

By Senator DiCeglie

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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; amending  
5           s. 489.129, F.S.; providing that certain persons are  
6           not subject to discipline for performing a job without  
7           applicable permits and inspections if otherwise  
8           authorized by law; amending s. 553.73, F.S.; requiring  
9           the Florida Building Commission to modify the Florida  
10          Building Code to exempt from building permit  
11          requirements the installation of certain walls or  
12          barriers; requiring the commission to modify the  
13          Florida Building Code to state that a permit is not  
14          required for each lot or parcel for installation of  
15          certain retaining walls; amending s. 553.79, F.S.;  
16          providing for expiration of certain building permits  
17          issued by a local government; providing limits for  
18          inspection fees; prohibiting a local government from  
19          requiring building permits for certain projects;  
20          providing an exception; requiring certain contractors  
21          to maintain certain records; amending s. 553.791,  
22          F.S.; revising definitions and defining terms;  
23          requiring certain services to be subject to an  
24          agreement, rather than a written contract; providing  
25          that such agreement is not required to be submitted as  
26          part of a permit application; prohibiting a local  
27          building official or local government entity from  
28          requesting such agreement or consent form as a  
29          condition for issuing a permit; providing requirements

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30 for reduced permit fees; prohibiting a local  
31 jurisdiction from charging certain administrative fees  
32 or other additional fees; prohibiting local  
33 governmental entities and local building officials  
34 from requiring additional forms in certain  
35 circumstances; prohibiting local governmental entities  
36 and local building officials from altering a form  
37 adopted by the commission; deleting a requirement that  
38 a private provider's qualification statements or  
39 resumes be included in a certain notice; deleting time  
40 restrictions for electing to use a private provider;  
41 requiring that a certain affidavit may be submitted  
42 electronically; specifying which forms and documents a  
43 local building official may and may not review;  
44 requiring that written notice of incomplete forms be  
45 given to an applicant within a specified timeframe;  
46 revising the timeframes in which certain notices must  
47 be sent; providing that certain permits are deemed  
48 approved; providing requirements for a private  
49 provider's duly authorized representatives; deleting  
50 provisions requiring a private provider to provide  
51 notice to the local building official to perform  
52 inspections; providing that local building officials  
53 are not responsible for the administration or  
54 supervision of services performed by a private  
55 provider; prohibiting local building officials from  
56 failing certain inspections under certain  
57 circumstances; revising the timeframe in which certain  
58 records must be provided; authorizing certain persons

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59 to sign certificates of compliance; providing  
60 requirements for local building officials who have  
61 actual knowledge that a private provider failed to  
62 perform an inspection; requiring certain entities to  
63 establish a system of registration; prohibiting a  
64 local building official from charging certain  
65 administrative fees; providing that certain virtual  
66 inspections may not be prohibited or limited;  
67 requiring certain notice before an audit; prohibiting  
68 certain entities from discouraging the use of private  
69 providers; amending s. 553.792, F.S.; requiring the  
70 commission to develop a uniform building permit  
71 application; requiring that the application include  
72 certain information; requiring a local government to  
73 make certain decisions relating to certain building  
74 permits within a specified timeframe; specifying that  
75 certain permit applications are deemed approved and  
76 must be issued within a certain timeframe; amending s.  
77 720.3035, F.S.; prohibiting an association or certain  
78 committees from requiring a building permit as a  
79 prerequisite for a certain review; providing an  
80 effective date.

81

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

83

84 Section 1. Paragraph (d) of subsection (4) of section  
85 125.56, Florida Statutes, is amended to read:

86 125.56 Enforcement and amendment of the Florida Building  
87 Code and the Florida Fire Prevention Code; inspection fees;

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88 inspectors; etc.-

89 (4)

90 (d) A county that issues building permits may send a  
 91 written notice of expiration, by e-mail or United States Postal  
 92 Service, to the owner of the property and the contractor listed  
 93 on the permit, no less than 30 days before a building permit is  
 94 set to expire. The written notice must identify the permit that  
 95 is set to expire and the date the permit will expire. A building  
 96 permit issued by a county for a single-family dwelling expires  
 97 180 days after the issuance of the permit or the effective date  
 98 of the next edition of the Florida Building Code, whichever is  
 99 later.

100 Section 2. Paragraph (o) of subsection (1) of section  
 101 489.129, Florida Statutes, is amended to read:

102 489.129 Disciplinary proceedings.-

103 (1) The board may take any of the following actions against  
 104 any certificateholder or registrant: place on probation or  
 105 reprimand the licensee, revoke, suspend, or deny the issuance or  
 106 renewal of the certificate or registration, require financial  
 107 restitution to a consumer for financial harm directly related to  
 108 a violation of a provision of this part, impose an  
 109 administrative fine not to exceed \$10,000 per violation, require  
 110 continuing education, or assess costs associated with  
 111 investigation and prosecution, if the contractor, financially  
 112 responsible officer, or business organization for which the  
 113 contractor is a primary qualifying agent, a financially  
 114 responsible officer, or a secondary qualifying agent responsible  
 115 under s. 489.1195 is found guilty of any of the following acts:

116 (o) Proceeding on any job without obtaining applicable

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117 local building department permits and inspections, unless  
118 otherwise provided by law.

119

120 For the purposes of this subsection, construction is considered  
121 to be commenced when the contract is executed and the contractor  
122 has accepted funds from the customer or lender. A contractor  
123 does not commit a violation of this subsection when the  
124 contractor relies on a building code interpretation rendered by  
125 a building official or person authorized by s. 553.80 to enforce  
126 the building code, absent a finding of fraud or deceit in the  
127 practice of contracting, or gross negligence, repeated  
128 negligence, or negligence resulting in a significant danger to  
129 life or property on the part of the building official, in a  
130 proceeding under chapter 120.

131 Section 3. Paragraphs (h) and (i) are added to subsection  
132 (7) of section 553.73, Florida Statutes, to read:

133 553.73 Florida Building Code.—

134 (7)

135 (h)1. The commission shall modify the Florida Building Code  
136 to exempt from building permit requirements the installation of  
137 residential hurricane and flood protection walls or barriers  
138 that meet all of the following conditions:

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

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

142 c. The wall or barrier is constructed to mitigate or  
143 prevent storm surge or floodwaters from entering a structure or  
144 property.

