

1                   A bill to be entitled  
2           An act relating to building permits and inspections;  
3           amending s. 125.56, F.S.; providing for expiration of  
4           certain building permits issued by a county; providing  
5           construction; amending s. 489.129, F.S.; providing  
6           that certain persons are not subject to discipline for  
7           performing a job without applicable permits and  
8           inspections if otherwise authorized by law; amending  
9           s. 553.382, F.S.; prohibiting the Department of  
10          Business and Professional Regulation from denying a  
11          building permit for certain residential manufactured  
12          buildings; requiring certain housing units to be taxed  
13          in a certain manner; amending s. 553.79, F.S.;  
14          providing for expiration of certain building permits  
15          issued by a local government; providing construction;  
16          providing prohibitions for inspection fees;  
17          prohibiting a local government from requiring building  
18          permits for certain projects; providing an exception;  
19          prohibiting a construction project from being divided  
20          into multiple projects for a certain purpose;  
21          requiring a notice of permit exemption with specified  
22          information to be filed within a certain timeframe  
23          under certain circumstances; providing that local  
24          governments do not have a duty to certain persons;  
25          prohibiting local governments from requiring a

26 building permit for the installation of temporary  
27 residential hurricane and flood protection walls or  
28 barriers that meet certain requirements; prohibiting  
29 local governments from requiring a building permit for  
30 the installation of certain retaining walls; amending  
31 s. 553.791, F.S.; revising and providing definitions;  
32 requiring explicit written authorization from a fee  
33 owner for a contractor to use a private provider;  
34 requiring such authorization to be submitted to the  
35 local building official; removing the requirement that  
36 a contract for certain services be in writing;  
37 providing that a contract for certain services does  
38 not need to be submitted as part of a permit  
39 application; providing requirements for reduced permit  
40 fees; prohibiting a local jurisdiction from charging  
41 punitive administrative fees or fees for plans review  
42 services; requiring that certain documents be promptly  
43 provided to certain persons; requiring local  
44 enforcement agencies to reduce permit fees by  
45 specified percentages under certain circumstances;  
46 providing that a local enforcement agency forfeits the  
47 ability to collect fees under certain circumstances;  
48 requiring a surcharge to be calculated based on the  
49 reduced permit fee; prohibiting local governments and  
50 local building officials from requiring additional

51 forms; requiring local enforcement agencies to create  
52 a specified registration system that must have a  
53 method to register and update registration information  
54 electronically; prohibiting local enforcement agencies  
55 from charging an administrative fee to register or  
56 update registration information; requiring private  
57 provider firms to register with the local enforcement  
58 agency, provide certain information, and update its  
59 registration within a specified timeframe after  
60 changes occur; prohibiting local enforcement agencies  
61 from altering a form adopted by the commission;  
62 removing the requirement that a private provider's  
63 qualification statements or resumes be included in a  
64 certain notice; removing time restrictions for  
65 electing to use a private provider; requiring local  
66 enforcement agencies to accept a certain affidavit  
67 electronically; providing which forms and documents a  
68 local building official may review; providing notice  
69 requirements; providing that certain permits are  
70 deemed approved; providing that local enforcement  
71 agencies are not responsible for the administration or  
72 supervision of services performed by a private  
73 provider; prohibiting local enforcement agencies from  
74 requiring additional verification of certain  
75 requirements beyond that which is required at

76 registration; revising the timeframe in which certain  
77 records must be provided; authorizing certain records  
78 to be electronically transmitted; prohibiting local  
79 building officials from failing certain inspections;  
80 authorizing certain persons to sign certificates of  
81 compliance; providing requirements for local building  
82 officials who have knowledge that a private provider  
83 failed to perform an inspection; providing that  
84 virtual inspections may not be prohibited; requiring  
85 certain notice before an audit; prohibiting certain  
86 entities from discouraging the use of private  
87 providers; authorizing certain public entities to use  
88 a private provider firm or to employ a licensed  
89 building inspector to provide building code inspection  
90 services; amending s. 553.792, F.S.; requiring a local  
91 government to make certain decisions relating to  
92 certain building permits within a specified timeframe;  
93 amending s. 553.77, F.S.; requiring the Florida  
94 Building Commission to develop uniform commercial and  
95 residential building permit applications by a  
96 specified date; providing requirements for a uniform  
97 commercial building permit application; amending s.  
98 720.3035, F.S.; prohibiting an association or certain  
99 committees from requiring a building permit as a  
100 prerequisite for a certain review; providing an

101 effective date.

102

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

104

105 Section 1. Paragraph (d) of subsection (4) of section  
106 125.56, Florida Statutes, is amended to read:

107 125.56 Enforcement and amendment of the Florida Building  
108 Code and the Florida Fire Prevention Code; inspection fees;  
109 inspectors; etc.—

110 (4)

111 (d) A county that issues building permits may send a  
112 written notice of expiration, by e-mail or United States Postal  
113 Service, to the owner of the property and the contractor listed  
114 on the permit, no less than 30 days before a building permit is  
115 set to expire. The written notice must identify the permit that  
116 is set to expire and the date the permit will expire. A building  
117 permit issued by a county for a single-family dwelling expires 1  
118 year after the issuance of the permit or on the effective date  
119 of the next edition of the Florida Building Code, whichever is  
120 later. However, this paragraph does not prevent a local  
121 government from extending a building permit beyond the  
122 expiration date.

123 Section 2. Paragraph (o) of subsection (1) of section  
124 489.129, Florida Statutes, is amended to read:

125 489.129 Disciplinary proceedings.—

126 (1) The board may take any of the following actions  
 127 against any certificateholder or registrant: place on probation  
 128 or reprimand the licensee, revoke, suspend, or deny the issuance  
 129 or renewal of the certificate or registration, require financial  
 130 restitution to a consumer for financial harm directly related to  
 131 a violation of a provision of this part, impose an  
 132 administrative fine not to exceed \$10,000 per violation, require  
 133 continuing education, or assess costs associated with  
 134 investigation and prosecution, if the contractor, financially  
 135 responsible officer, or business organization for which the  
 136 contractor is a primary qualifying agent, a financially  
 137 responsible officer, or a secondary qualifying agent responsible  
 138 under s. 489.1195 is found guilty of any of the following acts:

139 (o) Proceeding on any job without obtaining applicable  
 140 local building department permits and inspections, unless  
 141 otherwise provided by law.

