



140962

LEGISLATIVE ACTION

Senate	.	House
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Floor: 1/AE/2R	.	Floor: C
03/05/2026 03:14 PM	.	03/12/2026 02:53 PM
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Senator DiCeglie moved the following:

**Senate Amendment (with title amendment)**

Delete lines 123 - 1101

and insert:

Section 2. Present subsection (4) of section 287.056, Florida Statutes, is redesignated as subsection (5), and a new subsection (4) is added to that section, to read:

287.056 Purchases from purchasing agreements and state term contracts; vendor disqualification.—

(4) The department shall enter into and maintain one or more state term contracts with vendors for the purpose of



12 providing building code inspection services as defined in s.  
13 553.791.

14 Section 3. Section 468.634, Florida Statutes, is created to  
15 read:

16 468.634 Certification by endorsement during a state of  
17 emergency.—Notwithstanding any other law, a person may act in  
18 any of the following positions under the direction of the local  
19 building official for a period of 1 year from the date of a  
20 declaration of a state of emergency issued by the Governor for a  
21 natural emergency, a manmade emergency, or a technological  
22 emergency as those terms are defined in s. 252.34, if such  
23 person has entered into a state term contract pursuant to s.  
24 287.056, is qualified for such work in any state that has a  
25 mutual aid agreement pursuant to s. 252.40(2), or has held a  
26 valid license for such work in any state for 5 years immediately  
27 before the date of the declaration:

- 28 (1) Building code inspector.
- 29 (2) Building inspector.
- 30 (3) Coastal construction inspector.
- 31 (4) Commercial electrical inspector.
- 32 (5) Electrical inspector.
- 33 (6) Mechanical inspector.
- 34 (7) Plumbing inspector.
- 35 (8) Residential electrical inspector.
- 36 (9) Residential inspector.
- 37 (10) Plans examiner.
- 38 (11) Building plans examiner.
- 39 (12) Plumbing plans examiner.
- 40 (13) Mechanical plans examiner.



41           (14) Electrical plans examiner.

42           Section 4. Paragraph (o) of subsection (1) of section  
43 489.129, Florida Statutes, is amended to read:

44           489.129 Disciplinary proceedings.—

45           (1) The board may take any of the following actions against  
46 any certificateholder or registrant: place on probation or  
47 reprimand the licensee, revoke, suspend, or deny the issuance or  
48 renewal of the certificate or registration, require financial  
49 restitution to a consumer for financial harm directly related to  
50 a violation of a provision of this part, impose an  
51 administrative fine not to exceed \$10,000 per violation, require  
52 continuing education, or assess costs associated with  
53 investigation and prosecution, if the contractor, financially  
54 responsible officer, or business organization for which the  
55 contractor is a primary qualifying agent, a financially  
56 responsible officer, or a secondary qualifying agent responsible  
57 under s. 489.1195 is found guilty of any of the following acts:

58           (o) Proceeding on any job without obtaining applicable  
59 local building department permits and inspections, unless  
60 otherwise provided by law.

61  
62 For the purposes of this subsection, construction is considered  
63 to be commenced when the contract is executed and the contractor  
64 has accepted funds from the customer or lender. A contractor  
65 does not commit a violation of this subsection when the  
66 contractor relies on a building code interpretation rendered by  
67 a building official or person authorized by s. 553.80 to enforce  
68 the building code, absent a finding of fraud or deceit in the  
69 practice of contracting, or gross negligence, repeated



70 negligence, or negligence resulting in a significant danger to  
71 life or property on the part of the building official, in a  
72 proceeding under chapter 120.

73 Section 5. Section 553.382, Florida Statutes, is amended to  
74 read:

75 553.382 Placement of certain housing.—Notwithstanding any  
76 other law or ordinance to the contrary, in order to expand the  
77 availability of affordable housing in this state, any  
78 residential manufactured building that is certified under this  
79 chapter by the department may not be denied a building permit  
80 for placement ~~be placed~~ on a mobile home lot in a mobile home  
81 park, on a lot in a recreational vehicle park, or in a mobile  
82 home condominium, cooperative, or subdivision. Any such housing  
83 unit placed on a mobile home lot is a mobile home for purposes  
84 of chapter 723 and, therefore, all rights, obligations, and  
85 duties under chapter 723 apply, including the specifics of the  
86 prospectus. However, a housing unit subject to this section may  
87 not be placed on a mobile home lot without the prior written  
88 approval of the park owner. Each housing unit located on a  
89 mobile home lot and subject to this section shall be taxed as a  
90 mobile home under s. 320.08(11) and is subject to payments to  
91 the Florida Mobile Home Relocation Fund under s. 723.06116.

92 Section 6. Section 553.385, Florida Statutes, is created to  
93 read:

94 553.385 Permitting and zoning of offsite-constructed  
95 residential dwellings; parity.—

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

97 (a) "Local government" means a county or municipality.

98 (b) "Offsite-constructed residential dwelling" means a



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99 manufactured building as defined in s. 553.36(13) which is  
100 intended for single-family residential use, or a manufactured  
101 home as defined in s. 320.01(2)(b) which is constructed in whole  
102 or in part offsite and is treated as real property.

103 (2) (a) An offsite-constructed residential dwelling must be  
104 permitted as of right in any zoning district where single-family  
105 detached dwellings are allowed.

106 (b) A local government may not adopt or enforce any zoning,  
107 land use, or development regulation that treats an offsite-  
108 constructed residential dwelling differently or more  
109 restrictively than a single-family site-built dwelling allowed  
110 in the same district.

111 (c) This section does not prohibit a local government from  
112 applying generally applicable architectural, aesthetic, design,  
113 setback, height, or bulk standards to offsite-constructed  
114 residential dwellings, provided such standards apply equally to  
115 site-built single-family dwellings permitted in the same  
116 district. A local government may adopt compatibility standards  
117 that are limited to the following architectural features:

- 118 1. Roof pitch.  
119 2. Square footage of livable space.  
120 3. Type and quality of exterior finishing materials.  
121 4. Foundation enclosure.  
122 5. Existence and type of attached structures.  
123 6. Building setbacks, lot dimensions, and the orientation  
124 of the home on the lot.

125 (d) A local government may not treat offsite-constructed  
126 residential dwellings differently than factory-built buildings  
127 subject to s. 553.38 based on the method or location of



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128 construction.

129 (3) A local government may not adopt or enforce any zoning,  
130 land use, or development ordinance or regulation that conflicts  
131 with this section or s. 553.38, or that imposes different or  
132 more restrictive treatment on an offsite-constructed residential  
133 dwelling based on its method of construction or the presence of  
134 components built off site. Local government ordinances or  
135 regulations may not have the effect of excluding offsite-  
136 constructed residential dwellings and must be reasonable and  
137 uniformly enforced without any distinction as to the type of  
138 housing. Any such ordinance or regulation is void and  
139 unenforceable as applied to offsite-constructed residential  
140 dwellings.

141 Section 7. Present paragraphs (b) through (m) of subsection  
142 (1) of section 553.77, Florida Statutes, are redesignated as  
143 paragraphs (c) through (n), respectively, a new paragraph (b) is  
144 added to that subsection, and present paragraph (c) of that  
145 subsection is amended, to read:

146 553.77 Specific powers of the commission.—

147 (1) The commission shall:

148 (b) By July 1, 2027, adopt by rule a uniform commercial  
149 building permit application to be used statewide for commercial  
150 construction projects and a uniform residential building permit  
151 application to be used statewide for residential construction  
152 projects. To the extent feasible, the uniform commercial  
153 building permit application and the uniform residential building  
154 permit application adopted by the commission must be capable of  
155 integration with existing building permit software systems used  
156 by local governments and must account for local amendments to



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157 the Florida Building Code.