145 d. The wall or barrier is installed by a contractor

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146 licensed under part I of chapter 489.

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

149 2. The commission may adopt rules under s. 120.54 to  
 150 incorporate necessary standards to implement this paragraph.

151 (i) The commission shall modify the Florida Building Code  
 152 to state that building permits for retaining walls installed on  
 153 the residential property of a single-family or two-family  
 154 dwelling or a townhouse are not required for each lot or parcel.

155 Section 4. Paragraphs (a), (c), and (d) of subsection (1)  
 156 of section 553.79, Florida Statutes, are amended, and paragraph  
 157 (g) is added to that subsection, to read:

158 553.79 Permits; applications; issuance; inspections.—

159 (1) (a) Unless otherwise provided by law, after the  
 160 effective date of the Florida Building Code adopted as herein  
 161 provided, it shall be unlawful for any person, firm,  
 162 corporation, or governmental entity to construct, erect, alter,  
 163 modify, repair, or demolish any building within this state  
 164 without first obtaining a permit therefor from the appropriate  
 165 enforcing agency or from such persons as may, by appropriate  
 166 resolution or regulation of the authorized state or local  
 167 enforcing agency, be delegated authority to issue such permits,  
 168 upon the payment of such reasonable fees adopted by the  
 169 enforcing agency. The enforcing agency is empowered to revoke  
 170 any such permit upon a determination by the agency that the  
 171 construction, erection, alteration, modification, repair, or  
 172 demolition of the building for which the permit was issued is in  
 173 violation of, or not in conformity with, the provisions of the  
 174 Florida Building Code. Whenever a permit required under this

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

193 (c) A local government that issues building permits may  
194 send a written notice of expiration, by e-mail or United States  
195 Postal Service, to the owner of the property and the contractor  
196 listed on the permit, no less than 30 days before a building  
197 permit is set to expire. The written notice must identify the  
198 permit that is set to expire and the date the permit will  
199 expire. A building permit issued by a local government for a  
200 single-family dwelling expires 180 days after the issuance of  
201 the permit or the effective date of the next edition of the  
202 Florida Building Code, whichever is later.

203 (d) A local enforcement agency must allow requests for

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204 inspections to be submitted electronically to the local  
205 enforcement agency's appropriate building department. Acceptable  
206 methods of electronic submission include, but are not limited  
207 to, e-mail or fill-in forms available on the website of the  
208 building department or through a third-party submission  
209 management software or application that can be downloaded on a  
210 mobile device. Requests for inspections may be submitted in a  
211 nonelectronic format, at the discretion of the building  
212 official. Inspection fees may not be based on the total cost of  
213 a project and may not exceed the actual inspection costs  
214 incurred by the local enforcement agency.

215 (g)1. A local government that issues building permits may  
216 not require an owner of a single-family dwelling or the owner's  
217 contractor to obtain a building permit to perform any work that  
218 is valued at less than \$7,500 on the single-family dwelling's  
219 lot. However, a local government may require a building permit  
220 for any electrical, plumbing, or structural work, not including  
221 the repair or replacement of exterior doors or windows,  
222 performed on a lot containing a single-family dwelling  
223 regardless of the value of the work.

224 2. A contractor who performs work that does not require a  
225 building permit under this paragraph must keep a written record  
226 of the work performed, the property address at which the work  
227 was performed, and the value of such work as proof that such  
228 work complies with subparagraph 1.

229 Section 5. Section 553.791, Florida Statutes, is amended to  
230 read:

231 553.791 Alternative plans review and inspection.—

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

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233 (a) "Applicable codes" means the Florida Building Code and  
234 any local technical amendments to the Florida Building Code but  
235 does not include the applicable minimum fire prevention and  
236 firesafety codes adopted pursuant to chapter 633.

237 (b) "Audit" means the process to confirm that the building  
238 code inspection services have been performed by the private  
239 provider, which is strictly limited to ~~including~~ ensuring that  
240 the required affidavit for the plan review has been properly  
241 completed and submitted with the permit documents and that the  
242 minimum mandatory inspections required under the Florida  
243 Building Code have been performed and properly recorded. The  
244 local building official may not replicate the plan review or  
245 inspection being performed by the private provider. The local  
246 building official may perform a site visit in connection with  
247 the audit only when the local building official has actual  
248 knowledge that the forms and documents submitted by the private  
249 provider are incomplete or incorrect, in which case the local  
250 building official must provide written notice to the private  
251 provider of the specific forms and documents that are incomplete  
252 or incorrect before performing a site visit, ~~unless expressly~~  
253 ~~authorized by this section.~~

254 (c) "Building" means any construction, erection,  
255 alteration, demolition, or improvement of, or addition to, any  
256 structure or site work for which permitting by a local  
257 enforcement agency is required.

258 (d) "Building code inspection services" means those  
259 services described in s. 468.603(5) and (8) involving the review  
260 of building plans as well as those services involving the review  
261 of site plans and site work engineering plans or their

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262 functional equivalent, to determine compliance with applicable  
263 codes and those inspections required by law, conducted either in  
264 person or virtually, of each phase of construction for which  
265 permitting by a local enforcement agency is required to  
266 determine compliance with applicable codes.

267 (e) "Deliver" or "delivery" means any method of delivery  
268 used in conventional business or commercial practice, including  
269 delivery by electronic transmissions such as e-mail or any other  
270 form of electronic communication used to transmit information.

271 (f) "Duly authorized representative" means an agent of the  
272 private provider identified in the permit application who  
273 reviews plans or performs inspections as provided by this  
274 section and who is licensed as an engineer under chapter 471 or  
275 as an architect under chapter 481 or who holds a standard or  
276 provisional certificate under part XII of chapter 468. A duly  
277 authorized representative who only holds a provisional  
278 certificate under part XII of chapter 468 must be under the  
279 direct supervision of a person licensed as a building code  
280 administrator under part XII of chapter 468.

281 (g) "Electronic signature" means any letters, characters,  
282 or symbols manifested by electronic or similar means which are  
283 executed or adopted by a party with an intent to authenticate a  
284 writing or record.