142  
 143 For the purposes of this subsection, construction is considered  
 144 to be commenced when the contract is executed and the contractor  
 145 has accepted funds from the customer or lender. A contractor  
 146 does not commit a violation of this subsection when the  
 147 contractor relies on a building code interpretation rendered by  
 148 a building official or person authorized by s. 553.80 to enforce  
 149 the building code, absent a finding of fraud or deceit in the  
 150 practice of contracting, or gross negligence, repeated

151 negligence, or negligence resulting in a significant danger to  
152 life or property on the part of the building official, in a  
153 proceeding under chapter 120.

154 Section 3. Section 553.382, Florida Statutes, is amended  
155 to read:

156 553.382 Placement of certain housing.—Notwithstanding any  
157 other law or ordinance to the contrary, in order to expand the  
158 availability of affordable housing in this state, any  
159 residential manufactured building that is certified under this  
160 chapter by the department may not be denied a building permit  
161 for placement ~~be placed~~ on a mobile home lot in a mobile home  
162 park, on a lot in a recreational vehicle park, or in a mobile  
163 home condominium, cooperative, or subdivision. Any such housing  
164 unit placed on a mobile home lot is a mobile home for purposes  
165 of chapter 723 and, therefore, all rights, obligations, and  
166 duties under chapter 723 apply, including the specifics of the  
167 prospectus. However, a housing unit subject to this section may  
168 not be placed on a mobile home lot without the prior written  
169 approval of the park owner. Each housing unit located on a  
170 mobile home lot and subject to this section shall be taxed as a  
171 mobile home under s. 320.08(11) and is subject to payments to  
172 the Florida Mobile Home Relocation Fund under s. 723.06116.

173 Section 4. Paragraphs (a), (b), (c), and (f) of subsection  
174 (1) of section 553.79, Florida Statutes, are amended, and  
175 paragraphs (g), (h), and (i) are added to that subsection, to

176 read:

177 553.79 Permits; applications; issuance; inspections.—

178 (1) (a) Unless otherwise provided by law, after the  
179 effective date of the Florida Building Code adopted as herein  
180 provided, it shall be unlawful for any person, firm,  
181 corporation, or governmental entity to construct, erect, alter,  
182 modify, repair, or demolish any building within this state  
183 without first obtaining a permit therefor from the appropriate  
184 enforcing agency or from such persons as may, by appropriate  
185 resolution or regulation of the authorized state or local  
186 enforcing agency, be delegated authority to issue such permits,  
187 upon the payment of such reasonable fees adopted by the  
188 enforcing agency. The enforcing agency is empowered to revoke  
189 any such permit upon a determination by the agency that the  
190 construction, erection, alteration, modification, repair, or  
191 demolition of the building for which the permit was issued is in  
192 violation of, or not in conformity with, the provisions of the  
193 Florida Building Code. Whenever a permit required under this  
194 section is denied or revoked because the plan, or the  
195 construction, erection, alteration, modification, repair, or  
196 demolition of a building, is found by the local enforcing agency  
197 to be not in compliance with the Florida Building Code, the  
198 local enforcing agency shall identify the specific plan or  
199 project features that do not comply with the applicable codes,  
200 identify the specific code chapters and sections upon which the

201 finding is based, and provide this information to the permit  
202 applicant. A plans reviewer or building code administrator who  
203 is responsible for issuing a denial, revocation, or modification  
204 request but fails to provide to the permit applicant a reason  
205 for denying, revoking, or requesting a modification, based on  
206 compliance with the Florida Building Code or local ordinance, is  
207 subject to disciplinary action against his or her license  
208 pursuant to s. 468.621(1)(i). Installation, replacement,  
209 removal, or metering of any load management control device is  
210 exempt from and shall not be subject to the permit process and  
211 fees otherwise required by this section.

212 (b) A local enforcement agency shall post each type of  
213 building permit application, as adopted by the commission,  
214 including a list of all required attachments, drawings, or other  
215 requirements for each type of application, on its website. A  
216 local enforcement agency must post and update the status of  
217 every received application on its website until the issuance of  
218 the building permit. A local enforcement agency must allow  
219 applicants to submit completed applications, including payments,  
220 attachments, drawings, or other requirements or parts of the  
221 ~~completed~~ permit application, ~~must be able to be submitted~~  
222 electronically to the appropriate building department. Accepted  
223 methods of electronic submission include, but are not limited  
224 to, e-mail submission of applications in Portable Document  
225 Format or submission of applications through an electronic fill-

226 in form available on the building department's website or  
227 through a third-party submission management software. A building  
228 official, at his or her discretion, may accept completed  
229 applications, including payments, attachments, drawings, or  
230 other requirements or parts of the ~~completed~~ permit application,  
231 ~~may also be submitted~~ in person in a nonelectronic format, ~~at~~  
232 ~~the discretion of the building official.~~

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

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

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

254 (g)1. A local government that issues building permits may  
255 not require an owner of a single-family dwelling or the owner's  
256 contractor to obtain a building permit to perform any work that  
257 is valued at less than \$7,500 on the owner's property. However,  
258 a local government may require a building permit for any  
259 electrical, plumbing, structural, mechanical, or gas work  
260 performed on property containing a single-family dwelling  
261 regardless of the value of the work. A construction project may  
262 not be divided into more than one project for the purpose of  
263 evading the requirements of this section.

264 2. For any work performed by a person other than the  
265 property owner under the exemption in subparagraph 1., the  
266 person performing the work must file a notice of permit  
267 exemption with the local enforcement agency that includes the  
268 name and license number of the person or entity hired to perform  
269 the work, the scope of the work performed, the property address  
270 at which the work was performed, and the value of such work as  
271 proof that such work complies with subparagraph 1. A notice of  
272 permit exemption must be filed within 30 days after the date the  
273 work begins. A notice is not required for work performed  
274 personally by the property owner. A local government has no  
275 legal duty to the owner, contractor, or successors or assigns

276 thereof for work performed under this paragraph.

277 (h)1. A local government that issues building permits may  
278 not require an owner of a single-family dwelling or the owner's  
279 contractor to obtain a building permit for the installation of  
280 temporary residential hurricane and flood protection walls or  
281 barriers that meet all of the following conditions:

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

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

286 c. The wall or barrier is constructed to mitigate or  
287 prevent storm surge or floodwaters from entering a structure or  
288 property.

