if the private provider maintains insurance for
775 professional liability covering all services performed as a
776 private provider. Such insurance must ~~shall~~ have minimum policy
777 limits of \$1 million per occurrence and \$2 million in the
778 aggregate for any project with a construction cost of \$5 million
779 or less and \$2 million per occurrence and \$4 million in the
780 aggregate for any project with a construction cost of over \$5
781 million. ~~Nothing in~~ This section does not limit ~~limits~~ the
782 ability of a fee owner to require additional insurance or higher
783 policy limits. For these purposes, the term "construction cost"
784 means the total cost of building construction as stated in the
785 building permit application. If the private provider chooses to
786 secure claims-made coverage to fulfill this requirement, the
787 private provider must also maintain coverage for a minimum of 5
788 years after ~~subsequent to~~ the performance of building code
789 inspection services. The insurance required under this
790 subsection must ~~shall~~ be written only by insurers authorized to
791 do business in this state with a minimum A.M. Best's rating of
792 A. Before providing building code inspection services within a
793 local building official's jurisdiction, a private provider must



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794 provide to the local building official a certificate of
795 insurance evidencing that the coverages required under this
796 subsection are in force.

797 (20)~~(19)~~ When performing building code inspection services,
798 a private provider is subject to the disciplinary guidelines of
799 the applicable professional board with jurisdiction over his or
800 her license or certification under chapter 468, chapter 471, or
801 chapter 481. All private providers are ~~shall be~~ subject to the
802 disciplinary guidelines of s. 468.621(1)(c)-(h). Any complaint
803 processing, investigation, and discipline that arise out of a
804 private provider's performance of building code inspection
805 services must ~~shall~~ be conducted by the applicable professional
806 board.

807 (21)(a) The department shall maintain a statewide registry
808 of licensed persons and business organizations qualified to act
809 as private providers under this section.

810 (b) A local enforcement agency shall use the statewide
811 registry to verify the licensure and professional liability
812 insurance of a private provider. A private provider's
813 registration in the department's registry is deemed sufficient
814 to satisfy any local registration requirements.

815 (c) A local enforcement agency may not require a private
816 provider to submit a separate local registration or pay a
817 registration fee for any project in its jurisdiction if the
818 private provider is currently active in the registry.

819 (22)~~(20)~~ A local building code enforcement agency may not
820 audit the performance of building code inspection services by
821 private providers operating within the local jurisdiction until
822 the agency has created standard operating ~~private provider audit~~



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823 procedures for the agency's internal inspection and review
824 staff, which includes, at a minimum, the private provider audit
825 purpose and scope, private provider audit criteria, an
826 explanation of private provider audit processes and objections,
827 and detailed findings of areas of noncompliance. Such private
828 provider audit procedures must be publicly available online, and
829 a printed version must be readily accessible in agency
830 buildings. The private provider audit results of staff for the
831 prior two quarters also must be publicly available. The agency's
832 audit processes must adhere to the agency's posted standard
833 operating audit procedures. The same private provider or private
834 provider firm may not be audited more than four times in a year
835 unless the local building official determines a condition of a
836 building constitutes an immediate threat to public safety and
837 welfare, which must be communicated in writing to the private
838 provider or private provider firm. The private provider or
839 private provider firm must be given notice of each audit to be
840 performed at least 5 business days before the audit. Work on a
841 building or structure may proceed after inspection and approval
842 by a private provider. The work may not be delayed for
843 completion of an inspection audit by the local building code
844 enforcement agency.

845 (23)-(21) The local government, the local building official,
846 and their building code enforcement personnel are shall be
847 immune from liability to any person or party for any action or
848 inaction by a fee owner of a building, or by a private provider
849 or its duly authorized representative, in connection with
850 building code inspection services as authorized in this act. The
851 local government, local building official, and building code



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852 enforcement personnel may not prohibit or discourage the use of
853 a private provider or a private provider firm.

854 (24)(22) Notwithstanding any other law, a county, a
855 municipality, a school district, or an independent special
856 district may use a private provider or a private provider firm
857 to provide building code inspection services for a public works
858 project, an improvement, a building, or any other structure that
859 is owned by the county, municipality, school district, or
860 independent special district.