285 (h) "Electronic transmission" or "submitted electronically"  
286 means any form or process of communication not directly  
287 involving the physical transfer of paper or another tangible  
288 medium which is suitable for the retention, retrieval, and  
289 reproduction of information by the recipient and is retrievable  
290 in paper form by the receipt through an automated process. ~~All~~

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291 ~~notices provided for in this section may be transmitted~~  
 292 ~~electronically and shall have the same legal effect as if~~  
 293 ~~physically posted or mailed.~~

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

298 (j) "Immediate threat to public safety and welfare" means a  
 299 building code violation that, if allowed to persist, constitutes  
 300 an immediate hazard that could result in death, serious bodily  
 301 injury, or significant property damage. This paragraph does not  
 302 limit the authority of the local building official to issue a  
 303 Notice of Corrective Action at any time during the construction  
 304 of a building project or any portion of such project if the  
 305 official determines that a condition of the building or portion  
 306 thereof may constitute a hazard when the building is put into  
 307 use following completion as long as the condition cited is shown  
 308 to be in violation of the building code or approved plans.

309 (k) "Local building official" means the individual within  
 310 the governing jurisdiction responsible for direct regulatory  
 311 administration or supervision of plans review, enforcement, and  
 312 inspection of any construction, erection, alteration,  
 313 demolition, or substantial improvement of, or addition to, any  
 314 structure for which permitting is required to indicate  
 315 compliance with applicable codes and includes any duly  
 316 authorized designee of such person.

317 (l) "Permit application" means a properly completed and  
 318 submitted application for the requested building or construction  
 319 permit, including:

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320           1. The plans reviewed by the private provider, inclusive of  
 321 site plans by a licensed reviewer, or in the case of a single-  
 322 trade plans review where a private provider uses an automated or  
 323 software-based plans review system pursuant to subsection (6),  
 324 the information reviewed by the automated or software-based  
 325 plans review system to determine compliance with one or more  
 326 applicable codes.

327           2. The affidavit from the private provider required under  
 328 subsection (6).

329           3. Any applicable fees.

330           4. Any documents required by the local building official to  
 331 determine that the fee owner has secured all other government  
 332 approvals required by law.

333

334 All permit applications must be able to be submitted  
 335 electronically.

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

340           (n) "Private provider" means a person licensed as a  
 341 building code administrator under part XII of chapter 468, as an  
 342 engineer under chapter 471, or as an architect under chapter  
 343 481. For purposes of performing inspections under this section  
 344 for additions and alterations that are limited to 2,500 ~~1,000~~  
 345 square feet or less to residential buildings, the term "private  
 346 provider" also includes a person who holds a standard  
 347 certificate under part XII of chapter 468.

348           (o) "Private provider firm" means a business organization,

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349 including a corporation, partnership, business trust, or other  
350 legal entity, which offers services under this chapter to the  
351 public through persons ~~licensees~~ who are acting as agents,  
352 employees, officers, or partners of the firm. A person who is  
353 licensed as a building code administrator under part XII of  
354 chapter 468, an engineer under chapter 471, or an architect  
355 under chapter 481 may act as a private provider for an agent,  
356 employee, or officer of the private provider firm.

357 (p) "Request for certificate of occupancy or certificate of  
358 completion" means a properly completed and executed application  
359 for:

- 360 1. A certificate of occupancy or certificate of completion.
- 361 2. A certificate of compliance from the private provider  
362 required under subsection (14) ~~(13)~~.
- 363 3. Any applicable fees.
- 364 4. Any documents required by the local building official to  
365 determine that the fee owner has secured all other government  
366 approvals required by law.

367

368 All applications must be able to be submitted electronically.

369 (q) "Single-trade inspection" or "single-trade plans  
370 review" means any inspection or plans review focused on a single  
371 construction trade, such as plumbing, mechanical, or electrical.  
372 The term includes, but is not limited to, inspections or plans  
373 reviews of door or window replacements; fences and block walls  
374 more than 6 feet high from the top of the wall to the bottom of  
375 the footing; stucco or plastering; reroofing with no structural  
376 alteration; solar energy and energy storage installations or  
377 alterations; HVAC replacements; ductwork or fan replacements;

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378 alteration or installation of wiring, lighting, and service  
 379 panels; water heater changeouts; sink replacements; and  
 380 repiping.

381 (r) "Site work" means the portion of a construction project  
 382 that is not part of the building structure, including, but not  
 383 limited to, grading, excavation, landscape irrigation, and  
 384 installation of driveways.

385 (s) "Stop-work order" means the issuance of any written  
 386 statement, written directive, or written order which states the  
 387 reason for the order and the conditions under which the cited  
 388 work will be permitted to resume.

389 (t) "System of registration" means the system used to  
 390 verify compliance with the licensure and insurance requirements  
 391 for a private provider firm under this chapter.

392 (2)(a) Notwithstanding any other law or local government  
 393 ordinance or local policy, the fee owner of a building or  
 394 structure, or the fee owner's contractor upon ~~written~~  
 395 authorization from the fee owner, may choose at any time to use  
 396 a private provider to provide building code inspection services  
 397 with regard to such building or structure and may make payment  
 398 directly to the private provider for the provision of such  
 399 services. All such services shall be the subject of an agreement  
 400 ~~a written contract~~ between the private provider, or the private  
 401 provider's firm, and the fee owner or the fee owner's  
 402 contractor, upon ~~written~~ authorization of the fee owner. The  
 403 agreement is not required to be submitted as part of the permit  
 404 application or as a condition for issuing a permit, and a local  
 405 building official or local government entity may not request  
 406 such agreement or consent form as a condition for issuing a

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407 permit. The fee owner may elect to use a private provider to  
408 provide plans review or required building inspections, or both.  
409 However, if the fee owner or the fee owner's contractor uses a  
410 private provider to provide plans review, the local building  
411 official, in his or her discretion and pursuant to duly adopted  
412 policies of the local enforcement agency, may require the fee  
413 owner or the fee owner's contractor to use a private provider to  
414 also provide required building inspections.