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

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

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

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

298 (i) A local government that issues building permits may  
299 not require a building permit for each lot or parcel upon which  
300 a retaining wall is installed on the property of a single-family

301 or two-family residential dwelling or a townhouse.

302 Section 5. Section 553.791, Florida Statutes, is amended  
303 to read:

304 553.791 Alternative plans review and inspection.—

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

306 (a) "Applicable codes" means the Florida Building Code and  
307 any local technical amendments to the Florida Building Code but  
308 does not include the applicable minimum fire prevention and  
309 firesafety codes adopted pursuant to chapter 633.

310 (b) "Audit" means the process to confirm that the building  
311 code inspection services have been performed by the private  
312 provider, including ensuring that the required affidavit for the  
313 plan review has been properly completed and submitted with the  
314 permit documents and that the minimum mandatory inspections  
315 required under the building code have been performed and  
316 properly recorded. The local building official may not replicate  
317 the plan review or inspection being performed by the private  
318 provider, unless expressly authorized by this section.

319 (c) "Building" means any construction, erection,  
320 alteration, demolition, or improvement of, or addition to, any  
321 structure or site work for which permitting by a local  
322 enforcement agency is required.

323 (d) "Building code inspection services" means those  
324 services described in s. 468.603(5) and (8) involving the review  
325 of building plans as well as those services involving the review

326 of site plans and site work engineering plans or their  
327 functional equivalent, to determine compliance with applicable  
328 codes and those inspections required by law, conducted either in  
329 person or virtually, of each phase of construction for which  
330 permitting by a local enforcement agency is required to  
331 determine compliance with applicable codes.

332 (e) "Deliver" or "delivery" means any method of delivery  
333 used in conventional business or commercial practice, including  
334 delivery by electronic transmissions such as e-mail or  
335 submission through an electronic fill-in form available on the  
336 building department's website or through a third-party  
337 submission management software.

338 (f) "Duly authorized representative" means an agent of the  
339 private provider identified in the permit application who  
340 reviews plans or performs inspections as provided by this  
341 section and who is licensed as an engineer under chapter 471 or  
342 as an architect under chapter 481 or who holds a standard or  
343 provisional certificate under part XII of chapter 468. A duly  
344 authorized representative who only holds a provisional  
345 certificate under part XII of chapter 468 must be under the  
346 direct supervision of a person licensed as a building code  
347 administrator under part XII of chapter 468.

348 (g) "Electronic signature" means any letters, characters,  
349 or symbols manifested by electronic or similar means which are  
350 executed or adopted by a party with an intent to authenticate a

351 writing or record.

352 (h) "Electronic transmission" or "submitted  
353 electronically" means any form or process of communication not  
354 directly involving the physical transfer of paper or another  
355 tangible medium which is suitable for the retention, retrieval,  
356 and reproduction of information by the recipient and is  
357 retrievable in paper form by the receipt through an automated  
358 process. All notices, documents, and applications provided for  
359 in this section may be transmitted electronically and shall have  
360 the same legal effect as if physically posted or mailed.

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

365 (j) "Immediate threat to public safety and welfare" means  
366 a building code violation that, if allowed to persist,  
367 constitutes an immediate hazard that could result in death,  
368 serious bodily injury, or significant property damage. This  
369 paragraph does not limit the authority of the local building  
370 official to issue a Notice of Corrective Action at any time  
371 during the construction of a building project or any portion of  
372 such project if the official determines that a condition of the  
373 building or portion thereof may constitute a hazard when the  
374 building is put into use following completion as long as the  
375 condition cited is shown to be in violation of the building code

376 or approved plans.

377 (k) "Local building official" means the individual within  
 378 the governing jurisdiction responsible for direct regulatory  
 379 administration or supervision of plans review, enforcement, and  
 380 inspection of any construction, erection, alteration,  
 381 demolition, or substantial improvement of, or addition to, any  
 382 structure for which permitting is required to indicate  
 383 compliance with applicable codes and includes any duly  
 384 authorized designee of such person.

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

388 1. The plans reviewed by the private provider, or in the  
 389 case of a single-trade plans review where a private provider  
 390 uses an automated or software-based plans review system pursuant  
 391 to subsection (7) ~~(6)~~, the information reviewed by the automated  
 392 or software-based plans review system to determine compliance  
 393 with one or more applicable codes.

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

396 3. Any applicable fees.

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

400 (m) "Plans" means building plans, site engineering plans,

401 or site plans, or their functional equivalent, submitted by a  
402 fee owner or fee owner's contractor to a private provider or  
403 duly authorized representative for review.

404 (n) "Private provider" means a person licensed as a  
405 building code administrator under part XII of chapter 468, as an  
406 engineer under chapter 471, or as an architect under chapter  
407 481. For purposes of performing inspections under this section  
408 for additions and alterations that are limited to 1,000 square  
409 feet or less to residential buildings, the term "private  
410 provider" also includes a person who holds a standard  
411 certificate under part XII of chapter 468.

412 (o) "Private provider firm" means a business organization,  
413 including a corporation, partnership, business trust, or other  
414 legal entity, which offers services under this chapter to the  
415 public through licensees who are acting as agents, employees,  
416 officers, or partners of the firm. A person who is licensed as a  
417 building code administrator under part XII of chapter 468, an  
418 engineer under chapter 471, or an architect under chapter 481  
419 may act as a private provider for an agent, employee, or officer  
420 of the private provider firm.

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

423 (q) ~~(p)~~ "Request for certificate of occupancy or  
424 certificate of completion" means a properly completed and  
425 executed application for:

426 1. A certificate of occupancy or certificate of  
427 completion.

428 2. A certificate of compliance from the private provider  
429 required under subsection (15) ~~(13)~~.

430 3. Any applicable fees.

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

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

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

450 (t) ~~(s)~~ "Stop-work order" means the issuance of any written

451 statement, written directive, or written order which states the  
452 reason for the order and the conditions under which the cited  
453 work will be permitted to resume.

