

Bill 2025 Legislative Session

(1)

HB 551/SB1078

Fire Prevention

Section 553.7932, Simplified permitting processes, Florida Statutes

Bill description:

The bill amends section 553.7932, F.S., to clarify certain aspects of the simplified permitting process for a fire alarm system project and a fire sprinkler system project which includes establishing a specific timeframe for issuing a permit and conducting an inspection and requiring local enforcement agencies to establish a simplified permitting process by October 1, 2025.

Bill effective date: July 1, 2025.

Status: 1st Reading on March 4, 2025

Implementation: The Florida Building Commission would need to amend the Florida Building Code under Rule 61G20-1.001 to reflect some of the bill's changes to the simplified building process.

Amendment 1 –

- Requiring the local enforcement agency to provide inspection within 3 business days.
- Requiring that certain plans and specifications be available for onsite plans review during an inspection

(2)

HB 695/SB1474

Private Provider Building Inspection Services

Section 553.791, Alternative plans review and inspection, Florida Statutes

Bill description:

The bill adds four additional seats to the Florida Building Commission for private providers and contractors who use private providers. The bill creates efficiencies in the private provider process by reducing the local building department's ability to audit and contradict private providers in the performance of their duties. The bill also empowers

private providers who are licensed as building code administrators pursuant to Chapter 468, F.S., to act as the building official for construction projects.

Bill effective date: July 1, 2025.

Status: 1st Reading on March 4, 2025

No further action to date

(3)

SB 610/No related bill

Mental Health Support Residences

Section 553.80, Enforcement, Florida Statutes

Bill description:

The bill amends section 553.80, F.S., to extend the exemption from change of occupancy as defined in the Florida Building Code to a residence owned by a tax-exempt charitable organization.

Bill effective date: July 1, 2025.

Status: 3/4/2025 Senate - Introduced

Implementation: The Florida Building Commission would need to amend the Florida Building Code under Rule 61G20-1.001 to reflect the bill's proposed change.

No further action to date

(4)

SB 838/No related bill

Florida Building Code

Section 553.73, Florida Building Code, Florida Statutes

Bill description:

The bill amends section 553.73, F.S., to provide that a local government may not adopt a local lookback ordinance for substantial improvements or repairs to a structure which is more stringent than the Florida Building Code. The bill further provides that any lookback ordinance adopted by a local government prior to the bill's effective date of July 1, 2025, is void and unenforceable.

Bill effective date: July 1, 2025.
Status: 3/4/2025 Senate - Introduced

No further action to date

(5)

SB 902/HB 1511

Panelized Construction

Section 553.36, Definition, Florida Statutes
Section 553.37, Rules; inspection; and insignia, Florida Statutes

Bill description:

The bill amends section 553.36, F.S., to add a definition for “Panelized construction” and to extend the list of exemptions from the State Manufactured (Modular) Building Program to panelized construction.

Bill effective date: July 1, 2025.
Status: 3/4/2025 Senate - Introduced

No further action to date

(6)

HB 207/SB 1788

Door Alarms for Multifamily Residential Properties

Creates section 514.076, Multihousing Water Safety Act., Florida Statutes

Bill description:

The bill creates a “Multihousing Water Safety Act” requiring each apartment complex, condominium, townhouse, and similar residential property that has a public swimming pool, private pool, or public bathing place on the property to install and maintain a door alarm on each door that leads directly to the public or private pool or public bathing place.

Bill effective date: July 1, 2025.
Status: 1st Reading on March 4, 2025
Implementation: The Florida Building Commission would need to amend the Florida Building Code under Rule 61G20-1.001 to reflect the bill’s proposed change.

No further action to date

(7)

SB 1082/ No related bill

Building Inspection

Section 553.908, Inspection, Florida Statutes

Bill description:

The bill updates section 553.908, F.S., to state that effective December 31, 2025, section R402.4.1.2. of the Florida Building Code, 8th Edition (2023), must increase the building or dwelling unit's maximum tested air leakage measure from "not exceeding 5 air changes per hour" to "not exceeding 7 air changes per hour" in climate zones 1 and 2.

The bill removes the language providing that the mandatory blower door testing would not go into effect until July 1, 2017, or apply to construction permitted before that date, and would now instead provide that the mandatory blower door testing for residential buildings or dwelling units required by section R402.4.1.2, Florida Building Code, Energy Conservation, 8th Edition (2023), does not apply to buildings or dwelling units that are fully encapsulated with air-impermeable insulation.