158       ~~(d)(e)~~ Upon written application by any substantially  
159 affected person or a local enforcement agency, issue declaratory  
160 statements pursuant to s. 120.565 relating to new technologies,  
161 techniques, and materials which have been tested where necessary  
162 and found to meet the objectives of the Florida Building Code.  
163 This paragraph does not apply to the types of products,  
164 materials, devices, or methods of construction required to be  
165 approved under paragraph (g) ~~(f)~~.

166       Section 8. Paragraphs (a), (b), (c), and (f) of subsection  
167 (1) and paragraph (a) of subsection (24) of section 553.79,  
168 Florida Statutes, are amended, and paragraphs (g), (h), and (i)  
169 are added to subsection (1) of that section, to read:

170       553.79 Permits; applications; issuance; inspections.—

171       (1)(a) Unless otherwise provided by law, after the  
172 effective date of the Florida Building Code adopted as herein  
173 provided, it shall be unlawful for any person, firm,  
174 corporation, or governmental entity to construct, erect, alter,  
175 modify, repair, or demolish any building within this state  
176 without first obtaining a permit therefor from the appropriate  
177 enforcing agency or from such persons as may, by appropriate  
178 resolution or regulation of the authorized state or local  
179 enforcing agency, be delegated authority to issue such permits,  
180 upon the payment of such reasonable fees adopted by the  
181 enforcing agency. The enforcing agency is empowered to revoke  
182 any such permit upon a determination by the agency that the  
183 construction, erection, alteration, modification, repair, or  
184 demolition of the building for which the permit was issued is in  
185 violation of, or not in conformity with, the provisions of the



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186 Florida Building Code. Whenever a permit required under this  
187 section is denied or revoked because the plan, or the  
188 construction, erection, alteration, modification, repair, or  
189 demolition of a building, is found by the local enforcing agency  
190 to be not in compliance with the Florida Building Code, the  
191 local enforcing agency shall identify the specific plan or  
192 project features that do not comply with the applicable codes,  
193 identify the specific code chapters and sections upon which the  
194 finding is based, and provide this information to the permit  
195 applicant. A plans reviewer or building code administrator who  
196 is responsible for issuing a denial, revocation, or modification  
197 request but fails to provide to the permit applicant a reason  
198 for denying, revoking, or requesting a modification, based on  
199 compliance with the Florida Building Code or local ordinance, is  
200 subject to disciplinary action against his or her license  
201 pursuant to s. 468.621(1)(i). Installation, replacement,  
202 removal, or metering of any load management control device is  
203 exempt from and shall not be subject to the permit process and  
204 fees otherwise required by this section.

205 (b) A local enforcement agency shall post each type of  
206 building permit application, as adopted by the commission,  
207 including a list of all required attachments, drawings, or other  
208 requirements for each type of application, on its website. A  
209 local enforcement agency shall shall ~~must~~ post and update the status  
210 of every received application on its website until the issuance  
211 of the building permit. A local enforcement agency shall allow  
212 applicants to submit completed applications, including payments,  
213 attachments, drawings, or other requirements or parts of the  
214 ~~completed permit application, must be able to be submitted~~



215 electronically to the appropriate building department. Accepted  
216 methods of electronic submission include, but are not limited  
217 to, e-mail submission of applications in Portable Document  
218 Format or submission of applications through an electronic fill-  
219 in form available on the building department's website or  
220 through a third-party submission management software. A building  
221 official, at his or her discretion, may accept completed  
222 applications, including payments, attachments, drawings, or  
223 other requirements or parts of the completed permit application,  
224 ~~may also be submitted in person in a nonelectronic format, at~~  
225 ~~the discretion of the building official.~~

226 (c) A local government that issues building permits may  
227 send a written notice of expiration, by e-mail or United States  
228 Postal Service, to the owner of the property and the contractor  
229 listed on the permit, no less than 30 days before a building  
230 permit is set to expire. The written notice must identify the  
231 permit that is set to expire and the date the permit will  
232 expire. A building permit issued by a local government for a  
233 single-family dwelling expires 1 year after the issuance of the  
234 permit or on the effective date of the next edition of the  
235 Florida Building Code, whichever is later. However, this  
236 paragraph does not prevent a local government from extending a  
237 building permit beyond the expiration date.

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



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244 Inspection fees may not be based on the total cost of a project  
245 and may not exceed the actual inspection costs incurred by the  
246 local enforcement agency.

247 (g)1. A local government that issues building permits shall  
248 exempt an owner of a single-family dwelling or the owner's  
249 contractor from the requirement to obtain a building permit to  
250 perform any work valued at less than \$7,500 on the owner's  
251 property.

252 2. The exemption under subparagraph 1. does not apply to  
253 any of the following:

254 a. Work on a property that is partially or entirely located  
255 in a flood hazard area as defined by the Florida Building Code.

256 b. Any electrical, plumbing, structural, mechanical, or gas  
257 work performed on property containing a single-family dwelling.

258 A construction project may not be divided into more than one  
259 project for the purpose of evading the requirements of this  
260 paragraph.

261 3. To qualify for the exemption under subparagraph 1., the  
262 owner or the owner's contractor must submit a written request  
263 for exemption to the local enforcement agency with a copy of the  
264 contract or other documentation demonstrating the nature and the  
265 value of the work to be performed.

266 4. A local government has no legal duty to the owner,  
267 contractor, or successors or assigns thereof for exempted work  
268 performed under this paragraph.

269 (h)1. A local government that issues building permits shall  
270 exempt an owner of a single-family dwelling or the owner's  
271 contractor from the requirement to obtain a building permit for  
272 the installation of temporary residential hurricane and flood



273 protection walls or barriers that meet all of the following  
274 conditions:

275 a. The wall or barrier is nonhabitable and non-load-  
276 bearing.

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

279 c. The wall or barrier is constructed to mitigate or  
280 prevent storm surge or floodwaters from entering a structure or  
281 property.

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

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

286 2. The exemption under subparagraph 1. does not apply to  
287 work on a property that is partially or entirely located in a  
288 flood hazard area as defined by the Florida Building Code.

289 3. To qualify for the exemption under subparagraph 1., the  
290 owner or the owner's contractor must submit a written request  
291 for exemption to the local enforcement agency with a copy of the  
292 contract or other documentation demonstrating the nature of the  
293 work to be performed.

294 4. A local government has no legal duty to the owner,  
295 contractor, or successors or assigns thereof for work performed  
296 under this paragraph.

297 5. The commission may adopt rules under s. 120.54 to  
298 incorporate necessary standards to implement this paragraph.

299 (i) If a retaining wall spans more than one lot or parcel,  
300 a local government that issues building permits must issue a  
301 permit for a retaining wall for the project as a whole and may



302 not require a building permit for each lot or parcel upon which  
303 a retaining wall is installed on the property of a single-family  
304 or two-family residential dwelling or a townhouse.