454 (2) (a) Notwithstanding any other law or local government  
455 ordinance or local policy, the fee owner of a building or  
456 structure, or the fee owner's contractor upon explicit written  
457 authorization from the fee owner, may choose at any time to use  
458 a private provider to provide plans review or building code  
459 inspection services with regard to such building or structure  
460 and may make payment directly to the private provider for the  
461 provision of such services. All such services shall be the  
462 subject of a ~~written~~ contract between the private provider, or  
463 the private provider's firm, and the fee owner or the fee  
464 owner's contractor, upon explicit written authorization of the  
465 fee owner. A copy of such written authorization must be  
466 submitted to the local building official. The local enforcement  
467 agency may not require the contract to be provided as part of  
468 the permit application or as a condition for issuing a permit.  
469 The fee owner may elect to use a private provider to provide  
470 plans review or required building inspections, or both. However,  
471 if the fee owner or the fee owner's contractor uses a private  
472 provider to provide plans review, the local building official,  
473 in his or her discretion and pursuant to duly adopted policies  
474 of the local enforcement agency, may require the fee owner or  
475 the fee owner's contractor to use a private provider to also

476 provide required building inspections.

477 (b) If a fee ~~an~~ owner or the fee owner's contractor  
478 retains a private provider for purposes of plans review or  
479 building inspection services, the local jurisdiction must reduce  
480 the permit fee by the amount of cost savings realized by the  
481 local enforcement agency for not having to perform such  
482 services. Such reduction may be calculated on a flat fee or  
483 percentage basis, or any other reasonable means by which a local  
484 enforcement agency assesses the cost for its plans review or  
485 inspection services. The permit fee must be based on the cost  
486 incurred by the local jurisdiction, including the labor cost of  
487 the personnel providing such services and the clerical and  
488 supervisory assistance required to comply with this section. The  
489 local jurisdiction may not charge fees for plans review or  
490 building inspections if the fee owner or the fee owner's  
491 contractor hires a private provider to perform such services.  
492 The local enforcement agency may not charge punitive  
493 administrative fees when a fee owner has chosen to work with a  
494 private provider; ~~however, the local jurisdiction may charge a~~  
495 ~~reasonable administrative fee, which shall be based on the cost~~  
496 ~~that is actually incurred, including the labor cost of the~~  
497 ~~personnel providing the service, by the local jurisdiction or~~  
498 ~~attributable to the local jurisdiction for the clerical and~~  
499 ~~supervisory assistance required, or both.~~

500 (c) If a fee ~~an~~ owner or the fee owner's ~~a~~ contractor

501 retains a private provider for purposes of plans review or  
502 building inspection services, the local jurisdiction must  
503 provide equal access to all permitting and inspection documents  
504 and reports to the private provider, owner, and contractor if  
505 such access is provided by software that protects exempt records  
506 from disclosure. Access to these documents must be promptly  
507 provided.

508 (d) If a fee owner or the fee owner's contractor retains a  
509 private provider for purposes of plans review or building  
510 inspection services for a commercial construction project, the  
511 local enforcement agency must reduce the permit fee by at least  
512 25 percent of the portion of the permit fee attributable to  
513 plans review or building inspection services, as applicable. If  
514 the fee owner or the fee owner's contractor retains a private  
515 provider for all required plans review and building inspection  
516 services, the local enforcement agency must reduce the total  
517 permit fee by at least 50 percent of the amount otherwise  
518 charged for such services. If the local enforcement agency does  
519 not reduce such fee by at least the percentages provided in this  
520 paragraph, the local enforcement agency forfeits the ability to  
521 collect any fees for the commercial construction project. The  
522 surcharge required by s. 553.721 must be calculated based on the  
523 amount of the reduced permit fee. This paragraph does not  
524 prohibit a local enforcement agency from reducing a permit fee  
525 in excess of the percentages provided in this paragraph.

526 (e) A local government or local building official may not  
527 require additional forms beyond those required at registration,  
528 except for the written notice required under subsection (5), if  
529 a fee owner or the fee owner's contractor uses a private  
530 provider.

531 (3) A private provider and any duly authorized  
532 representative may only perform building code inspection  
533 services that are within the disciplines covered by that  
534 person's licensure or certification under chapter 468, chapter  
535 471, or chapter 481, including single-trade inspections. A  
536 private provider may not provide building code inspection  
537 services pursuant to this section upon any building designed or  
538 constructed by the private provider or the private provider's  
539 firm.

540 (4) A local enforcement agency must create a registration  
541 system for private providers and private provider firms working  
542 in the local enforcement agency's jurisdiction. A local  
543 enforcement agency must have a method to register and update  
544 registration information electronically. The local enforcement  
545 agency may not charge an administrative fee for registration or  
546 updates to a registration. The private provider or private  
547 provider firm must provide its contact information and verify  
548 compliance with the licensure requirements of paragraph (1)(n)  
549 or paragraph (1)(o), as applicable, and the insurance  
550 requirements of subsection (20). The private provider or private

551 provider firm must register with the local enforcement agency in  
552 the jurisdiction in which the provider or firm is working before  
553 contracting to provide services in such jurisdiction. The  
554 private provider or private provider firm must update its  
555 registration within 5 business days after any change to the  
556 provider's or firm's contact information, licensure, or  
557 insurance coverage.

558 (5)-(4) A fee owner or the fee owner's contractor using a  
559 private provider to provide building code inspection services  
560 shall notify the local building official in writing at the time  
561 of permit application, or by 2 p.m. local time, 2 business days  
562 before the first scheduled inspection by the local building  
563 official or building code enforcement agency that a private  
564 provider has been contracted to perform the required inspections  
565 of construction under this section, including single-trade  
566 inspections, on a form ~~to be~~ adopted by the commission. The  
567 local enforcement agency may not alter the form. This notice  
568 must ~~shall~~ include the following information:

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

570 (b) The name, firm, address, telephone number, and e-mail  
571 address of each private provider who is performing or will  
572 perform such services, his or her professional license or  
573 certification number, ~~qualification statements or resumes,~~ and,  
574 if required by the local building official, a certificate of  
575 insurance demonstrating that professional liability insurance

576 coverage is in place for the private provider's firm, the  
577 private provider, and any duly authorized representative in the  
578 amounts required by this section.

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

581  
582 I have elected to use one or more private providers to  
583 provide building code plans review and/or inspection  
584 services on the building or structure that is the  
585 subject of the enclosed permit application, as  
586 authorized by s. 553.791, Florida Statutes. I  
587 understand that the local building official may not  
588 review the plans submitted or perform the required  
589 building inspections to determine compliance with the  
590 applicable codes, except to the extent specified in  
591 said law. Instead, plans review and/or required  
592 building inspections will be performed by licensed or  
593 certified personnel identified in the application. The  
594 law requires minimum insurance requirements for such  
595 personnel, but I understand that I may require more  
596 insurance to protect my interests. By executing this  
597 form, I acknowledge that I have made inquiry regarding  
598 the competence of the licensed or certified personnel  
599 and the level of their insurance and am satisfied that  
600 my interests are adequately protected. I agree to

601 indemnify, defend, and hold harmless the local  
602 government, the local building official, and their  
603 building code enforcement personnel from any and all  
604 claims arising from my use of these licensed or  
605 certified personnel to perform building code  
606 inspection services with respect to the building or  
607 structure that is the subject of the enclosed permit  
608 application.