415 (b) If a fee an owner or the fee owner's contractor retains  
416 a private provider for purposes of plans review or building  
417 inspection services, the local jurisdiction must reduce the  
418 permit fee by the amount of cost savings realized by the local  
419 enforcement agency for not having to perform such services. Such  
420 reduction may be calculated on a flat fee or percentage basis,  
421 or any other reasonable means by which a local enforcement  
422 agency assesses the cost for its plans review or inspection  
423 services. The reduced permit fee must be based on the cost  
424 incurred by the local jurisdiction, including the labor cost of  
425 the personnel providing such services and the clerical and  
426 supervisory assistance required to comply with this section. The  
427 local jurisdiction may not charge any additional fees for  
428 building inspections or plans review if the fee owner or the fee  
429 owner's contractor hires a private provider to perform such  
430 services, and the local jurisdiction may not charge punitive  
431 administrative fees for working with a private provider;  
432 ~~however, the local jurisdiction may charge a reasonable~~  
433 ~~administrative fee, which shall be based on the cost that is~~  
434 ~~actually incurred, including the labor cost of the personnel~~  
435 ~~providing the service, by the local jurisdiction or attributable~~

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436 ~~to the local jurisdiction for the clerical and supervisory~~  
437 ~~assistance required, or both.~~

438 (c) If a fee an owner or the fee owner's a contractor  
439 retains a private provider for purposes of plans review or  
440 building inspection services, the local jurisdiction must  
441 immediately provide equal access to all permitting and  
442 inspection documents and reports to the private provider, owner,  
443 and contractor if such access is provided by software that  
444 protects exempt records from disclosure.

445 (d) A local governmental entity or local building official  
446 may not require additional forms beyond those required at  
447 registration, except for the written notice required under  
448 subsection (4), if a fee owner or the fee owner's contractor  
449 uses a private provider.

450 (3) A private provider and any duly authorized  
451 representative may only perform building code inspection  
452 services that are within the disciplines covered by that  
453 person's licensure or certification under chapter 468, chapter  
454 471, or chapter 481, including single-trade inspections. A  
455 private provider may not provide building code inspection  
456 services pursuant to this section upon any building designed or  
457 constructed by the private provider or the private provider's  
458 firm.

459 (4) A fee owner or the fee owner's contractor using a  
460 private provider to provide building code inspection services  
461 shall notify the local building official in writing at the time  
462 of permit application, or by 2 p.m. local time, 2 business days  
463 before the first scheduled inspection by the local building  
464 official or building code enforcement agency that a private

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465 provider has been contracted to perform the required inspections  
466 of construction under this section, including single-trade  
467 inspections, on the exact a form to be adopted by the  
468 commission. Such form may not be altered by any local  
469 governmental entity or local building official. This notice must  
470 ~~shall~~ include the following information:

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

472 (b) The name, firm, address, telephone number, and e-mail  
473 address of each private provider who is performing or will  
474 perform such services, his or her professional license or  
475 certification number, ~~qualification statements or resumes,~~ and,  
476 if required by the local building official, a certificate of  
477 insurance demonstrating that professional liability insurance  
478 coverage is in place for the private provider's firm, the  
479 private provider, and any duly authorized representative in the  
480 amounts required by this section.

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

483

484 I have elected to use one or more private providers to  
485 provide building code plans review and/or inspection  
486 services on the building or structure that is the  
487 subject of the enclosed permit application, as  
488 authorized by s. 553.791, Florida Statutes. I  
489 understand that the local building official may not  
490 review the plans submitted or perform the required  
491 building inspections to determine compliance with the  
492 applicable codes, except to the extent specified in  
493 said law. Instead, plans review and/or required

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494 building inspections will be performed by licensed or  
495 certified personnel identified in the application. The  
496 law requires minimum insurance requirements for such  
497 personnel, but I understand that I may require more  
498 insurance to protect my interests. By executing this  
499 form, I acknowledge that I have made inquiry regarding  
500 the competence of the licensed or certified personnel  
501 and the level of their insurance and am satisfied that  
502 my interests are adequately protected. I agree to  
503 indemnify, defend, and hold harmless the local  
504 government, the local building official, and their  
505 building code enforcement personnel from any and all  
506 claims arising from my use of these licensed or  
507 certified personnel to perform building code  
508 inspection services with respect to the building or  
509 structure that is the subject of the enclosed permit  
510 application.

511

512 If the fee owner or the fee owner's contractor makes any changes  
513 to the listed private providers or the services to be provided  
514 by those private providers, the fee owner or the fee owner's  
515 contractor shall, within 1 business day after any change or  
516 within 2 business days before the next scheduled inspection,  
517 update the notice to reflect such changes. A change of a duly  
518 authorized representative named in the permit application does  
519 not require a revision of the permit, and the building code  
520 enforcement agency shall not charge a fee for making the change.

521 (5) After construction has commenced and if ~~either the~~  
522 ~~local building official is unable to provide inspection services~~

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523 ~~in a timely manner or~~ the work subject to inspection is related  
524 to a single-trade inspection for a single-family or two-family  
525 dwelling, the fee owner or the fee owner's contractor may elect  
526 to use a private provider to provide inspection services by  
527 notifying the local building official of the owner's or  
528 contractor's intention to do so ~~by 2 p.m. local time, 2 business~~  
529 ~~days~~ before the next scheduled inspection using the notice  
530 provided for in paragraphs (4) (a)-(c).

531 (6) A private provider performing plans review under this  
532 section shall review the plans to determine compliance with the  
533 applicable codes. For single-trade plans reviews, a private  
534 provider may use an automated or software-based plans review  
535 system designed to determine compliance with one or more  
536 applicable codes, including, but not limited to, the National  
537 Electrical Code and the Florida Building Code. Upon determining  
538 that the plans reviewed comply with the applicable codes, the  
539 private provider shall prepare an affidavit or affidavits  
540 certifying, under oath, that the following is true and correct  
541 to the best of the private provider's knowledge and belief:

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

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

546  
547 Such affidavit may bear a written or electronic signature and  
548 must have the ability to ~~may~~ be submitted electronically to the  
549 local building official.

550 (7) (a) The local building official may not review plans,  
551 construction drawings, or any other related documents determined

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552 by a private provider to be compliant with the applicable codes.

553 (b) The local building official may review other forms and  
554 documents required under this section for completeness only. The  
555 local building official must provide written notice to a permit  
556 applicant of any incomplete forms or documents required under  
557 this section no later than 10 days after receipt of a permit  
558 application and an affidavit from the private provider as  
559 required in subsection (6). The written notice must state with  
560 specificity which forms or documents are incomplete.