305 (24) (a) A political subdivision of this state may not adopt  
306 or enforce any ordinance or impose any building permit or other  
307 development order requirement that:

308 1. Contains any building, construction, or aesthetic  
309 requirement or condition that conflicts with or impairs  
310 corporate trademarks, service marks, trade dress, logos, color  
311 patterns, design scheme insignia, image standards, or other  
312 features of corporate branding identity on real property or  
313 improvements thereon used in activities conducted under chapter  
314 526 or in carrying out business activities defined as a  
315 franchise by Federal Trade Commission regulations in 16 C.F.R.  
316 ss. 436.1, et~~er~~ seq.; ~~or~~

317 2. Imposes any requirement on the design, construction, or  
318 location of signage advertising the retail price of gasoline in  
319 accordance with the requirements of ss. 526.111 and 526.121  
320 which prevents the signage from being clearly visible and  
321 legible to drivers of approaching motor vehicles from a vantage  
322 point on any lane of traffic in either direction on a roadway  
323 abutting the gas station premises and meets height, width, and  
324 spacing standards for Series C, D, or E signs, as applicable,  
325 published in the latest edition of Standard Alphabets for  
326 Highway Signs published by the United States Department of  
327 Commerce, Bureau of Public Roads, Office of Highway Safety; or

328 3. Imposes a glazing requirement that results in the  
329 glazing of more than 15 percent of the surface area of the  
330 primary facade for the first 10 feet above the ground floor for



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331 a proposed new commercial or mixed-use construction or  
332 restoration project, except for individually listed contributing  
333 structures in a National Register of Historic Places district.

334 For purposes of this subparagraph, the term:

335 a. "Glazing" means the installation of transparent or  
336 translucent materials, including glass or similar substances, in  
337 windows, doors, or storefronts. The term includes any actual or  
338 faux windows to be installed on a building facade.

339 b. "Primary facade" means the single building side housing  
340 the primary entrance to the building.

341 Section 9. Section 553.791, Florida Statutes, is amended to  
342 read:

343 553.791 Alternative plans review and inspection.-

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

345 (a) "Applicable codes" means the Florida Building Code and  
346 any local technical amendments to the Florida Building Code but  
347 does not include the applicable minimum fire prevention and  
348 firesafety codes adopted pursuant to chapter 633.

349 (b) "Audit" means the process to confirm that the building  
350 code inspection services have been performed by the private  
351 provider, including ensuring that the required affidavit for the  
352 plan review has been properly completed and submitted with the  
353 permit documents and that the minimum mandatory inspections  
354 required under the building code have been performed and  
355 properly recorded. The local building official may not replicate  
356 the plan review or inspection being performed by the private  
357 provider, unless expressly authorized by this section.

358 (c) "Building" means any construction, erection,  
359 alteration, demolition, or improvement of, or addition to, any



360 structure or site work for which permitting by a local  
361 enforcement agency is required.

362 (d) "Building code inspection services" means those  
363 services described in s. 468.603(5) and (8) involving the review  
364 of building plans as well as those services involving the review  
365 of site plans and site work engineering plans or their  
366 functional equivalent, to determine compliance with applicable  
367 codes and those inspections required by law, conducted either in  
368 person or virtually, of each phase of construction for which  
369 permitting by a local enforcement agency is required to  
370 determine compliance with applicable codes.

371 (e) "Deliver" or "delivery" means any method of delivery  
372 used in conventional business or commercial practice, including  
373 delivery by electronic transmissions such as e-mail or  
374 submission through an electronic fill-in form available on the  
375 building department's website or through a third-party  
376 submission management software.

377 (f) "Duly authorized representative" means an agent of the  
378 private provider identified in the permit application who  
379 reviews plans or performs inspections as provided by this  
380 section and who is licensed as an engineer under chapter 471 or  
381 as an architect under chapter 481 or who holds a standard or  
382 provisional certificate under part XII of chapter 468. A duly  
383 authorized representative who only holds a provisional  
384 certificate under part XII of chapter 468 must be under the  
385 direct supervision of a person licensed as a building code  
386 administrator under part XII of chapter 468.

387 (g) "Electronic signature" means any letters, characters,  
388 or symbols manifested by electronic or similar means which are



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389 executed or adopted by a party with an intent to authenticate a  
390 writing or record.

391 (h) "Electronic transmission" or "submitted electronically"  
392 means any form or process of communication not directly  
393 involving the physical transfer of paper or another tangible  
394 medium which is suitable for the retention, retrieval, and  
395 reproduction of information by the recipient and is retrievable  
396 in paper form by the receipt through an automated process. All  
397 notices, documents, and applications provided for in this  
398 section may be transmitted electronically and shall have the  
399 same legal effect as if physically posted or mailed.

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

404 (j) "Immediate threat to public safety and welfare" means a  
405 building code violation that, if allowed to persist, constitutes  
406 an immediate hazard that could result in death, serious bodily  
407 injury, or significant property damage. This paragraph does not  
408 limit the authority of the local building official to issue a  
409 Notice of Corrective Action at any time during the construction  
410 of a building project or any portion of such project if the  
411 official determines that a condition of the building or portion  
412 thereof may constitute a hazard when the building is put into  
413 use following completion as long as the condition cited is shown  
414 to be in violation of the building code or approved plans.

415 (k) "Local building official" means the individual within  
416 the governing jurisdiction responsible for direct regulatory  
417 administration or supervision of plans review, enforcement, and



418 inspection of any construction, erection, alteration,  
419 demolition, or substantial improvement of, or addition to, any  
420 structure for which permitting is required to indicate  
421 compliance with applicable codes and includes any duly  
422 authorized designee of such person.

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

426 1. The plans reviewed by the private provider, or in the  
427 case of a single-trade plans review where a private provider  
428 uses an automated or software-based plans review system pursuant  
429 to subsection (7) ~~(6)~~, the information reviewed by the automated  
430 or software-based plans review system to determine compliance  
431 with one or more applicable codes.

432 2. The affidavit from the private provider required under  
433 subsection (7) ~~(6)~~.

434 3. Any applicable fees.

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

438 (m) "Plans" means building plans, site engineering plans,  
439 or site plans, or their functional equivalent, submitted by a  
440 fee owner or fee owner's contractor to a private provider or  
441 duly authorized representative for review.

442 (n) "Private provider" means a person licensed as a  
443 building code administrator under part XII of chapter 468, as an  
444 engineer under chapter 471, or as an architect under chapter  
445 481. For purposes of performing inspections under this section  
446 for additions and alterations that are limited to 1,000 square



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447 feet or less to residential buildings, the term "private  
448 provider" also includes a person who holds a standard  
449 certificate under part XII of chapter 468.

450 (o) "Private provider firm" means a business organization,  
451 including a corporation, partnership, business trust, or other  
452 legal entity, which offers services under this chapter to the  
453 public through licensees who are acting as agents, employees,  
454 officers, or partners of the firm. A person who is licensed as a  
455 building code administrator under part XII of chapter 468, an  
456 engineer under chapter 471, or an architect under chapter 481  
457 may act as a private provider for an agent, employee, or officer  
458 of the private provider firm.

459 (p) "Registration" means the roster of authorized private  
460 provider firms held by each local enforcement agency.

461 (q) ~~(p)~~ "Request for certificate of occupancy or certificate  
462 of completion" means a properly completed and executed  
463 application for:

- 464 1. A certificate of occupancy or certificate of completion.
- 465 2. A certificate of compliance from the private provider  
466 required under subsection (15) ~~(13)~~.
- 467 3. Any applicable fees.
- 468 4. Any documents required by the local building official to  
469 determine that the fee owner has secured all other government  
470 approvals required by law.

471 (r) ~~(q)~~ "Single-trade inspection" or "single-trade plans  
472 review" means any inspection or plans review focused on a single  
473 construction trade, such as plumbing, mechanical, or electrical.  
474 The term includes, but is not limited to, inspections or plans  
475 reviews of door or window replacements; fences and block walls



476 more than 6 feet high from the top of the wall to the bottom of  
477 the footing; stucco or plastering; reroofing with no structural  
478 alteration; solar energy and energy storage installations or  
479 alterations; HVAC replacements; ductwork or fan replacements;  
480 alteration or installation of wiring, lighting, and service  
481 panels; water heater changeouts; sink replacements; and  
482 repiping.