Bill effective date: July 1, 2025.

Status: 3/4/2025 Senate - Introduced

Implementation: The Florida Building Commission would need to amend the Florida Building Code under Rule 61G20-1.001 to reflect the bill's proposed change.

No further action to date

(8)

SB 1128/ No related bill

Building Permits for a Single-family Dwelling

Section 553.79, Permit, Florida Statutes

Section 553.792, Building permit application to local government, Florida Statutes

Bill description:

The bill amends section 553.79, F.S., to provide that a building permit issued by the local government for a single-family dwelling may not expire before the effective date of the

next edition of the Florida Building Code. In addition, the bill amends section 553.792, F.S., to specifically state that a permit application for the construction of a single-family dwelling in a jurisdiction for which a state of emergency was issued, and which has been signed and sealed by an architect licensed under chapter 481 or an engineer licensed under chapter 471, is deemed approved.

Bill effective date: July 1, 2025.

Status: 3/6/2025 Senate - On Committee agenda-- Community Affairs, 03/11/25, Senate Implementation: The Florida Building Commission would need to amend the Florida Building Code under Rule 61G20-1.001 to reflect the bill's proposed change.

No further action to date

(9)

SB 1134/ No related bill

Alternative Plans Review and Inspections

Section 553.791, Alternative plans review and inspection, Florida Statutes

Bill description:

The bill amends section 553.791, F.S., to add “single-trade plans review” to the existing definition of “single-trade inspection”, to require that a notice of private inspection services specify whether and scheduled inspection will be conducted virtually or in person, to authorize a private provider to use an automated or software-based plans review for code compliance, and to require a building official to issue a permit related to single-trade review for single-family or two-family dwellings within specified timeframe.

Bill effective date: July 1, 2025.

Status: 3/4/2025 Senate – Introduced

3/19/2025 Senate – CS by Community Affairs read 1st time

(10)

HB 299/ SB 960

Elevator Accessibility Requirements

Section 399.034, Elevator accessibility requirements for the physically handicapped, Florida Statutes

Bill description:

Requires elevator car interiors to have at least one support rail that meets certain specifications.

Bill effective date: July 1, 2025.

Status: 1st Reading on Tuesday, March 4, 2025

Implementation: The Florida Building Commission would need to amend the Florida Building Code under Rule 61G20-1.001 to reflect the bill's proposed change.

3/19/2025 Senate – Favorable

(11)

SB 690/ No related bill

Condominium Structural Integrity Reserve Studies

Section 553.899, Mandatory structural inspections for condominium 28 and cooperative buildings.

The bill adds the definition of “structural integrity reserve study” to section 553.899, Florida Statutes. Additionally, the bill requires condominium buildings six stories or more in height to perform structural integrity reserve studies. The bill allows condominium associations that govern buildings that are five stories or less in height to not perform structural integrity reserve studies and allows those condominium associations to waive their reserve requirements through a majority vote of the unit owners.

Bill effective date: July 1, 2025.

Status: 3/4/2025 Senate - Introduced

Implementation: The Florida Building Commission would need to amend the Florida Building Code under Rule 61G20-1.001 to reflect the bill's proposed change.

No further action to date

(12)

SB 62/ HB 143

Resilient Buildings

Creates section 553.972 Florida Resilient Building Advisory Council.—

Resilient Buildings; Defining the term “resilient building”; specifying that owners of resilient buildings are eligible to receive a specified tax credit; requiring building owners to file a specified application with the Department of Business and Professional

Regulation by a specified date in order to claim such tax credit; **creating the Florida Resilient Building Advisory Council adjunct to the Department of Business and Professional Regulation, etc.**

Bill effective date: July 1, 2025.

Status: 3/4/2025 Senate - CS by Environment and Natural Resources read 1st time

No further action to date

(13)

SB 1452

Department of Business and Professional Regulation

399.035 Elevator accessibility requirements for the physically handicapped.

(2) Any building that is more than three stories high or in which the vertical distance between the bottom terminal landing and the top terminal landing exceeds 25 feet must be constructed to contain at least one passenger elevator that is operational and will accommodate an ambulance stretcher size specified in the edition of the Florida Building Code that was in effect at the time of receipt of an application for construction permit for the elevator ~~76 inches long and 24 inches wide in the horizontal position.~~

Bill effective date: July 1, 2025.

Status: 3/10/2025 Senate - Introduced

Implementation: The Florida Building Commission would need to amend the Florida Building Code under Rule 61G20-1.001 to reflect the bill's proposed change.