561 ~~(7)(a) No more than 20 business days, or if the permit~~  
562 ~~application is related to a single-trade plans review for a~~  
563 ~~single-family or two-family dwelling, no more than 5 business~~  
564 ~~days, after receipt of a permit application and the affidavit~~  
565 ~~from the private provider required pursuant to subsection (6),~~  
566 ~~the local building official shall issue the requested permit or~~  
567 ~~provide a written notice to the permit applicant identifying the~~  
568 ~~specific plan features that do not comply with the applicable~~  
569 ~~codes, as well as the specific code chapters and sections. If~~  
570 ~~the local building official does not provide such a written~~  
571 ~~notice of the plan deficiencies within 10 days the prescribed~~  
572 ~~time period, the permit application must be deemed approved as a~~  
573 ~~matter of law, and the permit must be issued by the local~~  
574 ~~building official on the next business day.~~

575 (c) ~~(b)~~ If the local building official provides a written  
576 notice of plan deficiencies to the permit applicant of any  
577 incomplete forms or documents required under this section at the  
578 time of plan submission within the 10-day ~~prescribed~~ time  
579 period, such ~~the~~ time period is tolled pending resolution of the  
580 matter. To resolve the issues raised in the notice ~~plan~~

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581 ~~deficiencies~~, the permit applicant may elect to dispute the  
 582 issues ~~deficiencies~~ pursuant to subsection (16) ~~(15)~~ or to  
 583 submit revisions to correct the issues ~~deficiencies~~.

584 ~~(d)(e)~~ If the permit applicant submits revisions, the local  
 585 building official has the remainder of the tolled 10-day time  
 586 period plus 5 business days ~~after the date of resubmittal~~ to  
 587 issue the requested permit or to provide a second written notice  
 588 to the permit applicant stating which of the previously  
 589 identified forms or documents ~~plan features~~ remain incomplete ~~in~~  
 590 ~~noncompliance with the applicable codes, with specific reference~~  
 591 ~~to the relevant code chapters and sections~~. Any subsequent  
 592 review by the local building official is limited to the issues  
 593 ~~deficiencies~~ cited in the original written notice. If the local  
 594 building official does not provide the second written notice  
 595 within the prescribed time period, the permit must be deemed  
 596 approved as a matter of law, and the local building official  
 597 must issue the permit on the next business day.

598 ~~(e)(d)~~ If the local building official provides a second  
 599 written notice ~~of plan deficiencies~~ to the permit applicant  
 600 within the prescribed time period, the permit applicant may  
 601 elect to dispute the issues raised in the second notice  
 602 ~~deficiencies~~ pursuant to subsection (16) ~~(15)~~ or to submit  
 603 additional revisions to correct the issues ~~deficiencies~~. For all  
 604 revisions submitted after the first revision, the local building  
 605 official has an additional 5 business days ~~after the date of~~  
 606 ~~resubmittal~~ to issue the requested permit or to provide a  
 607 written notice to the permit applicant stating which of the  
 608 previously identified forms or documents ~~plan features~~ remain  
 609 incomplete. If the local building official does not provide the

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610 notice within the prescribed time period, the permit shall be  
 611 deemed approved as a matter of law, and the local building  
 612 official must issue the permit on the next business day ~~in~~  
 613 ~~noncompliance with the applicable codes, with specific reference~~  
 614 ~~to the relevant code chapters and sections.~~

615 (8) A private provider performing required inspections  
 616 under this section shall inspect each phase of construction as  
 617 required by the applicable codes. Such inspection, including a  
 618 single-trade inspection, may be performed in person or  
 619 virtually. The private provider may have a duly authorized  
 620 representative perform the required inspections, provided all  
 621 required reports are prepared by and bear the written or  
 622 electronic signature of the private provider or the private  
 623 provider's duly authorized representative. The duly authorized  
 624 representative must be supervised by or be an employee of the  
 625 private provider and be entitled to receive reemployment  
 626 assistance benefits under chapter 443. The contractor's  
 627 contractual or legal obligations are not relieved by any action  
 628 of the private provider.

629 ~~(9) A private provider performing required inspections~~  
 630 ~~under this section shall provide notice to the local building~~  
 631 ~~official of the approximate date and time of any such~~  
 632 ~~inspection. The local building official may not prohibit the~~  
 633 ~~private provider from performing any inspection outside the~~  
 634 ~~local building official's normal operating hours, including~~  
 635 ~~after hours, weekends, or holidays. The local building official~~  
 636 ~~may visit the building site as often as necessary to verify that~~  
 637 ~~the private provider is performing all required inspections. A~~  
 638 ~~deficiency notice must be posted by the private provider or, the~~

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639 duly authorized representative of the private provider, ~~or the~~  
640 ~~building department~~ whenever a noncomplying item related to the  
641 building code or the permitted documents is found. Such notice  
642 may be physically posted at the job site or electronically  
643 posted. After corrections are made, the item must be reinspected  
644 by the private provider or his or her representative before  
645 being concealed. ~~Reinspection or reaudit fees shall not be~~  
646 ~~charged by~~ The local jurisdiction may not charge any fees  
647 related to the reinspection or any administrative matter related  
648 to the reinspection.

649 (10) A local building official is not responsible for the  
650 regulatory administration or supervision of building code  
651 inspection services performed by a private provider hired by a  
652 fee owner or the fee owner's contractor. Verification of  
653 licensure and insurance requirements for a private provider  
654 firm's duly authorized representative is the responsibility of  
655 the private provider firm's management, and the local building  
656 official may not verify compliance or store information relating  
657 to such verification as a result of the local jurisdiction's  
658 ~~audit inspection occurring before the performance of the private~~  
659 ~~provider's inspection or for any other administrative matter not~~  
660 ~~involving the detection of a violation of the building code or a~~  
661 ~~permit requirement.~~

662 (11) ~~(10)~~ If the private provider is a person licensed as an  
663 engineer under chapter 471 or an architect under chapter 481 and  
664 affixes his or her professional seal to the affidavit required  
665 under subsection (6), the local building official must issue the  
666 requested permit or provide a written notice to the permit  
667 applicant identifying the specific plan features that do not

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668 comply with the applicable codes, as well as the specific code  
669 chapters and sections, within 10 business days after receipt of  
670 the permit application and affidavit. In such written notice,  
671 the local building official must provide with specificity the  
672 plan's deficiencies, the reasons the permit application failed,  
673 and the applicable codes being violated. If the local building  
674 official does not provide specific written notice to the permit  
675 applicant within the prescribed 10-day period, the permit  
676 application is deemed approved as a matter of law, and the local  
677 building official must issue the permit on the next business  
678 day.