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

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

491 (2) (a) Notwithstanding any other law or local government  
492 ordinance or local policy, the fee owner of a building or  
493 structure, or the fee owner's contractor upon explicit written  
494 authorization from the fee owner, may choose at any time to use  
495 a private provider to provide plans review or building code  
496 inspection services with regard to such building or structure  
497 and may make payment directly to the private provider for the  
498 provision of such services. All such services shall be the  
499 subject of a ~~written~~ contract between the private provider, or  
500 the private provider's firm, and the fee owner or the fee  
501 owner's contractor, upon explicit written authorization of the  
502 fee owner. A copy of such written authorization must be  
503 submitted to the local building official. The local enforcement  
504 agency may not require the contract to be provided as part of



505 the permit application or as a condition for issuing a permit.  
506 The fee owner may elect to use a private provider to provide  
507 plans review or required building inspections, or both. However,  
508 if the fee owner or the fee owner's contractor uses a private  
509 provider to provide plans review, the local building official,  
510 in his or her discretion and pursuant to duly adopted policies  
511 of the local enforcement agency, may require the fee owner or  
512 the fee owner's contractor to use a private provider to also  
513 provide required building inspections.

514 (b) If a fee an owner or the fee owner's contractor retains  
515 a private provider for purposes of plans review or building  
516 inspection services, the local jurisdiction must reduce the  
517 permit fee by the amount of cost savings realized by the local  
518 enforcement agency for not having to perform such services. Such  
519 reduction may be calculated on a flat fee or percentage basis,  
520 or any other reasonable means by which a local enforcement  
521 agency assesses the cost for its plans review or inspection  
522 services. The permit fee must be based on the cost incurred by  
523 the local jurisdiction, including the labor cost of the  
524 personnel providing such services and the clerical and  
525 supervisory assistance required to comply with this section. The  
526 local jurisdiction may not charge fees for plans review or  
527 building inspections if the fee owner or the fee owner's  
528 contractor hires a private provider to perform such services.  
529 The local enforcement agency may not charge punitive  
530 administrative fees when a fee owner has chosen to work with a  
531 private provider; however, the local jurisdiction may charge a  
532 reasonable administrative fee, which shall be based on the cost  
533 that is actually incurred, including the labor cost of the



534 ~~personnel providing the service, by the local jurisdiction or~~  
535 ~~attributable to the local jurisdiction for the clerical and~~  
536 ~~supervisory assistance required, or both.~~

537 (c) If a fee an owner or the fee owner's a contractor  
538 retains a private provider for purposes of plans review or  
539 building inspection services, the local jurisdiction must  
540 provide equal access to all permitting and inspection documents  
541 and reports to the private provider, owner, and contractor if  
542 such access is provided by software that protects exempt records  
543 from disclosure. Access to these documents must be promptly  
544 provided.

545 (d) If a fee owner or the fee owner's contractor retains a  
546 private provider for purposes of plans review or building  
547 inspection services for a commercial construction project, the  
548 local enforcement agency must reduce the permit fee by at least  
549 25 percent of the portion of the permit fee attributable to  
550 plans review or building inspection services, as applicable. If  
551 the fee owner or the fee owner's contractor retains a private  
552 provider for all required plans review and building inspection  
553 services, the local enforcement agency must reduce the total  
554 permit fee by at least 50 percent of the amount otherwise  
555 charged for such services. If the local enforcement agency does  
556 not reduce such fee by at least the percentages provided in this  
557 paragraph, the local enforcement agency forfeits the ability to  
558 collect any fees for the commercial construction project. The  
559 surcharge required by s. 553.721 must be calculated based on the  
560 amount of the reduced permit fee. This paragraph does not  
561 prohibit a local enforcement agency from reducing a permit fee  
562 in excess of the percentages provided in this paragraph.



563       (e) A local government or local building official may not  
564 require additional forms beyond those required at registration,  
565 except for the written notice required under subsection (5), if  
566 a fee owner or the fee owner's contractor uses a private  
567 provider.

568       (3) A private provider and any duly authorized  
569 representative may only perform building code inspection  
570 services that are within the disciplines covered by that  
571 person's licensure or certification under chapter 468, chapter  
572 471, or chapter 481, including single-trade inspections. A  
573 private provider may not provide building code inspection  
574 services pursuant to this section upon any building designed or  
575 constructed by the private provider or the private provider's  
576 firm.

577       (4) A local enforcement agency must create a registration  
578 system for private providers and private provider firms working  
579 in the local enforcement agency's jurisdiction. A local  
580 enforcement agency must have a method to register and update  
581 registration information electronically. The local enforcement  
582 agency may not charge an administrative fee for registration or  
583 updates to a registration. The private provider or private  
584 provider firm must provide its contact information and verify  
585 compliance with the licensure requirements of paragraph (1)(n)  
586 or paragraph (1)(o), as applicable, and the insurance  
587 requirements of subsection (20). The private provider or private  
588 provider firm must register with the local enforcement agency in  
589 the jurisdiction in which the provider or firm is working before  
590 contracting to provide services in such jurisdiction. The  
591 private provider or private provider firm must update its



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592 registration within 5 business days after any change to the  
593 provider's or firm's contact information, licensure, or  
594 insurance coverage.

595 (5)(4) A fee owner or the fee owner's contractor using a  
596 private provider to provide building code inspection services  
597 shall notify the local building official in writing at the time  
598 of permit application, or by 2 p.m. local time, 2 business days  
599 before the first scheduled inspection by the local building  
600 official or building code enforcement agency that a private  
601 provider has been contracted to perform the required inspections  
602 of construction under this section, including single-trade  
603 inspections, on a form ~~to be~~ adopted by the commission. The  
604 local enforcement agency may not alter the form. This notice  
605 must ~~shall~~ include the following information:

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

607 (b) The name, firm, address, telephone number, and e-mail  
608 address of each private provider who is performing or will  
609 perform such services, his or her professional license or  
610 certification number, ~~qualification statements or resumes,~~ and,  
611 if required by the local building official, a certificate of  
612 insurance demonstrating that professional liability insurance  
613 coverage is in place for the private provider's firm, the  
614 private provider, and any duly authorized representative in the  
615 amounts required by this section.

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

618  
619 I have elected to use one or more private providers to  
620 provide building code plans review and/or inspection



621 services on the building or structure that is the  
622 subject of the enclosed permit application, as  
623 authorized by s. 553.791, Florida Statutes. I  
624 understand that the local building official may not  
625 review the plans submitted or perform the required  
626 building inspections to determine compliance with the  
627 applicable codes, except to the extent specified in  
628 said law. Instead, plans review and/or required  
629 building inspections will be performed by licensed or  
630 certified personnel identified in the application. The  
631 law requires minimum insurance requirements for such  
632 personnel, but I understand that I may require more  
633 insurance to protect my interests. By executing this  
634 form, I acknowledge that I have made inquiry regarding  
635 the competence of the licensed or certified personnel  
636 and the level of their insurance and am satisfied that  
637 my interests are adequately protected. I agree to  
638 indemnify, defend, and hold harmless the local  
639 government, the local building official, and their  
640 building code enforcement personnel from any and all  
641 claims arising from my use of these licensed or  
642 certified personnel to perform building code  
643 inspection services with respect to the building or  
644 structure that is the subject of the enclosed permit  
645 application.

