

1 A bill to be entitled
 2 An act relating to alternative plans reviews and
 3 inspections; amending s. 553.791, F.S.; revising the
 4 definition of the terms "permit application" and
 5 "single-trade inspection"; authorizing a private
 6 provider to inspect work relating to a single-trade
 7 inspection of certain dwellings; authorizing a private
 8 provider to use specified review systems for single-
 9 trade plans reviews; requiring certain actions by the
 10 local building official within a specified timeframe
 11 for certain permits; authorizing single-trade
 12 inspections to be performed in person or virtually;
 13 providing an effective date.

14
 15 Be It Enacted by the Legislature of the State of Florida:

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 17 **Section 1. Paragraphs (1) and (q) of subsection (1) and**
 18 **subsections (5) through (8) of section 553.791, Florida**
 19 **Statutes, are amended to read:**

20 553.791 Alternative plans review and inspection.—

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

22 (1) "Permit application" means a properly completed and
 23 submitted application for the requested building or construction
 24 permit, including:

25 1. The plans reviewed by the private provider or, in the

26 | case of a single-trade plans review in which the private
 27 | provider uses an automated or software-based plans review system
 28 | as authorized in subsection (6), the information review by the
 29 | automated or software-based plans review system to determine
 30 | compliance with one or more applicable codes.

31 | 2. The affidavit from the private provider required under
 32 | subsection (6).

33 | 3. Any applicable fees.

34 | 4. Any documents required by the local building official
 35 | to determine that the fee owner has secured all other government
 36 | approvals required by law.

37 | (q) "Single-trade inspection" or "single-trade plans
 38 | review" means any inspection or plans review focused on a single
 39 | construction trade, such as plumbing, mechanical, or electrical.
 40 | The term includes, but is not limited to, inspections or plans
 41 | reviews of door or window replacements; fences and block walls
 42 | more than 6 feet high from the top of the wall to the bottom of
 43 | the footing; stucco or plastering; reroofing with no structural
 44 | alteration; HVAC replacements; solar energy and energy storage
 45 | installations or alterations; ductwork or fan replacements;
 46 | alteration or installation of wiring, lighting, and service
 47 | panels; water heater changeouts; sink replacements; and
 48 | repiping.

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

51 in a timely manner or the work subject to the inspection is
52 related to a single-trade inspection for a single-family or two-
53 family dwelling, the fee owner or the fee owner's contractor may
54 elect to use a private provider to provide inspection services
55 by notifying the local building official of the owner's or
56 contractor's intention to do so by 2 p.m. local time, 2 business
57 days before the next scheduled inspection using the notice
58 provided for in paragraphs (4) (a)-(c).

59 (6) A private provider performing plans review under this
60 section shall review the plans to determine compliance with the
61 applicable codes. For single-trade plans reviews, a private
62 provider may use an automated or software-based plans review
63 system designed to determine compliance with one or more
64 applicable codes, including, but not limited to, the National
65 Electrical Code and the Florida Building Code. Upon determining
66 that the plans reviewed comply with the applicable codes, the
67 private provider shall prepare an affidavit or affidavits
68 certifying, under oath, that the following is true and correct
69 to the best of the private provider's knowledge and belief:

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

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

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75 Such affidavit may bear a written or electronic signature and

76 | may be submitted electronically to the local building official.

77 | (7) (a) No more than 20 business days, or if the permit is
78 | related to a single-trade plans review for a single-family or
79 | two-family dwelling, no more than 2 business days, after receipt
80 | of a permit application and the affidavit from the private
81 | provider required pursuant to subsection (6), the local building
82 | official shall issue the requested permit or provide a written
83 | notice to the permit applicant identifying the specific plan
84 | features that do not comply with the applicable codes, as well
85 | as the specific code chapters and sections. If the local
86 | building official does not provide a written notice of the plan
87 | deficiencies within the prescribed 20-day or 2-day period, the
88 | permit application shall be deemed approved as a matter of law,
89 | and the permit must ~~shall~~ be issued by the local building
90 | official on the next business day.

91 | (b) If the local building official provides a written
92 | notice of plan deficiencies to the permit applicant within the
93 | prescribed 20-day or 2-day period, the ~~20-day~~ period is ~~shall be~~
94 | tolled pending resolution of the matter. To resolve the plan
95 | deficiencies, the permit applicant may elect to dispute the
96 | deficiencies pursuant to subsection (15) or to submit revisions
97 | to correct the deficiencies.

98 | (c) If the permit applicant submits revisions, the local
99 | building official has the remainder of the tolled time ~~20-day~~
100 | period plus 5 business days after ~~from~~ the date of resubmittal

101 to issue the requested permit or to provide a second written
102 notice to the permit applicant stating which of the previously
103 identified plan features remain in noncompliance with the
104 applicable codes, with specific reference to the relevant code
105 chapters and sections. Any subsequent review by the local
106 building official is limited to the deficiencies cited in the
107 written notice. If the local building official does not provide
108 the second written notice within the prescribed time period, the
109 permit shall be deemed approved as a matter of law, and the
110 local building official must issue the permit on the next
111 business day.

112 (d) If the local building official provides a second
113 written notice of plan deficiencies to the permit applicant
114 within the prescribed time period, the permit applicant may
115 elect to dispute the deficiencies pursuant to subsection (15) or
116 to submit additional revisions to correct the deficiencies. For
117 all revisions submitted after the first revision, the local
118 building official has an additional 5 business days after ~~from~~
119 the date of resubmittal to issue the requested permit or to
120 provide a written notice to the permit applicant stating which
121 of the previously identified plan features remain in
122 noncompliance with the applicable codes, with specific reference
123 to the relevant code chapters and sections.

124 (8) A private provider performing required inspections
125 under this section shall inspect each phase of construction as

126 | required by the applicable codes. Such inspection, including a
127 | single-trade inspection, may be performed in person ~~in-person~~ or
128 | virtually. The private provider may have a duly authorized
129 | representative perform the required inspections, provided all
130 | required reports are prepared by and bear the written or
131 | electronic signature of the private provider or the private
132 | provider's duly authorized representative. The duly authorized
133 | representative must be an employee of the private provider
134 | entitled to receive reemployment assistance benefits under
135 | chapter 443. The contractor's contractual or legal obligations
136 | are not relieved by any action of the private provider.

137 | **Section 2.** This act shall take effect July 1, 2025.