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To: [Madani, Mo](#); [Jennifer A. Bridge](#); [Duzgun Agdas](#); [Peters, Marlita](#)
Cc: [Rebecca Swift](#); [Matthew Orth](#)
Subject: RE: HB 803 – Uniform Residential and Commercial Permit Applications
Date: Friday, September 25, 2026 6:27:34 PM
Attachments: [image001.png](#)
[citysig_b1f948c1-2deb-495a-9882-8b605a337185.png](#)
[Application Type Examples for Residential and Commercial projects.xlsx](#)

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Good evening Mo and Dr. Bridge,

Thank you for the opportunity to listen in and comment during the first meeting on the uniform residential and commercial building permit applications. I appreciated hearing the group's ideas and found the discussion productive. Would you please share my thoughts with the group? Several different directions were discussed, and I hope these comments help frame the next conversation.

I believe the information identified in sections 713.135(5) and (7)(a), Florida Statutes, should remain the starting point for the common application. I would suggest the removal of the Bonding company and mortgage lender information as they are often left blank, and related information may also appear in a Notice of Commencement under section 713.13. However, because those fields are included in the statutory permit application form, I would assume that we would need to retain them and just designate them "if applicable." I suggest adding email addresses for the owner and contractor, a description of the proposed scope of work, and the estimated permit value required by Florida Building Code, Building, Section 109.3. I would assume most jurisdictions with a digital system have this information already built into their configuration.

The common application could also ask whether the applicant intends to use a private provider for inspections only or for both plan review and inspections. If the applicant makes that election, the system could request the applicable supporting documents as part of the submittal. It should also allow the election to be made later in the project, as permitted by section 553.791, Florida Statutes.

I would like to revisit the statutory statement concerning separate permits for electrical, plumbing, and other listed work which was repeated several times. In a paper process, a project involving multiple disciplines often meant submitting separate applications per 713.135(5) and (7)(a) that repeated the same owner, property, and project information. The principal change from one application to the next was the qualified contractor and scope of work. Many jurisdictions now address those related building permit applications through a digital workflow that carries forward the shared information.

For example, a new single-family home may involve a residential contractor for the primary building permit, together with electrical, plumbing, and mechanical trade contractors for their respective work. The associated permits can remain distinct while the digital process connects them to the same project. Likewise, a water heater replacement may involve only plumbing work by a plumbing contractor unless the scope also requires electrical work and an electrical contractor.

Once the common application is established, the group can develop the requirements for individual residential and commercial permit types, including applicable construction documents under FBC Section 107.3.5 and other statutory and possibly local adopted ordinance requirements. The Broward County Uniform Building Permit Application may be a useful reference for the common starting point.

As the meeting illustrated, many of the differing views concern what should be requested for a *particular permit type*. For example, the group discussed collecting information needed for a Certificate of Occupancy at the time of application. That may be appropriate for new construction, additions, or changes of occupancy. It would not generally be relevant to a like-for-like A/C changeout, a window or door replacement, or a reroof.

I have attached a preliminary list of 55 commercial and 40 residential permit-type examples to help the group move from the common application to the detailed requirements for each type. The group can refine the names and organization as the work progresses. With only five months remaining in the development schedule, substantial work remains to complete both applications.

Thank you again for including us in this effort. I look forward to the next meeting.

Regards,
Shane



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