646  
647 If the fee owner or the fee owner's contractor makes any changes  
648 to the listed private providers or the services to be provided  
649 by those private providers, the fee owner or the fee owner's



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650 contractor shall, within 1 business day after any change or  
651 within 2 business days before the next scheduled inspection,  
652 update the notice to reflect such changes. A change of a duly  
653 authorized representative named in the permit application does  
654 not require a revision of the permit, and the building code  
655 enforcement agency shall not charge a fee for making the change.

656 (6) ~~(5)~~ After construction has commenced ~~and if either the~~  
657 ~~local building official is unable to provide inspection services~~  
658 ~~in a timely manner or the work subject to inspection is related~~  
659 ~~to a single-trade inspection for a single-family or two-family~~  
660 ~~dwelling~~, the fee owner or the fee owner's contractor may elect  
661 to use a private provider to provide inspection services for a  
662 single-trade inspection for a single-family or two-family  
663 dwelling by notifying the local building official of the owner's  
664 or contractor's intention to do so ~~by 2 p.m. local time, 2~~  
665 ~~business days~~ before the next scheduled inspection using the  
666 notice provided for in paragraphs (5) (a), (b), and (c) ~~(4) (a)-~~  
667 ~~(e)~~.

668 (7) ~~(6)~~ A private provider performing plans review under  
669 this section shall review the plans to determine compliance with  
670 the applicable codes. For single-trade plans reviews, a private  
671 provider may use an automated or software-based plans review  
672 system designed to determine compliance with one or more  
673 applicable codes, including, but not limited to, the National  
674 Electrical Code and the Florida Building Code. Upon determining  
675 that the plans reviewed comply with the applicable codes, the  
676 private provider shall prepare an affidavit or affidavits  
677 certifying, under oath, that the following is true and correct  
678 to the best of the private provider's knowledge and belief:



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

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

683

684 Such affidavit may bear a written or electronic signature and  
685 may be submitted electronically to the local building official.  
686 A local enforcement agency must accept electronically submitted  
687 affidavits.

688 (8) (a) The local building official may not review plans,  
689 construction drawings, or any other related documents determined  
690 by a private provider to be compliant with the applicable codes,  
691 except to the extent necessary to determine compliance with  
692 local ordinances, floodplain management regulations, site review  
693 requirements, and any other administrative or life-safety review  
694 unrelated to building code compliance.

695 (b) The local building official may review other forms and  
696 documents required under this section for completeness only. The  
697 local building official must provide written notice to a permit  
698 applicant of any incomplete forms or documents required under  
699 this section no later than 10 business days after receipt of a  
700 permit application or, if the permit application is relating to  
701 a single-trade plans review for a single-family or two-family  
702 dwelling, no later than 5 business days after receipt of a  
703 permit application, and an affidavit from the private provider  
704 as required in subsection (7). The written notice must state  
705 with specificity which forms or documents are incomplete.

706 ~~(7) (a) No more than 20 business days, or if the permit~~  
707 ~~application is related to a single-trade plans review for a~~



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708 ~~single family or two family dwelling, no more than 5 business~~  
709 ~~days, after receipt of a permit application and the affidavit~~  
710 ~~from the private provider required pursuant to subsection (6),~~  
711 ~~the local building official shall issue the requested permit or~~  
712 ~~provide a written notice to the permit applicant identifying the~~  
713 ~~specific plan features that do not comply with the applicable~~  
714 ~~codes, as well as the specific code chapters and sections. If~~  
715 the local building official does not provide such a written  
716 notice ~~of the plan deficiencies~~ within the prescribed time  
717 period, the permit ~~application~~ must be deemed approved as a  
718 matter of law, and the permit must be issued by the local  
719 building official on the next business day.

720 (c) ~~(b)~~ If the local building official provides a written  
721 notice ~~of plan deficiencies~~ to the permit applicant of any  
722 incomplete forms or documents required under this section at the  
723 time of plan submission within the prescribed time period, such  
724 ~~the~~ time period is tolled pending resolution of the matter. To  
725 resolve the issues raised in the notice ~~plan deficiencies~~, the  
726 permit applicant may elect to dispute the issues ~~deficiencies~~  
727 pursuant to subsection (17) ~~(15)~~ or to submit revisions to  
728 correct the issues ~~deficiencies~~.

729 (d) ~~(e)~~ If the permit applicant submits revisions, the local  
730 building official has the remainder of the tolled 10-day or 5-  
731 day time period plus 5 business days ~~after the date of~~  
732 ~~resubmittal~~ to issue the requested permit or to provide a second  
733 written notice to the permit applicant stating which of the  
734 previously identified forms or documents ~~plan features~~ remain  
735 incomplete ~~in noncompliance with the applicable codes, with~~  
736 ~~specific reference to the relevant code chapters and sections.~~



737 Any subsequent review by the local building official is limited  
738 to the issues ~~deficiencies~~ cited in the original written notice.  
739 If the local building official does not provide the second  
740 written notice within the prescribed time period, the permit  
741 must be deemed approved as a matter of law, and the local  
742 building official must issue the permit on the next business  
743 day.

744 (e) ~~(d)~~ If the local building official provides a second  
745 written notice ~~of plan deficiencies~~ to the permit applicant  
746 within the prescribed time period, the permit applicant may  
747 elect to dispute the issues raised in the second notice  
748 ~~deficiencies~~ pursuant to subsection (17) ~~(15)~~ or to submit  
749 additional revisions to correct the issues ~~deficiencies~~. For all  
750 revisions submitted after the first revision, the local building  
751 official has an additional 5 business days ~~after the date of~~  
752 ~~resubmittal~~ to issue the requested permit or to provide a  
753 written notice to the permit applicant stating which of the  
754 previously identified forms or documents ~~plan features~~ remain  
755 incomplete. If the local building official does not provide the  
756 notice within the prescribed time period, the permit must be  
757 deemed approved as a matter of law, and the local building  
758 official must issue the permit on the next business day ~~in~~  
759 ~~noncompliance with the applicable codes, with specific reference~~  
760 ~~to the relevant code chapters and sections.~~

761 (9) ~~(8)~~ A private provider performing required inspections  
762 under this section shall inspect each phase of construction as  
763 required by the applicable codes. Such inspection, including a  
764 single-trade inspection, may be performed in person or  
765 virtually. The private provider may have a duly authorized



766 representative perform the required inspections, provided all  
767 required reports are prepared by and bear the written or  
768 electronic signature of the private provider or the private  
769 provider's duly authorized representative. The duly authorized  
770 representative must be an employee of the private provider  
771 entitled to receive reemployment assistance benefits under  
772 chapter 443. The contractor's contractual or legal obligations  
773 are not relieved by any action of the private provider.

774 ~~(10)(9) A private provider performing required inspections~~  
775 ~~under this section shall provide notice to the local building~~  
776 ~~official of the approximate date and time of any such~~  
777 ~~inspection.~~ The local building official may not prohibit the  
778 private provider from performing any inspection outside the  
779 local building official's normal operating hours, including  
780 after hours, weekends, or holidays. ~~The local building official~~  
781 ~~may visit the building site as often as necessary to verify that~~  
782 ~~the private provider is performing all required inspections.~~ A  
783 deficiency notice must be posted by the private provider, the  
784 duly authorized representative of the private provider, or the  
785 building department whenever a noncomplying item related to the  
786 building code or the permitted documents is found. Such notice  
787 may be physically posted at the job site or electronically  
788 posted. After corrections are made, the item must be reinspected  
789 by the private provider or the representative of the private  
790 provider before being concealed. ~~Reinspection or reaudit fees~~  
791 ~~shall not be charged by~~ The local jurisdiction may not charge  
792 reinspection or reaudit fees as a result of the local  
793 jurisdiction's audit inspection occurring before the performance  
794 of the private provider's inspection or for any other



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795 administrative matter not involving the detection of a violation  
796 of the building code or a permit requirement.

