

Bill Passed 2024 Legislative Session

HB 535

Low-voltage alarm system projects:

Amends S. 553.793 Streamlined low-voltage alarm system installation permitting, F.S.

Bill description:

Specifies that nonelectric fence or wall must enclose the outside perimeter of a low-voltage electric fence; permits low-voltage electric fences to be installed in areas within more than one zoning category; prohibits local governments from adopting or maintaining certain ordinances or rules that provide additional requirements for low-voltage alarm system projects.

Bill effective date: July 1, 2024.

Status: Awaiting effective date.

Implementation: Proposed glitch amendment - Draft Code language Based on HB 535.

HB 1526

Local Regulation of Nonconforming and Unsafe Structures:

Create Section 553.8991, Resiliency and Safe Structures Act., F.S

Bill description:

Prohibits local governments from restricting or preventing demolition of certain structures & buildings; authorizes local government to review application for demolition permit; requires replacement structures to be developed in accordance with local development regulations; provides severability; preempts certain regulation to state.

Bill effective date: Upon becoming a law.

Status: Awaiting effective date.

Implementation: Proposed glitch amendment - Draft Code language Based on SB 1526.

HB 267

Building Regulation

Bill description:

Requiring the Florida Building Commission to modify provisions in the Florida Building Code relating to replacement windows, doors, or garage doors; providing requirements for such modifications; revising the timeframes in which local building officials must issue permits or provide certain written notice if certain private providers affix their professional seal to an affidavit; providing requirements for such written notices; deeming a permit application

approved under certain circumstances; prohibiting local building code enforcement agencies from auditing the performance of private providers until the local building code enforcement agency creates a manual for standard operating audit procedures; providing requirements for such manual; requiring the manual to be publicly available online or printed; requiring certain audit results to be readily accessible; specifying when a permit application is deemed complete and approved; requiring the commission to review and consider certain provisions of law and technical amendments thereto and report its findings to the Legislature by a specified date, etc.

Research project:

Section 7.

Effective **July 1, 2025**, section 53.9065, Florida Statutes, is created to read:

53.9065 Thermal efficiency standards for unvented attic and unvented enclosed rafter assemblies.

(1) Unvented attic and unvented enclosed rafter assemblies that are insulated and air sealed with a minimum of R-20 air impermeable insulation meet the requirements of sections R402 of the Florida Building Code, 8th Edition (2023), Energy Conservation, if all of the following apply:

(a) The building has a blower door test result of less than 3 ACH50.

(b) The building has a positive input ventilation system or a balanced or hybrid whole-house mechanical ventilation system.

(c) If the insulation is installed below the roof deck and the exposed portion of roof rafters is not already covered by the R-20 air-impermeable insulation, the exposed portion of the roof rafters is insulated by a minimum of R-3 air-impermeable insulation unless directly covered by a finished ceiling. Roof rafters are not required to be covered by a minimum of R-3 air impermeable insulation if continuous insulation is installed above the roof deck.

(d) All indoor heating, cooling, and ventilation equipment and ductwork is inside the building thermal envelope.

(2) The commission shall review and consider this section and any technical changes thereto and report such findings to the Legislature by **December 31, 2024**.

Bill effective date: January 1, 2025.

Status: Awaiting effective date.

Implementation: Proposed glitch amendment - Draft Code language Based on HB 267.

HB 1021

Community Associations

Bill description:

Provides requirements & penalties for community association managers & management firms relating to conflicts of interest; revises & provides provisions relating to condominium & cooperative associations, **including milestone inspections**, reporting requirements, financial reports, unit owner & board meetings, director education, criminal activity & penalties, official records, legal actions, electronic voting, & notices; requires Division of Florida Condominiums, Time Shares, & Mobile Homes to submit report to Governor & Legislature & create database.

Research project:

Section 32.

The Florida Building Commission shall perform a study on standards to prevent water intrusion through the tracks of sliding glass doors, including the consideration of devices designed to further prevent such water intrusion. By December 1, 2024, the Florida Building Commission must provide a written report of its recommendations to the Governor, the President of the Senate, the Speaker of the House of Representatives, and the chairs of the legislative appropriations committees and appropriate substantive committees with jurisdiction over chapter 718, Florida Statutes

Bill effective date: July 1, 2024

Status: Awaiting effective date.

Implementation: Proposed glitch amendment - Draft Code language Based on HB 1021.

HB 812

Expedited Approval of Residential Building Permit

Create Section 177.073, Florida Statutes

Bill description:

Requiring certain governing bodies, by a date certain, to each create a program to expedite the process for issuing residential building permits before a final plat is recorded; requiring a governing body to create certain processes for purposes of the program; authorizing a governing body to issue addresses and temporary parcel identification numbers for specified purposes; prohibiting a governing body from making substantive changes to a preliminary plat without written consent, etc.

Bill effective date: Upon becoming a law.
Status: Awaiting effective date.