609

610 If the fee owner or the fee owner's contractor makes any changes  
611 to the listed private providers or the services to be provided  
612 by those private providers, the fee owner or the fee owner's  
613 contractor shall, within 1 business day after any change or  
614 within 2 business days before the next scheduled inspection,  
615 update the notice to reflect such changes. A change of a duly  
616 authorized representative named in the permit application does  
617 not require a revision of the permit, and the building code  
618 enforcement agency shall not charge a fee for making the change.

619 (6)~~(5)~~ After construction has commenced ~~and if either the~~  
620 ~~local building official is unable to provide inspection services~~  
621 ~~in a timely manner or the work subject to inspection is related~~  
622 ~~to a single-trade inspection for a single-family or two-family~~  
623 ~~dwelling,~~ the fee owner or the fee owner's contractor may elect  
624 to use a private provider to provide inspection services for a  
625 single-trade inspection for a single-family or two-family

626 dwelling by notifying the local building official of the owner's  
627 or contractor's intention to do so ~~by 2 p.m. local time, 2~~  
628 ~~business days~~ before the next scheduled inspection using the  
629 notice provided for in paragraphs (5) (a)-(c) ~~(4) (a)-(e)~~.

630 (7)(6) A private provider performing plans review under  
631 this section shall review the plans to determine compliance with  
632 the applicable codes. For single-trade plans reviews, a private  
633 provider may use an automated or software-based plans review  
634 system designed to determine compliance with one or more  
635 applicable codes, including, but not limited to, the National  
636 Electrical Code and the Florida Building Code. Upon determining  
637 that the plans reviewed comply with the applicable codes, the  
638 private provider shall prepare an affidavit or affidavits  
639 certifying, under oath, that the following is true and correct  
640 to the best of the private provider's knowledge and belief:

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

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

645  
646 Such affidavit may bear a written or electronic signature and  
647 may be submitted electronically to the local building official.  
648 A local enforcement agency must accept electronically submitted  
649 affidavits.

650 (8) (a) The local building official may not review plans,

651 construction drawings, or any other related documents determined  
652 by a private provider to be compliant with the applicable codes,  
653 except to the extent necessary to determine compliance with  
654 local ordinances, floodplain management regulations, site review  
655 requirements, and any other administrative or life-safety review  
656 unrelated to building code compliance.

657 (b) The local building official may review other forms and  
658 documents required under this section for completeness only. The  
659 local building official must provide written notice to a permit  
660 applicant of any incomplete forms or documents required under  
661 this section no later than 10 business days after receipt of a  
662 permit application or, if the permit application is relating to  
663 a single-trade plans review for a single-family or two-family  
664 dwelling, no later than 5 business days after receipt of a  
665 permit application, and an affidavit from the private provider  
666 as required in subsection (7). The written notice must state  
667 with specificity which forms or documents are incomplete.

668 ~~(7) (a) No more than 20 business days, or if the permit~~  
669 ~~application is related to a single-trade plans review for a~~  
670 ~~single-family or two-family dwelling, no more than 5 business~~  
671 ~~days, after receipt of a permit application and the affidavit~~  
672 ~~from the private provider required pursuant to subsection (6),~~  
673 ~~the local building official shall issue the requested permit or~~  
674 ~~provide a written notice to the permit applicant identifying the~~  
675 ~~specific plan features that do not comply with the applicable~~

676 ~~codes, as well as the specific code chapters and sections.~~ If  
677 the local building official does not provide such a written  
678 notice ~~of the plan deficiencies~~ within the prescribed time  
679 period, the permit ~~application~~ must be deemed approved as a  
680 matter of law, and the permit must be issued by the local  
681 building official on the next business day.

682 (c) ~~(b)~~ If the local building official provides a written  
683 notice ~~of plan deficiencies~~ to the permit applicant of any  
684 incomplete forms or documents required under this section at the  
685 time of plan submission within the prescribed time period, such  
686 ~~the~~ time period is tolled pending resolution of the matter. To  
687 resolve the issues raised in the notice ~~plan deficiencies~~, the  
688 permit applicant may elect to dispute the issues ~~deficiencies~~  
689 pursuant to subsection (17) ~~(15)~~ or to submit revisions to  
690 correct the issues ~~deficiencies~~.

691 (d) ~~(e)~~ If the permit applicant submits revisions, the  
692 local building official has the remainder of the tolled 10-day  
693 or 5-day time period plus 5 business days ~~after the date of~~  
694 ~~resubmittal~~ to issue the requested permit or to provide a second  
695 written notice to the permit applicant stating which of the  
696 previously identified forms or documents ~~plan features~~ remain  
697 incomplete ~~in noncompliance with the applicable codes, with~~  
698 ~~specific reference to the relevant code chapters and sections.~~  
699 Any subsequent review by the local building official is limited  
700 to the issues ~~deficiencies~~ cited in the original written notice.

701 If the local building official does not provide the second  
702 written notice within the prescribed time period, the permit  
703 must be deemed approved as a matter of law, and the local  
704 building official must issue the permit on the next business  
705 day.