861 Section 6. Section 553.792, Florida Statutes, is amended to
862 read:

863 553.792 Building permit application to local government.—

864 (1) The Florida Building Commission shall develop a uniform
865 building permit application for mandatory use by local
866 governments. The application must include a checklist by project
867 type for permitted work. To the extent feasible, the uniform
868 building permit applications adopted by the commission must be
869 capable of integration with existing building permit software
870 systems used by local governments and must account for local
871 amendments to the Florida Building Code.

872 (2) (a)(1)(a) A local government must approve, approve with
873 conditions, or deny a building permit application after receipt
874 of a completed and sufficient application within the following
875 timeframes, unless the applicant waives such timeframes in
876 writing:

877 1. Within 5 business days after receiving a complete and
878 sufficient application, for an applicant using a local
879 government plans reviewer to obtain the following building
880 permits for an existing single-family residential dwelling if



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881 the value of the work is less than \$15,000: structural,
882 accessory structure, alarm, electrical, irrigation, landscaping,
883 mechanical, plumbing, or roofing.

884 ~~2.1.~~ Within 30 business days after receiving a complete and
885 sufficient application, for an applicant using a local
886 government plans reviewer to obtain the following building
887 permits if the structure is less than 7,500 square feet:
888 residential units, including a single-family residential unit or
889 a single-family residential dwelling, accessory structure,
890 alarm, electrical, irrigation, landscaping, mechanical,
891 plumbing, or roofing.

892 ~~3.2.~~ Within 60 business days after receiving a complete and
893 sufficient application, for an applicant using a local
894 government plans reviewer to obtain the following building
895 permits if the structure is 7,500 square feet or more:
896 residential units, including a single-family residential unit or
897 a single-family residential dwelling, accessory structure,
898 alarm, electrical, irrigation, landscaping, mechanical,
899 plumbing, or roofing.

900 ~~4.3.~~ Within 60 business days after receiving a complete and
901 sufficient application, for an applicant using a local
902 government plans reviewer to obtain the following building
903 permits: signs or nonresidential buildings that are less than
904 25,000 square feet.

905 ~~5.4.~~ Within 60 business days after receiving a complete and
906 sufficient application, for an applicant using a local
907 government plans reviewer to obtain the following building
908 permits: multifamily residential, not exceeding 50 units; site-
909 plan approvals and subdivision plats not requiring public



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910 hearing or public notice; and lot grading and site alteration.

911 ~~6.5.~~ Within 12 business days after receiving a complete and
912 sufficient application, for an applicant using a master building
913 permit consistent with s. 553.794 to obtain a site-specific
914 building permit.

915 ~~7.6.~~ Within 10 business days after receiving a complete and
916 sufficient application, for an applicant for a single-family
917 residential dwelling applied for by a contractor licensed in
918 this state on behalf of a property owner who participates in a
919 Community Development Block Grant-Disaster Recovery program
920 administered by the Department of Commerce, unless the permit
921 application fails to satisfy the Florida Building Code or the
922 enforcing agency's laws or ordinances.

923
924 However, the local government may not require the waiver of the
925 timeframes in this section as a condition precedent to reviewing
926 an applicant's building permit application.

927 (b) A signed and sealed permit application and an
928 attestation by an architect licensed under chapter 481 or an
929 engineer licensed under chapter 471 that the plans in the permit
930 application comply with the Florida Building Code for the
931 construction or renovation of a single-family dwelling located
932 in a jurisdiction for which a state of emergency was issued
933 within the 24 months before the submission of the application is
934 deemed approved. The local government shall issue such permit
935 within 2 days after approval.

936 ~~(c)~~ A local government must meet the timeframes set
937 forth in this section for reviewing building permit applications
938 unless the timeframes set by local ordinance are more stringent



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939 than those prescribed in this section.

940 (d)~~(e)~~ After an applicant submits an application to the
941 local government, the local government must provide written
942 notice to the applicant within 5 business days after receipt of
943 the application advising the applicant what information, if any,
944 is needed to deem or determine that the application is properly
945 completed in compliance with the filing requirements published
946 by the local government. If the local government does not
947 provide timely written notice that the applicant has not
948 submitted the properly completed application, the application is
949 automatically deemed or determined to be properly completed and
950 accepted.

951 (e)~~(d)~~ A local government shall maintain on its website a
952 policy containing procedures and expectations for expedited
953 processing of those building permits and development orders
954 required by law to be expedited.

