**Bill Number:** HB 683

**Executive Summary**

Construction Regulations:

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 and 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; provides exemption from Florida Building Code to systems or equipment located within spaceport territory which is used for specified purposes; Specifies that only one interior support rail in an elevator must be continuous and at least 42 inches long. prohibits local governments from requiring copies of contracts & certain associated documents for issuance of building permits or as requirement for submitting building permit applications; revises conditions under which specified contractors may elect to use private provider to provide inspection services; authorizes private providers to use automated or software-based plans review systems designed to make certain determinations; requires local building officials to issue permits within specified timeframe if such permit application is related to certain single-trade plans reviews; authorizes certain inspections to be performed in person or virtually.

**Bill Effective date:** July 1, 2025

**Impact:**

Florida Building Commission

**Section 4**

The bill amends paragraph (b) of subsection (1) of section 399.035, F.S., to clarify that each elevator car interior must have at least one support rail which must be continuous and a minimum length of 42 inches overall.

**Section 6**

The bill amends subsection (10) of section 553.73, F.S., to provide for the following exemption:

(m) Any system or equipment, whether affixed or movable, which is located on property within a spaceport territory pursuant to s. 331.304 and which is used for the production, erection, alteration, modification, repair, launch, processing, recovery, transport, integration, fueling, conditioning, or equipping of a space launch vehicle, payload, or spacecraft.

**Section 7**

The bill amends paragraph (f) of subsection (1) of section 553.79, F.S., to read as follows:

 A local government may not require a contract between a builder and an 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 intent, material costs lists, labor costs, or overhead or profit statements, for the issuance of a building permit or as a requirement for the submission of a building permit application.

**Implementation:**

The Florida Building Commission would need to amend sections 105.3.8 and 102.2 of the 8th Edition (2023) Florida Building Code, Building to reflect the bill’s code related changes.

**Draft Code Language:**

**8th Edition (2023) Florida Building Code, Building**

CHAPTER 1 SCOPE AND ADMINISTRATION

**Revise section 102.2 as follows:**

**102.2 Building.** The provisions of the *Florida Building Code* shall apply to the construction, erection, alteration, modification, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every public and private building, structure or facility or floating residential structure, or any appurtenances connected or attached to such buildings, structures or facilities. Additions, alterations, repairs and changes of use or occupancy group in all buildings and structures shall comply with the provisions provided in the *Florida Building Code, Existing Building*. The followingbuildings, structures and facilities are exempt from the *Florida Building Code* as provided by law, and any further exemptions shall be as determined by the legislature and provided by law:

1. – (l) No change.

 (m) Any system or equipment, whether affixed or movable, which is located on property within a spaceport territory pursuant to s. 331.304, F.S. and which is used for the production, erection, alteration, modification, repair, launch, processing, recovery, transport, integration, fueling, conditioning, or equipping of a space launch vehicle, payload, or spacecraft.

**Revise section 105.3.8 to read as follows:**

**105.3.8** A local government may not require a contract between a builder and an 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, for the issuance of a building permit or as a requirement for the submission of a building permit application.

CHAPTER 30 ELEVATORS AND CONVEYING SYSTEMS

**Revise section 3009.2 to read as follows:**

**3009.2** Each elevator car interior must have a support rail on at least one wall. All support rails must be smooth and have no sharp edges and must not be more than 1½ inches (38 mm) thick or 2½ inches (63 mm) in diameter. At least one support rail ~~Support rails~~ must be continuous and a minimum length of 42 inches (1067 mm) overall.

The inside surface of support rails must be 1½ inches (38 mm) clear of the car wall. The distance from the top of the support rail to the finished car floor must be at least 31 inches (787 mm) and not more than 33 inches (838 mm). Padded or tufted material or decorative materials such as wallpaper, vinyl, cloth or the like may be not be used on support rails.

**(Code language for consistency with HB 683 – bill effective date – July 1, 2025)**