679 (12)~~(11)~~ If equipment replacements and repairs must be  
680 performed in an emergency situation, subject to the emergency  
681 permitting provisions of the Florida Building Code, a private  
682 provider may perform emergency inspection services ~~without first~~  
683 ~~notifying the local building official pursuant to subsection~~  
684 ~~(9)~~. A private provider must conduct the inspection within 3  
685 business days after being contacted to conduct an emergency  
686 inspection and must submit the inspection report to the local  
687 building official within 1 day after the inspection is  
688 completed.

689 (13)~~(12)~~ Upon completing the required inspections at each  
690 applicable phase of construction, the private provider shall  
691 record such inspections on a form provided by the commission  
692 ~~acceptable to the local building official~~. The form must bear  
693 the written or electronic signature of the private provider or  
694 the private provider's duly authorized representative. These  
695 inspection records must ~~shall~~ reflect those inspections required  
696 by the applicable codes of each phase of construction for which

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697 permitting by a local enforcement agency is required. The  
698 private provider, upon completion of the required inspection,  
699 shall post each completed inspection record, indicating pass or  
700 fail, and provide the record to the local building official  
701 within 4 2 business days. Such inspection record may be  
702 electronically posted by the private provider, or the private  
703 provider may post such inspection record physically at the  
704 project site. The private provider may electronically transmit  
705 the record to the local building official. The local building  
706 official may not fail any inspection that is performed by a  
707 private provider for not having the inspection records at the  
708 job site if the inspection records are transmitted within 4  
709 business days. The local building official may waive the  
710 requirement to provide a record of each inspection within 4 2  
711 business days if the record is electronically posted or posted  
712 at the project site and all such inspection records are  
713 submitted with the certificate of compliance. Unless the records  
714 have been electronically posted and transmitted, records of all  
715 required and completed inspections shall be maintained at the  
716 building site at all times and made available for review by the  
717 local building official. The private provider shall report to  
718 the local enforcement agency any condition that poses an  
719 immediate threat to public safety and welfare.

720 (14)-(13) Upon completion of all required inspections, the  
721 private provider shall prepare a certificate of compliance, on a  
722 form provided by the commission acceptable to the local building  
723 official, summarizing the inspections performed and including a  
724 written representation, under oath, that the stated inspections  
725 have been performed and that, to the best of the private

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726 provider's knowledge and belief, the building construction  
727 inspected complies with the approved plans and applicable codes.  
728 The certificate of compliance may be signed by any qualified  
729 individual employed by the private provider under whose  
730 authority the inspection was completed. The statement required  
731 of the private provider shall be substantially in the following  
732 form and shall be signed and sealed by a private provider as  
733 established in subsection (1) or may be electronically  
734 transmitted to the local building official:

735

736 To the best of my knowledge and belief, the building  
737 components and site improvements outlined herein and  
738 inspected under my authority have been completed in  
739 conformance with the approved plans and the applicable  
740 codes.

741

742 (15) (a) ~~(14) (a)~~ The local building official may perform  
743 building inspections of construction that a private provider has  
744 determined to be compliant with the applicable codes only if the  
745 local building official has actual knowledge that the private  
746 provider did not perform the required inspections. If the local  
747 building official has such knowledge, the local building  
748 official must provide to the private provider written notice of  
749 the facts and circumstances upon which the local building  
750 official relied for such actual knowledge before performing a  
751 required inspection. The local building official may review  
752 forms and documents required under this section for completeness  
753 only. No more than 10 business days, or if the permit is related  
754 to single-family or two-family dwellings then no more than 2

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755 business days, after receipt of a request for a certificate of  
756 occupancy or certificate of completion and the applicant's  
757 presentation of a certificate of compliance and approval of all  
758 other government approvals required by law, including the  
759 payment of all outstanding fees, the local building official  
760 shall issue the certificate of occupancy or certificate of  
761 completion or provide a notice to the applicant of any  
762 incomplete forms or documents required under this section  
763 ~~identifying the specific deficiencies, as well as the specific~~  
764 ~~code chapters and sections.~~

765 (b) If the local building official does not provide notice  
766 of any incomplete forms or documents ~~the deficiencies~~ within the  
767 applicable time periods under paragraph (a), the request for a  
768 certificate of occupancy or certificate of completion is  
769 automatically granted and deemed issued as of the next business  
770 day. The local building official must provide the applicant with  
771 the written certificate of occupancy or certificate of  
772 completion within 2 ~~10~~ days after it is automatically granted  
773 and issued. To resolve any identified issues ~~deficiencies~~, the  
774 applicant may elect to dispute the issues ~~deficiencies~~ pursuant  
775 to subsection (16) ~~(15)~~ or to submit a corrected request for a  
776 certificate of occupancy or certificate of completion.

777 ~~(16)(15)~~ If the local building official determines that any  
778 forms or documents required under this section are incomplete  
779 ~~the building construction or plans do not comply with the~~  
780 ~~applicable codes~~, the official may deny the permit or request  
781 for a certificate of occupancy or certificate of completion, as  
782 appropriate, or may issue a stop-work order for the project or  
783 any portion thereof as provided by law, if the official

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784 determines that the noncompliance poses an immediate threat to  
785 public safety and welfare, subject to the following:

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

791 (b) If the local building official and private provider are  
792 unable to resolve the dispute, the matter shall be referred to  
793 the local enforcement agency's board of appeals, if one exists,  
794 which shall consider the matter at its next scheduled meeting or  
795 sooner. Any decisions by the local enforcement agency's board of  
796 appeals, or local building official if there is no board of  
797 appeals, may be appealed to the commission as provided by this  
798 chapter.

799 (c) Notwithstanding any provision of this section, any  
800 decisions regarding the issuance of a building permit,  
801 certificate of occupancy, or certificate of completion may be  
802 reviewed by the local enforcement agency's board of appeals, if  
803 one exists. Any decision by the local enforcement agency's board  
804 of appeals, or local building official if there is no board of  
805 appeals, may be appealed to the commission as provided by this  
806 chapter, which shall consider the matter at the commission's  
807 next scheduled meeting.