955 (f)~~(e)~~ If a local government fails to meet a deadline under
956 this subsection, it must reduce the building permit fee by 10
957 percent for each business day that it fails to meet the
958 deadline, unless the parties agree in writing to a reasonable
959 extension of time, the delay is caused by the applicant, or the
960 delay is attributable to a force majeure or other extraordinary
961 circumstances. Each 10-percent reduction must ~~shall~~ be based on
962 the original amount of the building permit fee, unless the
963 parties agree to an extension of time.

964 (g)~~(f)~~ A local enforcement agency does not have to reduce
965 the building permit fee if it provides written notice to the
966 applicant by e-mail or United States Postal Service within the
967 respective timeframes in paragraph (a) which specifically states



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968 the reasons the permit application fails to satisfy the Florida
969 Building Code or the enforcing agency's laws or ordinances. The
970 written notice must also state that the applicant has 10
971 business days after receiving the written notice to submit
972 revisions to correct the permit application and that failure to
973 correct the application within 10 business days will result in a
974 denial of the application.

975 (h)~~(g)~~ If the applicant submits revisions within 10
976 business days after receiving the written notice, the local
977 enforcement agency has 10 business days after receiving such
978 revisions to approve or deny the building permit unless the
979 applicant agrees to a longer period in writing. If the local
980 enforcement agency fails to issue or deny the building permit
981 within 10 business days after receiving the revisions, it must
982 reduce the building permit fee by 20 percent for each business
983 day that it fails to meet the deadline unless the applicant
984 agrees to a longer period in writing.

985 (3)~~(2)~~ If any building permit fees are refunded under this
986 section, the surcharges provided in s. 468.631 or s. 553.721
987 must be recalculated based on the amount of the building permit
988 fees after the refund.

989 Section 7. Paragraph (c) is added to subsection (1) of
990 section 720.3035, Florida Statutes, to read:

991 720.3035 Architectural control covenants; parcel owner
992 improvements; rights and privileges.-

993 (1)

994 (c) An association or any architectural, construction
995 improvement, or other such similar committee of an association
996 may not require a building permit to be issued by a governmental



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997 authority to a parcel owner as a prerequisite for review by the
998 association or committee concerning the construction of
999 structures or improvements on the parcel.

1000 Section 8. This act shall take effect July 1, 2026.

1001

1002 ===== T I T L E A M E N D M E N T =====

1003 And the title is amended as follows:

1004 Delete everything before the enacting clause
1005 and insert:

1006

A bill to be entitled

1007

An act relating to building permits and inspections;
1008 amending s. 125.56, F.S.; providing for expiration of
1009 certain building permits issued by a county after a
1010 specified timeframe; providing construction; amending
1011 s. 489.129, F.S.; providing that certain persons are
1012 not subject to discipline for performing a job without
1013 applicable permits and inspections if otherwise
1014 provided by law; amending s. 553.73, F.S.; requiring
1015 the Florida Building Commission to modify the Florida
1016 Building Code to exempt from building permit
1017 requirements the installation of certain walls or
1018 barriers; authorizing the commission to adopt rules;
1019 providing that a local government has no legal duty to
1020 the owner, the contractor, or their successors or
1021 assigns for specified work performed; requiring the
1022 commission to modify the Florida Building Code to
1023 state that a permit is not required for each lot or
1024 parcel for installation of certain retaining walls;
1025 amending s. 553.79, F.S.; providing for expiration of



1026 certain building permits issued by a local government
1027 after a specified timeframe; providing construction;
1028 providing limits for inspection fees; prohibiting a
1029 local government from requiring building permits for
1030 certain projects; prohibiting a construction project
1031 from being divided into more than one project for a
1032 specified purpose; providing an exception; requiring
1033 certain persons to file a notice of work with the
1034 local enforcement agency; specifying what information
1035 is to be included in such notice; providing that a
1036 local government has no legal duty to the owner, the
1037 contractor, or their successors or assigns for
1038 specified work performed; amending s. 553.791, F.S.;
1039 revising definitions; requiring all permit
1040 applications be able to be submitted electronically;
1041 requiring certain services to be subject to an
1042 agreement, rather than a written contract; providing
1043 that such agreement is not required to be submitted as
1044 part of a permit application; prohibiting a local
1045 building official or local government entity from
1046 requesting such agreement or consent form as a
1047 condition for issuing a permit; specifying
1048 requirements for reduced permit fees; prohibiting a
1049 local jurisdiction from charging certain
1050 administrative fees or other additional fees;
1051 prohibiting local governmental entities and local
1052 building officials from requiring additional forms in
1053 certain circumstances; providing an exception;
1054 prohibiting local governmental entities and local