706 (e) ~~(d)~~ If the local building official provides a second  
707 written notice ~~of plan deficiencies~~ to the permit applicant  
708 within the prescribed time period, the permit applicant may  
709 elect to dispute the issues raised in the second notice  
710 ~~deficiencies~~ pursuant to subsection (17) ~~(15)~~ or to submit  
711 additional revisions to correct the issues ~~deficiencies~~. For all  
712 revisions submitted after the first revision, the local building  
713 official has an additional 5 business days ~~after the date of~~  
714 ~~resubmittal~~ to issue the requested permit or to provide a  
715 written notice to the permit applicant stating which of the  
716 previously identified forms or documents ~~plan features~~ remain  
717 incomplete. If the local building official does not provide the  
718 notice within the prescribed time period, the permit shall be  
719 deemed approved as a matter of law, and the local building  
720 official must issue the permit on the next business day ~~in~~  
721 ~~noncompliance with the applicable codes, with specific reference~~  
722 ~~to the relevant code chapters and sections.~~

723 (9) ~~(8)~~ A private provider performing required inspections  
724 under this section shall inspect each phase of construction as  
725 required by the applicable codes. Such inspection, including a

726 single-trade inspection, may be performed in person or  
727 virtually. The private provider may have a duly authorized  
728 representative perform the required inspections, provided all  
729 required reports are prepared by and bear the written or  
730 electronic signature of the private provider or the private  
731 provider's duly authorized representative. The duly authorized  
732 representative must be an employee of the private provider  
733 entitled to receive reemployment assistance benefits under  
734 chapter 443. The contractor's contractual or legal obligations  
735 are not relieved by any action of the private provider.

736 (10) ~~(9)~~ A private provider performing required inspections  
737 under this section shall provide notice to the local building  
738 official of the approximate date and time of any such  
739 inspection. The local building official may not prohibit the  
740 private provider from performing any inspection outside the  
741 local building official's normal operating hours, including  
742 after hours, weekends, or holidays. ~~The local building official~~  
743 ~~may visit the building site as often as necessary to verify that~~  
744 ~~the private provider is performing all required inspections.~~ A  
745 deficiency notice must be posted by the private provider, the  
746 duly authorized representative of the private provider, or the  
747 building department whenever a noncomplying item related to the  
748 building code or the permitted documents is found. Such notice  
749 may be physically posted at the job site or electronically  
750 posted. After corrections are made, the item must be reinspected

751 by the private provider or the representative of the private  
752 provider before being concealed. ~~Reinspection or reaudit fees~~  
753 ~~shall not be charged by~~ The local jurisdiction may not charge  
754 reinspection or reaudit fees as a result of the local  
755 jurisdiction's audit inspection occurring before the performance  
756 of the private provider's inspection or for any other  
757 administrative matter not involving the detection of a violation  
758 of the building code or a permit requirement.

759 (11) A local enforcement agency is not responsible for the  
760 regulatory administration or supervision of building code  
761 inspection services performed by a private provider hired by a  
762 fee owner or the fee owner's contractor. A local enforcement  
763 agency may not require additional verification of licensure or  
764 insurance requirements beyond that which is required at  
765 registration.

766 (12) ~~(10)~~ If the private provider is a person licensed as  
767 an engineer under chapter 471 or an architect under chapter 481  
768 and affixes his or her professional seal to the affidavit  
769 required under subsection (7) ~~(6)~~, the local building official  
770 must issue the requested permit or provide a written notice to  
771 the permit applicant identifying the specific plan features that  
772 do not comply with the applicable codes, as well as the specific  
773 code chapters and sections, within 10 business days after  
774 receipt of the permit application and affidavit. In such written  
775 notice, the local building official must provide with

776 specificity the plan's deficiencies, the reasons the permit  
777 application failed, and the applicable codes being violated. If  
778 the local building official does not provide specific written  
779 notice to the permit applicant within the prescribed 10-day  
780 period, the permit application is deemed approved as a matter of  
781 law, and the local building official must issue the permit on  
782 the next business day.

783 (13)~~(11)~~ If equipment replacements and repairs must be  
784 performed in an emergency situation, subject to the emergency  
785 permitting provisions of the Florida Building Code, a private  
786 provider may perform emergency inspection services without first  
787 notifying the local building official ~~pursuant to subsection~~  
788 ~~(9)~~. A private provider must conduct the inspection within 3  
789 business days after being contacted to conduct an emergency  
790 inspection and must submit the inspection report to the local  
791 building official within 1 day after the inspection is  
792 completed.

793 (14)~~(12)~~ Upon completing the required inspections at each  
794 applicable phase of construction, the private provider shall  
795 record such inspections on a form provided by the commission  
796 ~~acceptable to the local building official~~. The form must bear  
797 the written or electronic signature of the private provider or  
798 the private provider's duly authorized representative. These  
799 inspection records must ~~shall~~ reflect those inspections required  
800 by the applicable codes of each phase of construction for which

801 | permitting by a local enforcement agency is required. The  
802 | private provider, upon completion of the required inspection,  
803 | shall post each completed inspection record, indicating pass or  
804 | fail, and provide the record to the local building official  
805 | within 4 ~~2~~ business days. Such inspection record may be  
806 | electronically posted by the private provider, or the private  
807 | provider may post such inspection record physically at the  
808 | project site. The private provider may electronically transmit  
809 | the record to the local building official. The local building  
810 | official may waive the requirement to provide a record of each  
811 | inspection within 4 ~~2~~ business days if the record is  
812 | electronically posted or transmitted or posted at the project  
813 | site and all such inspection records are submitted with the  
814 | certificate of compliance. Unless the records have been  
815 | electronically posted or transmitted, records of all required  
816 | and completed inspections shall be maintained at the building  
817 | site at all times and made available for review by the local  
818 | building official. A local building official may not fail any  
819 | inspection performed by a private provider for not having the  
820 | inspection records at the job site if the inspection records  
821 | have been electronically transmitted to the local building  
822 | official within the 4-business-day requirement. The private  
823 | provider shall report to the local enforcement agency any  
824 | condition that poses an immediate threat to public safety and  
825 | welfare.

826        ~~(15)-(13)~~ Upon completion of all required inspections, the  
827 private provider firm shall prepare a certificate of compliance,  
828 on a form provided by the commission ~~acceptable to the local~~  
829 ~~building official~~, summarizing the inspections performed and  
830 including a written representation, under oath, that the stated  
831 inspections have been performed and that, to the best of the  
832 private provider's knowledge and belief, the building  
833 construction inspected complies with the approved plans and  
834 applicable codes. The certificate of compliance may be signed by  
835 any qualified licensed individual employed full time by the  
836 private provider firm under whose authority the inspection was  
837 completed. The statement required of the private provider shall  
838 be substantially in the following form and shall be signed and  
839 sealed by a private provider as established in subsection (1) or  
840 may be electronically transmitted to the local building  
841 official:

842  
843            To the best of my knowledge and belief, the building  
844 components and site improvements outlined herein and  
845 inspected under my authority have been completed in  
846 conformance with the approved plans and the applicable  
847 codes.