808 (17)~~(16)~~ For the purposes of this section, any notice to be  
809 provided by the local building official shall be deemed to be  
810 provided to the person or entity when successfully transmitted  
811 to the e-mail address listed for that person or entity in the  
812 permit application or revised permit application, or, if no e-

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813 mail address is stated, when actually received by that person or  
814 entity.

815 (18) (a) ~~(17) (a)~~ A local enforcement agency, local building  
816 official, or local government may not adopt or enforce any laws,  
817 rules, procedures, policies, qualifications, or standards more  
818 stringent than those prescribed by this section.

819 (b) A local enforcement agency, local building official, or  
820 local government must ~~may~~ establish, for private providers and,  
821 private provider firms, ~~and duly authorized representatives~~  
822 working within that jurisdiction, a system of registration to  
823 verify compliance with the ~~licensure~~ requirements of paragraph  
824 (1) (n) and the insurance requirements of subsection (19) ~~(18)~~.  
825 The local building official may not charge administrative fees  
826 for the registration process for a private provider, or for any  
827 updates to a private provider registration.

828 (c) This section does not limit the authority of the local  
829 building official to issue a stop-work order for a building  
830 project or any portion of the project, as provided by law, if  
831 the official determines that a condition on the building site  
832 constitutes an immediate threat to public safety and welfare,  
833 provided such orders are in strict compliance with the  
834 deficiency notice provisions of subsection (9).

835 (d) A local enforcement agency, local building official, or  
836 local government may not prohibit or limit the use of virtual  
837 inspections by private providers and private provider firms for  
838 any type of construction such providers or firms have a license  
839 to inspect.

840 ~~(19) (18)~~ A private provider may perform building code  
841 inspection services on a building project under this section

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842 only if the private provider maintains insurance for  
843 professional liability covering all services performed as a  
844 private provider. Such insurance shall have minimum policy  
845 limits of \$1 million per occurrence and \$2 million in the  
846 aggregate for any project with a construction cost of \$5 million  
847 or less and \$2 million per occurrence and \$4 million in the  
848 aggregate for any project with a construction cost of over \$5  
849 million. Nothing in this section limits the ability of a fee  
850 owner to require additional insurance or higher policy limits.  
851 For these purposes, the term "construction cost" means the total  
852 cost of building construction as stated in the building permit  
853 application. If the private provider chooses to secure claims-  
854 made coverage to fulfill this requirement, the private provider  
855 must also maintain coverage for a minimum of 5 years after  
856 ~~subsequent to~~ the performance of building code inspection  
857 services. The insurance required under this subsection shall be  
858 written only by insurers authorized to do business in this state  
859 with a minimum A.M. Best's rating of A. Before providing  
860 building code inspection services within a local building  
861 official's jurisdiction, a private provider must provide to the  
862 local building official a certificate of insurance evidencing  
863 that the coverages required under this subsection are in force.

864 (20) ~~(19)~~ When performing building code inspection services,  
865 a private provider is subject to the disciplinary guidelines of  
866 the applicable professional board with jurisdiction over his or  
867 her license or certification under chapter 468, chapter 471, or  
868 chapter 481. All private providers shall be subject to the  
869 disciplinary guidelines of s. 468.621(1)(c)-(h). Any complaint  
870 processing, investigation, and discipline that arise out of a

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871 private provider's performance of building code inspection  
 872 services shall be conducted by the applicable professional  
 873 board.

874 ~~(21)~~~~(20)~~ A local building code enforcement agency may not  
 875 audit the performance of building code inspection services by  
 876 private providers operating within the local jurisdiction until  
 877 the agency has created standard operating ~~private provider audit~~  
 878 procedures for the agency's internal inspection and review  
 879 staff, which includes, at a minimum, the private provider audit  
 880 purpose and scope, private provider audit criteria, an  
 881 explanation of private provider audit processes and objections,  
 882 and detailed findings of areas of noncompliance. Such private  
 883 provider audit procedures must be publicly available online, and  
 884 a printed version must be readily accessible in agency  
 885 buildings. The private provider audit results of staff for the  
 886 prior two quarters also must be publicly available. The agency's  
 887 audit processes must adhere to the agency's posted standard  
 888 operating audit procedures. The same private provider or private  
 889 provider firm may not be audited more than four times in a year  
 890 unless the local building official determines a condition of a  
 891 building constitutes an immediate threat to public safety and  
 892 welfare, which must be communicated in writing to the private  
 893 provider or private provider firm. The private provider or  
 894 private provider firm must be given notice of each audit to be  
 895 performed at least 5 business days before the audit. Work on a  
 896 building or structure may proceed after inspection and approval  
 897 by a private provider. The work may not be delayed for  
 898 completion of an inspection audit by the local building code  
 899 enforcement agency.

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900        ~~(22)~~~~(21)~~ The local government, the local building official,  
 901 and their building code enforcement personnel shall be immune  
 902 from liability to any person or party for any action or inaction  
 903 by a fee owner of a building, or by a private provider or its  
 904 duly authorized representative, in connection with building code  
 905 inspection services as authorized in this act. The local  
 906 government, local building official, and building code  
 907 enforcement personnel may not prohibit or discourage the use of  
 908 a private provider or a private provider firm.

909        ~~(23)~~~~(22)~~ Notwithstanding any other law, a county, a  
 910 municipality, a school district, or an independent special  
 911 district may use a private provider or a private provider firm  
 912 to provide building code inspection services for a public works  
 913 project, an improvement, a building, or any other structure that  
 914 is owned by the county, municipality, school district, or  
 915 independent special district.

916        Section 6. Section 553.792, Florida Statutes, is amended to  
 917 read:

918        553.792 Building permit application to local government.—

919        (1) The Florida Building Commission shall develop a uniform  
 920 building permit application for mandatory use by local  
 921 governments. The application must include a checklist by project  
 922 type for permitted work.

923        ~~(2) (a)~~~~(1)~~~~(a)~~ A local government must approve, approve with  
 924 conditions, or deny a building permit application after receipt  
 925 of a completed and sufficient application within the following  
 926 timeframes, unless the applicant waives such timeframes in  
 927 writing:

928        1. Within 5 business days after receiving a complete and

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929 sufficient application, for an applicant using a local  
930 government plans reviewer to obtain the following building  
931 permits for an existing single-family residential dwelling if  
932 the value of the work is less than \$15,000: structural,  
933 accessory structure, alarm, electrical, irrigation, landscaping,  
934 mechanical, plumbing, or roofing.

