

By Senator Ingoglia

11-00640A-25

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1 A bill to be entitled
2 An act relating to building permits for a single-
3 family dwelling; amending ss. 125.56 and 553.79, F.S.;
4 prohibiting the expiration of certain building permits
5 issued by a county or a local government,
6 respectively, before a specified event; amending s.
7 553.792, F.S.; specifying that certain permit
8 applications are deemed approved by a local
9 government; requiring the local government to issue
10 such permit within a certain timeframe; providing an
11 effective date.

12
13 Be It Enacted by the Legislature of the State of Florida:

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15 Section 1. Paragraph (d) of subsection (4) of section
16 125.56, Florida Statutes, is amended to read:

17 125.56 Enforcement and amendment of the Florida Building
18 Code and the Florida Fire Prevention Code; inspection fees;
19 inspectors; etc.—

20 (4)

21 (d) A county that issues building permits may send a
22 written notice of expiration, by e-mail or United States Postal
23 Service, to the owner of the property and the contractor listed
24 on the permit, no less than 30 days before a building permit is
25 set to expire. The written notice must identify the permit that
26 is set to expire and the date the permit will expire. A building
27 permit issued by a county for a single-family dwelling may not
28 expire before the effective date of the next edition of the
29 Florida Building Code, which is updated every 3 years pursuant

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30 to s. 553.73(7)(a).

31 Section 2. Paragraph (c) of subsection (1) of section
32 553.79, Florida Statutes, is amended to read:

33 553.79 Permits; applications; issuance; inspections.—

34 (1)

35 (c) A local government that issues building permits may
36 send a written notice of expiration, by e-mail or United States
37 Postal Service, to the owner of the property and the contractor
38 listed on the permit, no less than 30 days before a building
39 permit is set to expire. The written notice must identify the
40 permit that is set to expire and the date the permit will
41 expire. A building permit issued by a local government under
42 this section for a single-family dwelling may not expire before
43 the effective date of the next edition of the Florida Building
44 Code, which is updated every 3 years pursuant to s.

45 553.73(7)(a).

46 Section 3. Present paragraphs (b) through (g) of subsection
47 (1) of section 553.792, Florida Statutes, are redesignated as
48 paragraphs (c) through (h), respectively, and a new paragraph
49 (b) is added to that subsection, to read:

50 553.792 Building permit application to local government.—

51 (1)

52 (b) A permit application for the construction of a single-
53 family dwelling in a jurisdiction for which a state of emergency
54 was issued within the 24 months before the application, and
55 which is signed and sealed with an attestation by an architect
56 licensed under chapter 481 or an engineer licensed under chapter
57 471 that the plans in the permit comply with the Florida
58 Building Code, is deemed approved. The local government shall

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59 issue such permit within 2 days after such approval.

60 Section 4. This act shall take effect July 1, 2025.