797 (11) A local enforcement agency is not responsible for the  
798 regulatory administration or supervision of building code  
799 inspection services performed by a private provider hired by a  
800 fee owner or the fee owner's contractor. A local enforcement  
801 agency may not require additional verification of licensure or  
802 insurance requirements beyond that which is required at  
803 registration.

804 (12)~~(10)~~ If the private provider is a person licensed as an  
805 engineer under chapter 471 or an architect under chapter 481 and  
806 affixes his or her professional seal to the affidavit required  
807 under subsection (7) ~~(6)~~, the local building official must issue  
808 the requested permit or provide a written notice to the permit  
809 applicant identifying the specific plan features that do not  
810 comply with the applicable codes, as well as the specific code  
811 chapters and sections, within 10 business days after receipt of  
812 the permit application and affidavit. In such written notice,  
813 the local building official must provide with specificity the  
814 plan's deficiencies, the reasons the permit application failed,  
815 and the applicable codes being violated. If the local building  
816 official does not provide specific written notice to the permit  
817 applicant within the prescribed 10-day period, the permit  
818 application is deemed approved as a matter of law, and the local  
819 building official must issue the permit on the next business  
820 day.

821 (13)~~(11)~~ If equipment replacements and repairs must be  
822 performed in an emergency situation, subject to the emergency  
823 permitting provisions of the Florida Building Code, a private



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824 provider may perform emergency inspection services without first  
825 notifying the local building official ~~pursuant to subsection~~  
826 ~~(9)~~. A private provider must conduct the inspection within 3  
827 business days after being contacted to conduct an emergency  
828 inspection and must submit the inspection report to the local  
829 building official within 1 day after the inspection is  
830 completed.

831 (14)~~(12)~~ Upon completing the required inspections at each  
832 applicable phase of construction, the private provider shall  
833 record such inspections on a form provided by the commission  
834 ~~acceptable to the local building official~~. The form must bear  
835 the written or electronic signature of the private provider or  
836 the private provider's duly authorized representative. These  
837 inspection records must ~~shall~~ reflect those inspections required  
838 by the applicable codes of each phase of construction for which  
839 permitting by a local enforcement agency is required. The  
840 private provider, upon completion of the required inspection,  
841 shall post each completed inspection record, indicating pass or  
842 fail, and provide the record to the local building official  
843 within 4 ~~2~~ business days. Such inspection record may be  
844 electronically posted by the private provider, or the private  
845 provider may post such inspection record physically at the  
846 project site. The private provider may electronically transmit  
847 the record to the local building official. The local building  
848 official may waive the requirement to provide a record of each  
849 inspection within 4 ~~2~~ business days if the record is  
850 electronically posted or transmitted or posted at the project  
851 site and all such inspection records are submitted with the  
852 certificate of compliance. Unless the records have been



853 electronically posted or transmitted, records of all required  
854 and completed inspections shall be maintained at the building  
855 site at all times and made available for review by the local  
856 building official. A local building official may not fail any  
857 inspection performed by a private provider for not having the  
858 inspection records at the job site if the inspection records  
859 have been electronically transmitted to the local building  
860 official within the 4-business-day requirement. The private  
861 provider shall report to the local enforcement agency any  
862 condition that poses an immediate threat to public safety and  
863 welfare.

864 (15) ~~(13)~~ Upon completion of all required inspections, the  
865 private provider firm shall prepare a certificate of compliance,  
866 on a form provided by the commission ~~acceptable to the local~~  
867 ~~building official~~, summarizing the inspections performed and  
868 including a written representation, under oath, that the stated  
869 inspections have been performed and that, to the best of the  
870 private provider's knowledge and belief, the building  
871 construction inspected complies with the approved plans and  
872 applicable codes. The certificate of compliance may be signed by  
873 any qualified licensed individual employed full time by the  
874 private provider firm under whose authority the inspection was  
875 completed. The statement required of the private provider shall  
876 be substantially in the following form and shall be signed and  
877 sealed by a private provider as established in subsection (1) or  
878 may be electronically transmitted to the local building  
879 official:

880

881 To the best of my knowledge and belief, the building



882 components and site improvements outlined herein and  
883 inspected under my authority have been completed in  
884 conformance with the approved plans and the applicable  
885 codes.

886  
887 (16) (a) ~~(14) (a)~~ The local building official may only perform  
888 building inspections of construction that a private provider has  
889 determined to be compliant with the applicable codes if the  
890 local building official has knowledge that the private provider  
891 did not perform the required inspections. If the local building  
892 official has such knowledge, the local building official must  
893 provide to the private provider written notice of the facts and  
894 circumstances upon which the local building official relied for  
895 such knowledge before performing a required inspection. The  
896 local building official may review forms and documents required  
897 under this section for completeness only. No more than 10  
898 business days, or if the permit is related to single-family or  
899 two-family dwellings then no more than 2 business days, after  
900 receipt of a request for a certificate of occupancy or  
901 certificate of completion and the applicant's presentation of a  
902 certificate of compliance and approval of all other government  
903 approvals required by law, including the payment of all  
904 outstanding fees, the local building official shall issue the  
905 certificate of occupancy or certificate of completion or provide  
906 a notice to the applicant of any incomplete forms or documents  
907 required under this section identifying the specific  
908 deficiencies, as well as the specific code chapters and  
909 sections.

910 (b) If the local building official does not provide notice



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911 of any incomplete forms or documents ~~the deficiencies~~ within the  
912 applicable time periods under paragraph (a), the request for a  
913 certificate of occupancy or certificate of completion is  
914 automatically granted and deemed issued as of the next business  
915 day. The local building official must provide the applicant with  
916 the written certificate of occupancy or certificate of  
917 completion within 10 days after it is automatically granted and  
918 issued. To resolve any identified issues ~~deficiencies~~, the  
919 applicant may elect to dispute the issues ~~deficiencies~~ pursuant  
920 to subsection (17) ~~(15)~~ or to submit a corrected request for a  
921 certificate of occupancy or certificate of completion.

922 (17) ~~(15)~~ If the local building official determines that the  
923 building construction or plans do not comply with the applicable  
924 codes, the official may deny the permit or request for a  
925 certificate of occupancy or certificate of completion, as  
926 appropriate, or may issue a stop-work order for the project or  
927 any portion thereof as provided by law, if the official  
928 determines that the noncompliance poses an immediate threat to  
929 public safety and welfare, subject to the following:

930 (a) The local building official shall be available to meet  
931 with the private provider within 2 business days to resolve any  
932 dispute after issuing a stop-work order or providing notice to  
933 the applicant denying a permit or request for a certificate of  
934 occupancy or certificate of completion.

935 (b) If the local building official and private provider are  
936 unable to resolve the dispute, the matter shall be referred to  
937 the local enforcement agency's board of appeals, if one exists,  
938 which shall consider the matter at its next scheduled meeting or  
939 sooner. Any decisions by the local enforcement agency's board of



940 appeals, or local building official if there is no board of  
941 appeals, may be appealed to the commission as provided by this  
942 chapter.

943 (c) Notwithstanding any provision of this section, any  
944 decisions regarding the issuance of a building permit,  
945 certificate of occupancy, or certificate of completion may be  
946 reviewed by the local enforcement agency's board of appeals, if  
947 one exists. Any decision by the local enforcement agency's board  
948 of appeals, or local building official if there is no board of  
949 appeals, may be appealed to the commission as provided by this  
950 chapter, which shall consider the matter at the commission's  
951 next scheduled meeting.