935 2.1. Within 30 business days after receiving a complete and  
936 sufficient application, for an applicant using a local  
937 government plans reviewer to obtain the following building  
938 permits if the structure is less than 7,500 square feet:  
939 residential units, including a single-family residential unit or  
940 a single-family residential dwelling, accessory structure,  
941 alarm, electrical, irrigation, landscaping, mechanical,  
942 plumbing, or roofing.

943 3.2. Within 60 business days after receiving a complete and  
944 sufficient application, for an applicant using a local  
945 government plans reviewer to obtain the following building  
946 permits if the structure is 7,500 square feet or more:  
947 residential units, including a single-family residential unit or  
948 a single-family residential dwelling, accessory structure,  
949 alarm, electrical, irrigation, landscaping, mechanical,  
950 plumbing, or roofing.

951 4.3. Within 60 business days after receiving a complete and  
952 sufficient application, for an applicant using a local  
953 government plans reviewer to obtain the following building  
954 permits: signs or nonresidential buildings that are less than  
955 25,000 square feet.

956 5.4. Within 60 business days after receiving a complete and  
957 sufficient application, for an applicant using a local

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958 government plans reviewer to obtain the following building  
959 permits: multifamily residential, not exceeding 50 units; site-  
960 plan approvals and subdivision plats not requiring public  
961 hearing or public notice; and lot grading and site alteration.

962 ~~6.5.~~ Within 12 business days after receiving a complete and  
963 sufficient application, for an applicant using a master building  
964 permit consistent with s. 553.794 to obtain a site-specific  
965 building permit.

966 ~~7.6.~~ Within 10 business days after receiving a complete and  
967 sufficient application, for an applicant for a single-family  
968 residential dwelling applied for by a contractor licensed in  
969 this state on behalf of a property owner who participates in a  
970 Community Development Block Grant-Disaster Recovery program  
971 administered by the Department of Commerce, unless the permit  
972 application fails to satisfy the Florida Building Code or the  
973 enforcing agency's laws or ordinances.

974  
975 However, the local government may not require the waiver of the  
976 timeframes in this section as a condition precedent to reviewing  
977 an applicant's building permit application.

978 (b) A signed and sealed permit application and an  
979 attestation by an architect licensed under chapter 481 or an  
980 engineer licensed under chapter 471 that the plans in the permit  
981 application comply with the Florida Building Code for the  
982 construction or renovation of a single-family dwelling located  
983 in a jurisdiction for which a state of emergency was issued  
984 within the 24 months before the submission of the application is  
985 deemed approved. The local government shall issue such permit  
986 within 2 days after approval.

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987        (c) ~~(b)~~ A local government must meet the timeframes set  
988        forth in this section for reviewing building permit applications  
989        unless the timeframes set by local ordinance are more stringent  
990        than those prescribed in this section.

991        (d) ~~(e)~~ After an applicant submits an application to the  
992        local government, the local government must provide written  
993        notice to the applicant within 5 business days after receipt of  
994        the application advising the applicant what information, if any,  
995        is needed to deem or determine that the application is properly  
996        completed in compliance with the filing requirements published  
997        by the local government. If the local government does not  
998        provide timely written notice that the applicant has not  
999        submitted the properly completed application, the application is  
1000        automatically deemed or determined to be properly completed and  
1001        accepted.

1002        (e) ~~(d)~~ A local government shall maintain on its website a  
1003        policy containing procedures and expectations for expedited  
1004        processing of those building permits and development orders  
1005        required by law to be expedited.

1006        (f) ~~(e)~~ If a local government fails to meet a deadline under  
1007        this subsection, it must reduce the building permit fee by 10  
1008        percent for each business day that it fails to meet the  
1009        deadline, unless the parties agree in writing to a reasonable  
1010        extension of time, the delay is caused by the applicant, or the  
1011        delay is attributable to a force majeure or other extraordinary  
1012        circumstances. Each 10-percent reduction shall be based on the  
1013        original amount of the building permit fee, unless the parties  
1014        agree to an extension of time.

1015        (g) ~~(f)~~ A local enforcement agency does not have to reduce

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1016 the building permit fee if it provides written notice to the  
 1017 applicant by e-mail or United States Postal Service within the  
 1018 respective timeframes in paragraph (a) which specifically states  
 1019 the reasons the permit application fails to satisfy the Florida  
 1020 Building Code or the enforcing agency's laws or ordinances. The  
 1021 written notice must also state that the applicant has 10  
 1022 business days after receiving the written notice to submit  
 1023 revisions to correct the permit application and that failure to  
 1024 correct the application within 10 business days will result in a  
 1025 denial of the application.

1026 (h)~~(g)~~ If the applicant submits revisions within 10  
 1027 business days after receiving the written notice, the local  
 1028 enforcement agency has 10 business days after receiving such  
 1029 revisions to approve or deny the building permit unless the  
 1030 applicant agrees to a longer period in writing. If the local  
 1031 enforcement agency fails to issue or deny the building permit  
 1032 within 10 business days after receiving the revisions, it must  
 1033 reduce the building permit fee by 20 percent for each business  
 1034 day that it fails to meet the deadline unless the applicant  
 1035 agrees to a longer period in writing.

1036 (3)~~(2)~~ If any building permit fees are refunded under this  
 1037 section, the surcharges provided in s. 468.631 or s. 553.721  
 1038 must be recalculated based on the amount of the building permit  
 1039 fees after the refund.

1040 Section 7. Paragraph (c) is added to subsection (1) of  
 1041 section 720.3035, Florida Statutes, to read:

1042 720.3035 Architectural control covenants; parcel owner  
 1043 improvements; rights and privileges.-

1044 (1)

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1045        (c) An association or any architectural, construction  
1046 improvement, or other such similar committee of an association  
1047 may not require a building permit to be issued by a governmental  
1048 authority to a parcel owner as a prerequisite for review by the  
1049 association or committee concerning the construction of  
1050 structures or improvements on the parcel.

1051        Section 8. This act shall take effect July 1, 2026.