No further action to date

(14)

SB 1742

Condominium and Cooperative Associations

section 718.112, Florida Statutes

13. The division shall adopt by rule the form for the structural integrity reserve study in coordination with the Florida Building Commission.

Bill effective date: July 1, 2025.

Status: 3/10/2025 Senate – Introduced

(15)

HB 1535/HB1041/HB1336/SB/176/SB/180/SB 1566

Emergencies

Revises provisions relating to emergencies including tenant rights, elections held after emergency, planning & preparedness for election emergencies, emergency management plans, training, government offices, National Flood Insurance Program participation, replacement structures, reporting, assessment of property, shelters, medical care, comprehensive plans, powers & duties of DEM, notification, financial assistance & funding, grant programs, contracts for emergency services, hurricane recovery, transportation of essentials, debris management, & hoisting equipment.

Section 28 –

Revises section 553.902, definition, to add to the definition of term “Renovated building”**However, if the alteration is a result of a natural disaster that is the subject of a declaration of a state of emergency by the Governor, the estimated cost of renovation must exceed 75 percent of the fair market value of the building prior to the natural disaster.**

Section 29 –

Directing the Division of Emergency Management to consult with local governments, DBPR, DEP and any other appropriate agencies to develop recommendations for statutory changes necessary to streamline the permitting process for repairing and rebuilding damage during natural emergencies.

(16)

SB 1626

Child Welfare

Requiring the Department of Children and Families to enter into agreements with certain military installations for child protective investigations involving military families; authorizing a law enforcement officer or an authorized agent of the department to take a child into custody who is the subject of a specified court order; requiring the department to establish a methodology to determine daily room and board rates for certain children by a date certain, which may include different rates based on a child’s acuity level or the geographic location of the residential child-caring agency, etc.

Section 11

Section 553.73

The bill amends section 553.73, F.S., to provide that the Florida Building Commission may not mandate the installation of fire sprinklers or fire suppression system in a residential child-caring agency licensed by the Department of Children and Families

under s. 409.175 which operates in a single-family residential property that is licensed for a capacity of five or fewer children who are unrelated to the licensee.

Bill effective date: July 1, 2025.

Status: **Last Action:** 4/9/2025 House

(17)

HB 683/SB 712

Construction Regulation

Requires DEP to adopt minimum standards for installation of synthetic turf on specified properties; prohibits local governments from adopting or enforcing any pronouncement that prohibits, or is enforced to prohibit, property owners from installing synthetic turf meeting certain requirements; requires local governmental entities to approve or deny certain price quotes & provide notice to contractors within specified timeframe; prohibits state or certain political subdivisions from penalizing or rewarding bidders for performing larger or smaller volumes of construction work for state or political subdivisions; requires Florida Building Commission, within specified timeframe, to amend Florida Building Code to recognize tall mass timber as allowable material for specified construction types; provides exemption from Florida Building Code to systems or equipment located within spaceport territory which is used for specified purposes; prohibits local governments from requiring copies of contracts & certain associated documents for issuance of building permits or as requirement for submitting building permit applications.

Bill effective date: July 1, 2025.

Status: **Last Event:** Now in Commerce Committee on Wednesday, April 2, 2025 7:56 PM

Subsection 553.73(2), F.S

The proposed legislation creates a paragraph (b) to require the commission to amend the Florida Building Code to be consistent with the 2024 International Building Code that recognizes tall mass timber as an allowable material for construction types IV-A, IV-B, IV-C, and IV-HT by January 1, 2026, or the next update of the Florida Building Code, whichever occurs first.

Subsection 553.79(1), F.S., is amended under paragraph (f) to specify that in addition to the contract between a builder or owner “any copies of such contract, or any associated document, including, but not limited to, letters of intent, material costs lists, labor costs, or overhead or profit statements” may also not be required by a local government for issuance of a building permit or the submission of a building permit application.

(18)

HB 1071

Alternative Plans Reviews and Inspection

The bill amends section 553.791, Florida Statutes, to add “single-trade plans review” to the existing definition of “single-trade inspection,” to authorize a private provider to use an automated or software-based plans review for code compliance, and to require a building official to issue a permit related to single-trade plan review for single-family or two-family dwellings within two days after receipt of the permit and affidavit.

Bill effective date: July 1, 2025.

Status: **Last Event:** Now in Commerce Committee on Wednesday, April 2, 2025