952 ~~(18)(16)~~ For the purposes of this section, any notice to be  
953 provided by the local building official shall be deemed to be  
954 provided to the person or entity when successfully transmitted  
955 to the e-mail address listed for that person or entity in the  
956 permit application or revised permit application, or, if no e-  
957 mail address is stated, when actually received by that person or  
958 entity.

959 ~~(19)(a)(17)(a)~~ A local enforcement agency, local building  
960 official, or local government may not adopt or enforce any laws,  
961 rules, procedures, policies, qualifications, or standards more  
962 stringent than those prescribed by this section.

963 ~~(b) A local enforcement agency, local building official, or~~  
964 ~~local government may establish, for private providers, private~~  
965 ~~provider firms, and duly authorized representatives working~~  
966 ~~within that jurisdiction, a system of registration to verify~~  
967 ~~compliance with the licensure requirements of paragraph (1)(n)~~  
968 ~~and the insurance requirements of subsection (18).~~



969            (b)~~(e)~~ This section does not limit the authority of the  
970 local building official to issue a stop-work order for a  
971 building project or any portion of the project, as provided by  
972 law, if the official determines that a condition on the building  
973 site constitutes an immediate threat to public safety and  
974 welfare.

975            (c) A local enforcement agency may not prohibit or limit  
976 private providers from using virtual inspections if a virtual  
977 inspection is not prohibited by any applicable code.

978            (20)~~(18)~~ A private provider may perform building code  
979 inspection services on a building project under this section  
980 only if the private provider maintains insurance for  
981 professional liability covering all services performed as a  
982 private provider. Such insurance shall have minimum policy  
983 limits of \$1 million per occurrence and \$2 million in the  
984 aggregate for any project with a construction cost of \$5 million  
985 or less and \$2 million per occurrence and \$4 million in the  
986 aggregate for any project with a construction cost of over \$5  
987 million. Nothing in this section limits the ability of a fee  
988 owner to require additional insurance or higher policy limits.  
989 For these purposes, the term "construction cost" means the total  
990 cost of building construction as stated in the building permit  
991 application. If the private provider chooses to secure claims-  
992 made coverage to fulfill this requirement, the private provider  
993 must also maintain coverage for a minimum of 5 years after  
994 ~~subsequent to~~ the performance of building code inspection  
995 services. The insurance required under this subsection shall be  
996 written only by insurers authorized to do business in this state  
997 with a minimum A.M. Best's rating of A. Before providing



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998 building code inspection services within a local building  
999 official's jurisdiction, a private provider must provide to the  
1000 local building official a certificate of insurance evidencing  
1001 that the coverages required under this subsection are in force.

1002 ~~(21)-(19)~~ When performing building code inspection services,  
1003 a private provider is subject to the disciplinary guidelines of  
1004 the applicable professional board with jurisdiction over his or  
1005 her license or certification under chapter 468, chapter 471, or  
1006 chapter 481. All private providers shall be subject to the  
1007 disciplinary guidelines of s. 468.621(1)(c)-(h). Any complaint  
1008 processing, investigation, and discipline that arise out of a  
1009 private provider's performance of building code inspection  
1010 services shall be conducted by the applicable professional  
1011 board.

1012 ~~(22)-(20)~~ A local building code enforcement agency may not  
1013 audit the performance of building code inspection services by  
1014 private providers operating within the local jurisdiction until  
1015 the agency has created standard operating private provider audit  
1016 procedures for the agency's internal inspection and review  
1017 staff, which includes, at a minimum, the private provider audit  
1018 purpose and scope, private provider audit criteria, an  
1019 explanation of private provider audit processes and objections,  
1020 and detailed findings of areas of noncompliance. Such private  
1021 provider audit procedures must be publicly available online, and  
1022 a printed version must be readily accessible in agency  
1023 buildings. The private provider audit results of staff for the  
1024 prior two quarters also must be publicly available. The agency's  
1025 audit processes must adhere to the agency's posted standard  
1026 operating audit procedures. The same private provider or private



1027 provider firm may not be audited more than four times in a year  
1028 unless the local building official determines a condition of a  
1029 building constitutes an immediate threat to public safety and  
1030 welfare, which must be communicated in writing to the private  
1031 provider or private provider firm. The private provider or  
1032 private provider firm must be given notice of each audit to be  
1033 performed at least 5 business days before the audit. Work on a  
1034 building or structure may proceed after inspection and approval  
1035 by a private provider. The work may not be delayed for  
1036 completion of an inspection audit by the local building code  
1037 enforcement agency.

1038 (23)-(21) The local government, ~~the~~ local building official,  
1039 and ~~their~~ building code enforcement personnel shall be immune  
1040 from liability to any person or party for any action or inaction  
1041 by a fee owner of a building, or by a private provider or its  
1042 duly authorized representative, in connection with building code  
1043 inspection services as authorized in this act. The local  
1044 government, local enforcement agency, local building official,  
1045 and building code enforcement personnel may not prohibit or  
1046 discourage the use of a private provider or a private provider  
1047 firm.

1048 (24)-(22) Notwithstanding any other law, a county, a  
1049 municipality, a school district, or an independent special  
1050 district may use a private provider or a private provider firm,  
1051 or may employ a licensed building inspector as described in s.  
1052 468.603(5)(a) or a person who holds the same licensure or  
1053 certification as a private provider, to provide building code  
1054 inspection services for a public works project, an improvement,  
1055 a building, or any other structure that is owned by the county,



1056 municipality, school district, or independent special district.

1057 Section 10. Paragraph (a) of subsection (1) of section  
1058 553.792, Florida Statutes, is amended to read:

1059 553.792 Building permit application to local government.—

1060 (1) (a) A local government must approve, approve with  
1061 conditions, or deny a building permit application after receipt  
1062 of a completed and sufficient application within the following  
1063 timeframes, unless the applicant waives such timeframes in  
1064 writing:

1065 1. Within 5 business days after receiving a complete and  
1066 sufficient application, for an applicant using a local  
1067 government plans reviewer to obtain the following building  
1068 permits for an existing single-family residential dwelling if  
1069 the value of the work is less than \$15,000: structural,  
1070 accessory structure, alarm, electrical, gas, irrigation,  
1071 landscaping, mechanical, plumbing, or roofing.

1072 ~~2.1~~ Within 30 business days after receiving a complete and  
1073 sufficient application, for an applicant using a local  
1074 government plans reviewer to obtain the following building  
1075 permits if the structure is less than 7,500 square feet:  
1076 residential units, including a single-family residential unit or  
1077 a single-family residential dwelling, accessory structure,  
1078 alarm, electrical, irrigation, landscaping, mechanical,  
1079 plumbing, or roofing.

1080 ~~3.2~~ Within 60 business days after receiving a complete and  
1081 sufficient application, for an applicant using a local  
1082 government plans reviewer to obtain the following building  
1083 permits if the structure is 7,500 square feet or more:  
1084 residential units, including a single-family residential unit or



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1085 a single-family residential dwelling, accessory structure,  
1086 alarm, electrical, irrigation, landscaping, mechanical,  
1087 plumbing, or roofing.

1088 ~~4.3.~~ Within 60 business days after receiving a complete and  
1089 sufficient application, for an applicant using a local  
1090 government plans reviewer to obtain the following building  
1091 permits: signs or nonresidential buildings that are less than  
1092 25,000 square feet.

1093 ~~5.4.~~ Within 60 business days after receiving a complete and  
1094 sufficient application, for an applicant using a local  
1095 government plans reviewer to obtain the following building  
1096 permits: multifamily residential, not exceeding 50 units; site-  
1097 plan approvals and subdivision plats not requiring public  
1098 hearing or public notice; and lot grading and site alteration.