848  
849        ~~(16) (a)-(14) (a)~~ The local building official may only  
850 perform building inspections of construction that a private

851 provider has determined to be compliant with the applicable  
852 codes if the local building official has knowledge that the  
853 private provider did not perform the required inspections. If  
854 the local building official has such knowledge, the local  
855 building official must provide to the private provider written  
856 notice of the facts and circumstances upon which the local  
857 building official relied for such knowledge before performing a  
858 required inspection. The local building official may review  
859 forms and documents required under this section for completeness  
860 only. No more than 10 business days, or if the permit is related  
861 to single-family or two-family dwellings then no more than 2  
862 business days, after receipt of a request for a certificate of  
863 occupancy or certificate of completion and the applicant's  
864 presentation of a certificate of compliance and approval of all  
865 other government approvals required by law, including the  
866 payment of all outstanding fees, the local building official  
867 shall issue the certificate of occupancy or certificate of  
868 completion or provide a notice to the applicant of any  
869 incomplete forms or documents required under this section  
870 ~~identifying the specific deficiencies, as well as the specific~~  
871 ~~code chapters and sections.~~

872 (b) If the local building official does not provide notice  
873 of any incomplete forms or documents ~~the deficiencies~~ within the  
874 applicable time periods under paragraph (a), the request for a  
875 certificate of occupancy or certificate of completion is

876 automatically granted and deemed issued as of the next business  
877 day. The local building official must provide the applicant with  
878 the written certificate of occupancy or certificate of  
879 completion within 10 days after it is automatically granted and  
880 issued. To resolve any identified issues ~~deficiencies~~, the  
881 applicant may elect to dispute the issues ~~deficiencies~~ pursuant  
882 to subsection (17) ~~(15)~~ or to submit a corrected request for a  
883 certificate of occupancy or certificate of completion.

884 (17) ~~(15)~~ If the local building official determines that  
885 the building construction or plans do not comply with the  
886 applicable codes, the official may deny the permit or request  
887 for a certificate of occupancy or certificate of completion, as  
888 appropriate, or may issue a stop-work order for the project or  
889 any portion thereof as provided by law, if the official  
890 determines that the noncompliance poses an immediate threat to  
891 public safety and welfare, subject to the following:

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

897 (b) If the local building official and private provider  
898 are unable to resolve the dispute, the matter shall be referred  
899 to the local enforcement agency's board of appeals, if one  
900 exists, which shall consider the matter at its next scheduled

901 meeting or sooner. Any decisions by the local enforcement  
902 agency's board of appeals, or local building official if there  
903 is no board of appeals, may be appealed to the commission as  
904 provided by this chapter.

905 (c) Notwithstanding any provision of this section, any  
906 decisions regarding the issuance of a building permit,  
907 certificate of occupancy, or certificate of completion may be  
908 reviewed by the local enforcement agency's board of appeals, if  
909 one exists. Any decision by the local enforcement agency's board  
910 of appeals, or local building official if there is no board of  
911 appeals, may be appealed to the commission as provided by this  
912 chapter, which shall consider the matter at the commission's  
913 next scheduled meeting.

914 (18)~~(16)~~ For the purposes of this section, any notice to  
915 be provided by the local building official shall be deemed to be  
916 provided to the person or entity when successfully transmitted  
917 to the e-mail address listed for that person or entity in the  
918 permit application or revised permit application, or, if no e-  
919 mail address is stated, when actually received by that person or  
920 entity.

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

925 ~~(b) A local enforcement agency, local building official,~~

926 ~~or local government may establish, for private providers,~~  
927 ~~private provider firms, and duly authorized representatives~~  
928 ~~working within that jurisdiction, a system of registration to~~  
929 ~~verify compliance with the licensure requirements of paragraph~~  
930 ~~(1)(n) and the insurance requirements of subsection (18).~~

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

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

940 (20)~~(18)~~ A private provider may perform building code  
941 inspection services on a building project under this section  
942 only if the private provider maintains insurance for  
943 professional liability covering all services performed as a  
944 private provider. Such insurance shall have minimum policy  
945 limits of \$1 million per occurrence and \$2 million in the  
946 aggregate for any project with a construction cost of \$5 million  
947 or less and \$2 million per occurrence and \$4 million in the  
948 aggregate for any project with a construction cost of over \$5  
949 million. Nothing in this section limits the ability of a fee  
950 owner to require additional insurance or higher policy limits.

951 For these purposes, the term "construction cost" means the total  
952 cost of building construction as stated in the building permit  
953 application. If the private provider chooses to secure claims-  
954 made coverage to fulfill this requirement, the private provider  
955 must also maintain coverage for a minimum of 5 years after  
956 ~~subsequent to~~ the performance of building code inspection  
957 services. The insurance required under this subsection shall be  
958 written only by insurers authorized to do business in this state  
959 with a minimum A.M. Best's rating of A. Before providing  
960 building code inspection services within a local building  
961 official's jurisdiction, a private provider must provide to the  
962 local building official a certificate of insurance evidencing  
963 that the coverages required under this subsection are in force.

964 (21)~~(19)~~ When performing building code inspection  
965 services, a private provider is subject to the disciplinary  
966 guidelines of the applicable professional board with  
967 jurisdiction over his or her license or certification under  
968 chapter 468, chapter 471, or chapter 481. All private providers  
969 shall be subject to the disciplinary guidelines of s.  
970 468.621(1)(c)-(h). Any complaint processing, investigation, and  
971 discipline that arise out of a private provider's performance of  
972 building code inspection services shall be conducted by the  
973 applicable professional board.

974 (22)~~(20)~~ A local building code enforcement agency may not  
975 audit the performance of building code inspection services by

976 private providers operating within the local jurisdiction until  
977 the agency has created standard operating private provider audit  
978 procedures for the agency's internal inspection and review  
979 staff, which includes, at a minimum, the private provider audit  
980 purpose and scope, private provider audit criteria, an  
981 explanation of private provider audit processes and objections,  
982 and detailed findings of areas of noncompliance. Such private  
983 provider audit procedures must be publicly available online, and  
984 a printed version must be readily accessible in agency  
985 buildings. The private provider audit results of staff for the  
986 prior two quarters also must be publicly available. The agency's  
987 audit processes must adhere to the agency's posted standard  
988 operating audit procedures. The same private provider or private  
989 provider firm may not be audited more than four times in a year  
990 unless the local building official determines a condition of a  
991 building constitutes an immediate threat to public safety and  
992 welfare, which must be communicated in writing to the private  
993 provider or private provider firm. The private provider or  
994 private provider firm must be given notice of each audit to be  
995 performed at least 5 business days before the audit. Work on a  
996 building or structure may proceed after inspection and approval  
997 by a private provider. The work may not be delayed for  
998 completion of an inspection audit by the local building code  
999 enforcement agency.

