

## **Bill 2026 Legislative Session**

**(1)**

### **HB 405/SB526**

Commercial Construction Projects

#### **Executive Summary**

The bill creates section 553.789, F.S., requiring the Florida Building Commission to develop a uniform commercial building permit application.

The bill amends section 553.791, F.S., to prohibit local enforcement agencies from charging fees for plan review services performed by a private provider.

The bill creates section 553.8411, F.S., extending floodproofing requirements to all flood zones.

The bill expands the categories of products listed in subsection (5) of section 553.842, F.S., to include mitigation products.

The bill establishes a minimum standard for the bonding of swimming pools by requiring the use of a copper or steel grid for bonding swimming pool perimeter surfaces.

#### **Implementation:**

**The Florida Building Commission would need to amend the Florida Building Code to reflect the bill's proposed change.**

**(2)**

### **HB 803/SB 1234**

Building Permits and Inspections

#### **Executive Summary**

The bill amends section 553.73, F.S., requiring the Florida Building Commission to modify the Florida Building Code to exempt from building permit requirements installation of certain retaining walls and flood barriers.

The bill amends section 553.79, F.S., providing that local governments may not require a building permit for work under \$7,500 on a single-family dwelling's lot, except for electrical, plumbing, or structural work, though exterior door and window repairs or replacements are exempt from permitting.

The bill amends several provisions of section 553.791, F.S., relating to building code inspection services provided by private provider and private provider firms, including agreement requirements, permit fees, administrative fees, responsibilities of private providers, permitting and inspection documents and reports, timeframes for issuing permits, authority of local building official, notices of incomplete forms, duly authorized representatives, authority of private

providers acting as local building official, emergency inspection services, creation of certain forms, systems of registration, audits, immunity, civil causes of action, and posting of permits on specified websites.

The bill amends section 553.792, F.S., requiring that the Florida Building Commission develop a uniform building permit application for mandatory use by local governments.

**Implementation:**

The Florida Building Commission would need to amend the Florida Building Code to reflect the bill's proposed changes.

The Florida Building Commission would need to amend Rule 61G20-2.005 to adopt an inspection form for recording private provider inspections and a certificate of compliance form.

**(3)**

**HB 911/SB1218**

Florida Building Code Construction Requirements

**Executive Summary**

The bill adds subsection 553.73(21), F.S., providing that the Florida Building Commission shall require, beginning with the 9th edition of Florida Building Code, that certain buildings or structures be constructed with specified materials designed and built to withstand wind speed of at least 160 miles per hour and meet certain impact resistance requirements.

**Implementation:**

The Florida Building Commission would need to amend the Florida Building Code to reflect the bill's proposed change.

**(4)**

**SB 968/HB 1049**

Home Backup Power systems

**Executive Summary**

The bill amends sections 553.73 and 553.79, F.S., prohibiting a local government from adopting a technical amendment to the Florida Building Code that requires a permit or any functionally equivalent local review or approval for certain backup power systems; and prohibiting a local government that issues building permits from requiring an owner of a single-family dwelling or such owner's contractor to obtain a building permit to perform work on the single-family lot valued at less than a specified sum. Further, the bill creates section 553.7923, F.S., prohibiting a local

enforcement agency from requiring a permit or any functionally equivalent local review or approval for the installation, relocation, replacement, or repair of an eligible residential backup power system.

**Implementation:**

The Florida Building Commission would need to amend the Florida Building Code to reflect the bill's proposed change.