1099 ~~6.5.~~ Within 12 business days after receiving a complete and  
1100 sufficient application, for an applicant using a master building  
1101 permit consistent with s. 553.794 to obtain a site-specific  
1102 building permit.

1103 ~~7.6.~~ Within 10 business days after receiving a complete and  
1104 sufficient application, for an applicant for a single-family  
1105 residential dwelling applied for by a contractor licensed in  
1106 this state on behalf of a property owner who participates in a  
1107 Community Development Block Grant-Disaster Recovery program  
1108 ~~administered by the Department of Commerce~~, unless the permit  
1109 application fails to satisfy the Florida Building Code or the  
1110 enforcing agency's laws or ordinances.

1111  
1112 However, the local government may not require the waiver of the  
1113 timeframes in this section as a condition precedent to reviewing



1114 an applicant's building permit application.

1115

1116 ===== T I T L E A M E N D M E N T =====

1117 And the title is amended as follows:

1118 Delete lines 5 - 97

1119 and insert:

1120 construction; amending s. 287.056, F.S.; requiring the  
1121 Department of Management Services to enter into and  
1122 maintain state term contracts for building code  
1123 inspection services; creating s. 468.634, F.S.;  
1124 authorizing individuals to work in specified  
1125 positions, for a specified timeframe, if they meet  
1126 certain requirements; amending s. 489.129, F.S.;  
1127 providing that certain persons are not subject to  
1128 discipline for performing a job without applicable  
1129 permits and inspections if otherwise authorized by  
1130 law; amending s. 553.382, F.S.; prohibiting the  
1131 Department of Business and Professional Regulation  
1132 from denying a building permit for certain residential  
1133 manufactured buildings; requiring that certain housing  
1134 units be taxed in a certain manner; creating s.  
1135 553.385, F.S.; defining the terms "local government"  
1136 and "offsite-constructed residential dwelling";  
1137 requiring that an offsite-constructed residential  
1138 dwelling be permitted as of right in any zoning  
1139 district where certain dwellings are allowed;  
1140 prohibiting a local government from adopting or  
1141 enforcing a certain zoning, land use, or development  
1142 regulation that treats an offsite-constructed



1143 residential dwelling differently or more restrictively  
1144 than certain dwellings in the same district; providing  
1145 construction; authorizing a local government to adopt  
1146 compatibility standards for specified architectural  
1147 features; prohibiting a local government from treating  
1148 offsite-constructed residential dwellings differently  
1149 than factory-built buildings based on the method or  
1150 location of construction; prohibiting a local  
1151 government from adopting or enforcing certain zoning,  
1152 land use, or development ordinances or regulations;  
1153 prohibiting local government ordinances or regulations  
1154 from having the effect of excluding offsite-  
1155 constructed residential dwellings; requiring that such  
1156 ordinances or regulations be reasonable and uniformly  
1157 enforced without distinction as to type of housing;  
1158 providing that any such ordinance or regulation is  
1159 void and unenforceable as applied to offsite-  
1160 constructed residential dwellings; amending s. 553.77,  
1161 F.S.; requiring the Florida Building Commission to  
1162 develop uniform commercial and residential building  
1163 permit applications by a specified date; providing  
1164 requirements for a uniform commercial building permit  
1165 application; amending s. 553.79, F.S.; providing for  
1166 expiration of certain building permits issued by a  
1167 local government; providing construction; providing  
1168 prohibitions for inspection fees; requiring a local  
1169 government to exempt certain owners and contractors  
1170 from building permit requirements for work valued  
1171 below a specified amount; providing exceptions;



1172 prohibiting a construction project from being divided  
1173 into multiple projects for a certain purpose;  
1174 requiring certain owners and contractors to submit a  
1175 written request for exemption to the local enforcement  
1176 agency with specified documentation; providing that  
1177 local governments do not have a duty to certain  
1178 persons; requiring local governments to exempt certain  
1179 owners and contractors from requiring a building  
1180 permit for the installation of temporary residential  
1181 hurricane and flood protection walls or barriers that  
1182 meet certain requirements; providing an exception;  
1183 requiring certain owners and contractors to submit a  
1184 written request for exemption to the local enforcement  
1185 agency with specified documentation; providing that  
1186 local governments do not have a duty to certain  
1187 persons; authorizing the Florida Building Commission  
1188 to adopt rules; requiring certain local governments to  
1189 issue a building permit for the installation of  
1190 certain retaining walls as a whole; prohibiting such  
1191 local governments from requiring building permits for  
1192 each lot or parcel under certain circumstances;  
1193 prohibiting a political subdivision from imposing  
1194 certain requirements for glazing on certain proposed  
1195 construction or restoration projects; providing an  
1196 exception; defining the terms "glazing" and "primary  
1197 facade"; amending s. 553.791, F.S.; revising  
1198 definitions and defining terms; requiring explicit  
1199 written authorization from a fee owner for a  
1200 contractor to use a private provider; requiring that



1201 such authorization be submitted to the local building  
1202 official; deleting the requirement that a contract for  
1203 certain services be in writing; providing that a  
1204 contract for certain services does not need to be  
1205 submitted as part of a permit application; providing  
1206 requirements for reduced permit fees; prohibiting a  
1207 local jurisdiction from charging punitive  
1208 administrative fees or fees for plans review services;  
1209 requiring that certain documents be promptly provided  
1210 to certain persons; requiring local enforcement  
1211 agencies to reduce permit fees by specified  
1212 percentages under certain circumstances; providing  
1213 that a local enforcement agency forfeits the ability  
1214 to collect fees under certain circumstances; requiring  
1215 that a surcharge be calculated based on the reduced  
1216 permit fee; prohibiting local governments and local  
1217 building officials from requiring additional forms;  
1218 requiring local enforcement agencies to create a  
1219 specified registration system that must have a method  
1220 to register and update registration information  
1221 electronically; prohibiting local enforcement agencies  
1222 from charging an administrative fee to register or  
1223 update registration information; requiring private  
1224 provider firms to register with the local enforcement  
1225 agency, provide certain information, and update their  
1226 registration within a specified timeframe after  
1227 changes occur; prohibiting local enforcement agencies  
1228 from altering a form adopted by the commission;  
1229 deleting the requirement that a private provider's



1230 qualification statements or resumes be included in a  
1231 certain notice; deleting time restrictions for  
1232 electing to use a private provider; requiring local  
1233 enforcement agencies to accept a certain affidavit  
1234 electronically; providing which forms and documents a  
1235 local building official may review; providing notice  
1236 requirements; providing that certain permits are  
1237 deemed approved; providing that local enforcement  
1238 agencies are not responsible for the administration or  
1239 supervision of services performed by a private  
1240 provider; prohibiting local enforcement agencies from  
1241 requiring additional verification of certain  
1242 requirements beyond that which is required at  
1243 registration; revising the timeframe in which certain  
1244 records must be provided; authorizing certain records  
1245 to be electronically transmitted; prohibiting local  
1246 building officials from failing certain inspections;  
1247 authorizing certain persons to sign certificates of  
1248 compliance; providing requirements for local building  
1249 officials who have knowledge that a private provider  
1250 failed to perform an inspection; providing that  
1251 virtual inspections may not be prohibited; requiring  
1252 certain notice before an audit; prohibiting certain  
1253 entities from discouraging the use of private  
1254 providers; authorizing certain public entities to use  
1255 a private provider firm or to employ a licensed  
1256 building inspector to provide building code inspection  
1257 services; amending s. 553.792, F.S.; requiring a local  
1258 government to make certain decisions relating to



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certain building permits within a specified timeframe;  
amending s.