1000 (23) ~~(21)~~ The local government, ~~the~~ local building

1001 official, and ~~their~~ building code enforcement personnel shall be  
 1002 immune from liability to any person or party for any action or  
 1003 inaction by a fee owner of a building, or by a private provider  
 1004 or its duly authorized representative, in connection with  
 1005 building code inspection services as authorized in this act. The  
 1006 local government, local enforcement agency, local building  
 1007 official, and building code enforcement personnel may not  
 1008 prohibit or discourage the use of a private provider or a  
 1009 private provider firm.

1010 ~~(24)-(22)~~ Notwithstanding any other law, a county, a  
 1011 municipality, a school district, or an independent special  
 1012 district may use a private provider or a private provider firm,  
 1013 or may employ a licensed building inspector as described in s.  
 1014 468.603(5)(a) or a person who holds the same licensure or  
 1015 certification as a private provider, to provide building code  
 1016 inspection services for a public works project, an improvement,  
 1017 a building, or any other structure that is owned by the county,  
 1018 municipality, school district, or independent special district.

1019 Section 6. Paragraph (a) of subsection (1) of section  
 1020 553.792, Florida Statutes, is amended to read:

1021 553.792 Building permit application to local government.-

1022 (1)(a) A local government must approve, approve with  
 1023 conditions, or deny a building permit application after receipt  
 1024 of a completed and sufficient application within the following  
 1025 timeframes, unless the applicant waives such timeframes in

1026 writing:

1027 1. Within 5 business days after receiving a complete and  
1028 sufficient application, for an applicant using a local  
1029 government plans reviewer to obtain the following building  
1030 permits for an existing single-family residential dwelling if  
1031 the value of the work is less than \$15,000: structural,  
1032 accessory structure, alarm, electrical, gas, irrigation,  
1033 landscaping, mechanical, plumbing, or roofing.

1034 ~~2.1.~~ Within 30 business days after receiving a complete  
1035 and sufficient application, for an applicant using a local  
1036 government plans reviewer to obtain the following building  
1037 permits if the structure is less than 7,500 square feet:  
1038 residential units, including a single-family residential unit or  
1039 a single-family residential dwelling, accessory structure,  
1040 alarm, electrical, irrigation, landscaping, mechanical,  
1041 plumbing, or roofing.

1042 ~~3.2.~~ Within 60 business days after receiving a complete  
1043 and sufficient application, for an applicant using a local  
1044 government plans reviewer to obtain the following building  
1045 permits if the structure is 7,500 square feet or more:  
1046 residential units, including a single-family residential unit or  
1047 a single-family residential dwelling, accessory structure,  
1048 alarm, electrical, irrigation, landscaping, mechanical,  
1049 plumbing, or roofing.

1050 ~~4.3.~~ Within 60 business days after receiving a complete

1051 and sufficient application, for an applicant using a local  
1052 government plans reviewer to obtain the following building  
1053 permits: signs or nonresidential buildings that are less than  
1054 25,000 square feet.

1055 5.4. Within 60 business days after receiving a complete  
1056 and sufficient application, for an applicant using a local  
1057 government plans reviewer to obtain the following building  
1058 permits: multifamily residential, not exceeding 50 units; site-  
1059 plan approvals and subdivision plats not requiring public  
1060 hearing or public notice; and lot grading and site alteration.

1061 6.5. Within 12 business days after receiving a complete  
1062 and sufficient application, for an applicant using a master  
1063 building permit consistent with s. 553.794 to obtain a site-  
1064 specific building permit.

1065 7.6. Within 10 business days after receiving a complete  
1066 and sufficient application, for an applicant for a single-family  
1067 residential dwelling applied for by a contractor licensed in  
1068 this state on behalf of a property owner who participates in a  
1069 Community Development Block Grant-Disaster Recovery program  
1070 ~~administered by the Department of Commerce~~, unless the permit  
1071 application fails to satisfy the Florida Building Code or the  
1072 enforcing agency's laws or ordinances.

1073  
1074 However, the local government may not require the waiver of the  
1075 timeframes in this section as a condition precedent to reviewing

1076 an applicant's building permit application.

1077 Section 7. Paragraphs (b) through (m) of subsection (1) of  
1078 section 553.77, Florida Statutes, are redesignated as paragraphs  
1079 (c) through (n), respectively, present paragraph (c) of that  
1080 subsection is amended, and a new paragraph (b) is added to that  
1081 subsection, to read:

1082 553.77 Specific powers of the commission.—

1083 (1) The commission shall:

1084 (b) By July 1, 2027, adopt by rule a uniform commercial  
1085 building permit application to be used statewide for commercial  
1086 construction projects and a uniform residential building permit  
1087 application to be used statewide for residential construction  
1088 projects. To the extent feasible, the uniform commercial  
1089 building permit application and the uniform residential building  
1090 permit application adopted by the commission must be capable of  
1091 integration with existing building permit software systems used  
1092 by local governments and must account for local amendments to  
1093 the Florida Building Code.

1094 (d)~~(e)~~ Upon written application by any substantially  
1095 affected person or a local enforcement agency, issue declaratory  
1096 statements pursuant to s. 120.565 relating to new technologies,  
1097 techniques, and materials which have been tested where necessary  
1098 and found to meet the objectives of the Florida Building Code.  
1099 This paragraph does not apply to the types of products,  
1100 materials, devices, or methods of construction required to be

1101 approved under paragraph (g) ~~(f)~~.

1102 Section 8. Paragraph (c) is added to subsection (1) of  
 1103 section 720.3035, Florida Statutes, to read:

1104 720.3035 Architectural control covenants; parcel owner  
 1105 improvements; rights and privileges.—

1106 (1)

1107 (c) An association or any architectural, construction  
 1108 improvement, or other such similar committee of an association  
 1109 may not require a building permit to be issued by a governmental  
 1110 authority to a parcel owner as a prerequisite for review by the  
 1111 association or committee concerning the construction of  
 1112 structures or improvements on the parcel.

1113 Section 9. This act shall take effect July 1, 2026.