

Amendment No.

CHAMBER ACTION

Senate

House

.

---

Representative Trabulsy offered the following:

**Amendment to Amendment (725319) (with title amendment)**

Remove lines 202-322 of the amendment and insert:

permit application. The written notice must state with  
specificity which forms or documents are incomplete. If the  
permit application is relating to a single-trade plans review  
for a single-family or two-family dwelling, the local building  
official may not review the application documents for  
completeness and must issue the permit within 1 business day  
after receipt of a permit application and an affidavit from the  
private provider as required under subsection (7). A licensed  
contractor may commence work immediately upon submission of the

862779

Approved For Filing: 2/20/2026 6:52:01 PM

Amendment No.

14 permit application relating to the single-trade plans review and  
15 required affidavit.

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

30 ~~(c) (b)~~ If the local building official provides a written  
31 notice ~~of plan deficiencies~~ to the permit applicant of any  
32 incomplete forms or documents required under this section at the  
33 time of plan submission within the prescribed time period, such  
34 ~~the~~ time period is tolled pending resolution of the matter. To  
35 resolve the issues raised in the notice ~~plan deficiencies~~, the  
36 permit applicant may elect to dispute the issues ~~deficiencies~~  
37 pursuant to subsection (17) ~~(15)~~ or to submit revisions to  
38 correct the issues ~~deficiencies~~.

862779

Approved For Filing: 2/20/2026 6:52:01 PM

Amendment No.

39        ~~(d)(e)~~ If the permit applicant submits revisions, the  
40 local building official has the remainder of the tolled 10-day  
41 or 5-day time period plus 5 business days ~~after the date of~~  
42 ~~resubmittal~~ to issue the requested permit or to provide a second  
43 written notice to the permit applicant stating which of the  
44 previously identified forms or documents ~~plan features~~ remain  
45 incomplete ~~in noncompliance with the applicable codes, with~~  
46 ~~specific reference to the relevant code chapters and sections.~~  
47 Any subsequent review by the local building official is limited  
48 to the issues ~~deficiencies~~ cited in the original written notice.  
49 If the local building official does not provide the second  
50 written notice within the prescribed time period, the permit  
51 must be deemed approved as a matter of law, and the local  
52 building official must issue the permit on the next business  
53 day.

54        ~~(e)(d)~~ If the local building official provides a second  
55 written notice ~~of plan deficiencies~~ to the permit applicant  
56 within the prescribed time period, the permit applicant may  
57 elect to dispute the issues raised in the second notice  
58 ~~deficiencies~~ pursuant to subsection (17) ~~(15)~~ or to submit  
59 additional revisions to correct the issues ~~deficiencies~~. For all  
60 revisions submitted after the first revision, the local building  
61 official has an additional 5 business days ~~after the date of~~  
62 ~~resubmittal~~ to issue the requested permit or to provide a  
63 written notice to the permit applicant stating which of the

862779

Approved For Filing: 2/20/2026 6:52:01 PM

Amendment No.

64 previously identified forms or documents ~~plan features~~ remain  
65 incomplete. If the local building official does not provide the  
66 notice within the prescribed time period, the permit shall be  
67 deemed approved as a matter of law, and the local building  
68 official must issue the permit on the next business day ~~in~~  
69 ~~noncompliance with the applicable codes, with specific reference~~  
70 ~~to the relevant code chapters and sections.~~

71 (9)-(8) A private provider performing required inspections  
72 under this section shall inspect each phase of construction as  
73 required by the applicable codes. Such inspection, including a  
74 single-trade inspection, may be performed in person or  
75 virtually. The private provider may have a duly authorized  
76 representative perform the required inspections, provided all  
77 required reports are prepared by and bear the written or  
78 electronic signature of the private provider or the private  
79 provider's duly authorized representative. The duly authorized  
80 representative must be an employee of the private provider  
81 entitled to receive reemployment assistance benefits under  
82 chapter 443. The contractor's contractual or legal obligations  
83 are not relieved by any action of the private provider.

84 (10)-(9) ~~A private provider performing required inspections~~  
85 ~~under this section shall provide notice to the local building~~  
86 ~~official of the approximate date and time of any such~~  
87 ~~inspection.~~ The local building official may not prohibit the  
88 private provider from performing any inspection outside the

862779

Approved For Filing: 2/20/2026 6:52:01 PM

Amendment No.

89 local building official's normal operating hours, including  
90 after hours, weekends, or holidays. ~~The local building official~~  
91 ~~may visit the building site as often as necessary to verify that~~  
92 ~~the private provider is performing all required inspections.~~ A  
93 deficiency notice must be posted by the private provider, the  
94 duly authorized representative of the private provider, or the  
95 building department whenever a noncomplying item related to the  
96 building code or the permitted documents is found. Such notice  
97 may be physically posted at the job site or electronically  
98 posted. After corrections are made, the item must be reinspected  
99 by the private provider or the representative of the private  
100 provider before being concealed. ~~Reinspection or reaudit fees~~  
101 ~~shall not be charged by~~ The local jurisdiction may not charge  
102 reinspection or reaudit fees as a result of the local  
103 jurisdiction's audit inspection occurring before the performance  
104 of the private provider's inspection or for any other  
105 administrative matter not involving the detection of a violation  
106 of the building code or a permit requirement.

107 (11) A local enforcement agency is not responsible for the  
108 regulatory administration or supervision of building code  
109 inspection services performed by a private provider hired by a  
110 fee owner or the fee owner's contractor. A local enforcement  
111 agency may not require additional verification of licensure or  
112 insurance requirements beyond that which is required at  
113 registration.

862779

Approved For Filing: 2/20/2026 6:52:01 PM

Amendment No.

114        ~~(12)-(10)~~ If the private provider is a person licensed as  
115 an engineer under chapter 471 or an architect under chapter 481  
116 and affixes his or her professional seal to the affidavit  
117 required under subsection (7) ~~(6)~~, the local building official  
118 must issue the requested permit or provide a written notice to  
119 the permit applicant identifying the specific plan features that  
120 do not comply with the applicable codes, as well as the specific  
121 code chapters and sections, within 10 business days after  
122 receipt of the permit application and affidavit. In such written  
123 notice, the local building official must provide with  
124 specificity the plan's deficiencies, the reasons the permit  
125 application failed, and the applicable codes being violated. If  
126 the local building official does not provide specific written  
127 notice to the permit applicant within the prescribed 10-day  
128 period, the permit application is deemed approved as a matter of  
129 law, and the local building official must issue the permit on  
130 the next business day. For a single-trade plans review performed  
131 by a private provider who is a person licensed as an engineer  
132 under chapter 471 or an architect under chapter 481 and who  
133 affixes his or her professional seal to the affidavit required  
134 under subsection (7), the local building official must issue the  
135 requested permit within 1 business day after receipt of the  
136 permit application and affidavit.

137 -----  
138 -----

862779

Approved For Filing: 2/20/2026 6:52:01 PM

Amendment No.

**T I T L E   A M E N D M E N T**

Remove lines 680-688 of the amendment and insert:  
local building official may review; authorizing  
licensed contractors to commence work upon the  
submission of certain documents; providing notice  
requirements; providing that certain permits are  
deemed approved; providing that local enforcement  
agencies are not responsible for the administration or  
supervision of services performed by a private  
provider; prohibiting local enforcement agencies from  
requiring additional verification of certain  
requirements beyond that which is required at  
registration; requiring local building officials to  
issue a permit within a specified timeframe for  
single-trade plans reviews performed by specified  
private providers; revising the timeframe in which  
certain

862779

Approved For Filing: 2/20/2026 6:52:01 PM