1055 building officials from altering a form adopted by the
1056 commission; deleting a requirement that a private
1057 provider's qualification statements or resumes be
1058 included in a certain notice; deleting time
1059 restrictions for electing to use a private provider;
1060 requiring that a certain affidavit have the ability to
1061 be submitted electronically; specifying which forms
1062 and documents a local building official may not
1063 review; providing that a local building official may
1064 review certain forms and documents for completeness
1065 only; requiring that written notice of incomplete
1066 forms be given to an applicant within a specified
1067 timeframe; requiring the written notice to state with
1068 specificity which forms or documents are incomplete;
1069 deleting a requirement that the local building
1070 official issue the requested permit or provide a
1071 written notice to the permit applicant with specific
1072 information within a specified timeframe; making
1073 technical changes; providing that certain permits are
1074 deemed approved and a local building official is
1075 required to issue the permit within a specified
1076 timeframe; specifying requirements for a private
1077 provider's duly authorized representatives; deleting
1078 provisions requiring a private provider to provide
1079 notice to the local building official to perform
1080 inspections; prohibiting the local jurisdiction from
1081 charging any fees related to the reinspection or any
1082 administrative matter related to the reinspection;
1083 providing that local building officials are not



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1084 responsible for the administration or supervision of
1085 services performed by a private provider; providing
1086 that the responsibility to verify licensure and
1087 insurance requirements for a private provider firm's
1088 duly authorized representative is the private
1089 provider's management firm; prohibiting a local
1090 building official from verifying compliance or storing
1091 information relating to such verification; prohibiting
1092 local building officials from failing certain
1093 inspections under certain circumstances; revising the
1094 timeframe in which certain records must be provided;
1095 authorizing certain persons to sign certificates of
1096 compliance; authorizing a local building official to
1097 perform certain building inspections only if the local
1098 building official has actual knowledge that a private
1099 provider did not perform a required inspection;
1100 specifying requirements for local building officials
1101 under such circumstances; providing that a local
1102 building official may review certain forms and
1103 documents for completeness only; revising the
1104 timeframe in which a local building official must
1105 provide the applicant with the written certificate of
1106 occupancy or certificate of completion after it is
1107 automatically granted and issued; authorizing certain
1108 entities to establish a registration system;
1109 prohibiting a local building official from charging
1110 certain administrative fees; conforming a provision to
1111 changes made by the act; providing that certain
1112 virtual inspections may not be prohibited or limited;



1113 requiring the Department of Business and Professional
1114 Regulation to maintain a statewide registry of
1115 licensed persons and business organizations qualified
1116 to act as private providers; requiring a local
1117 enforcement agency to use the statewide registry to
1118 verify certain information; providing that a private
1119 provider's registration in the department's registry
1120 is deemed sufficient to satisfy any local registration
1121 requirements; prohibiting a local enforcement agency
1122 from requiring a private provider to submit a separate
1123 local registration or pay a registration fee for any
1124 project in its jurisdiction if the private provider is
1125 currently active in the statewide registry; requiring
1126 certain notice before an audit; prohibiting certain
1127 entities from discouraging the use of private
1128 providers; making technical changes; amending s.
1129 553.792, F.S.; requiring the commission to develop a
1130 uniform building permit application for mandatory use
1131 by local governments; providing a requirement for the
1132 application; requiring that such building permit
1133 applications, to the extent feasible, be capable of
1134 integration with existing building permit software
1135 systems used by local governments and account for
1136 local amendments to the Florida Building Code;
1137 requiring a local government to make certain decisions
1138 relating to certain building permits within a
1139 specified timeframe; specifying that certain permit
1140 applications are deemed approved and must be issued
1141 within a certain timeframe; amending s. 720.3035,



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1142 F.S.; prohibiting an association or certain committees
1143 from requiring a building permit as a prerequisite for
1144 a certain review; providing an effective date.