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2019 Legislature

1
2 An act relating to construction; amending s. 125.56,
3 F.S.; authorizing counties to provide notice to
4 certain persons under certain circumstances;
5 authorizing counties that issue building permits to
6 charge a person a single search fee for a certain
7 amount under certain circumstances; amending s.
8 166.222, F.S.; authorizing the governing bodies of
9 municipalities to charge a person a single search fee
10 for a certain amount under certain circumstances;
11 amending ss. 489.103 and 489.503, F.S.; providing
12 exemptions to certain contracting requirements;
13 revising forms for disclosure statements; amending s.
14 553.79, F.S.; authorizing a local government to
15 provide notice to certain persons under certain
16 circumstances within a specified timeframe;
17 authorizing a property owner to close a permit under
18 certain circumstances; providing that a contractor is
19 not liable for work performed in certain
20 circumstances; defining the term "close"; authorizing
21 a local enforcement agency to close a permit under
22 certain circumstances; prohibiting a local enforcement
23 agency from taking certain actions relating to
24 building permits that were applied for but not closed
25 by a previous owner; providing that local enforcement

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26 agencies retain all rights and remedies against the
27 property owner and contractor listed on such a permit;
28 amending s. 553.73, F.S.; authorizing the Florida
29 Building Commission to approve updates to the Florida
30 Building Code without certain findings under certain
31 circumstances; amending s. 553.80, F.S.; prohibiting a
32 local government from carrying forward more than a
33 specified amount of unexpended revenue; defining the
34 term "operating budget"; providing an exception;
35 revising requirements for the expenditure of certain
36 unexpended revenue; prohibiting certain entities from
37 requiring any additional fees, charges, or expenses
38 associated with certain surcharges and fees;
39 authorizing the governing body of a local government
40 to charge a person a single search fee for a certain
41 amount under certain circumstances; amending s.
42 558.004, F.S.; specifying that certain notices of
43 claim do not toll any statute of repose periods under
44 ch. 95, F.S.; amending s. 440.103, F.S.; conforming a
45 cross-reference; providing effective dates.

46
47 Be It Enacted by the Legislature of the State of Florida:

48
49 Section 1. Paragraphs (c) and (d) are added to subsection
50 (4) of section 125.56, Florida Statutes, to read:

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51 125.56 Enforcement and amendment of the Florida Building
52 Code and the Florida Fire Prevention Code; inspection fees;
53 inspectors; etc.—

54 (4)

55 (c) A county that issues building permits may send a
56 written notice of expiration, by e-mail or United States Postal
57 Service, to the owner of the property and the contractor listed
58 on the permit, no less than 30 days before a building permit is
59 set to expire. The written notice must identify the permit that
60 is set to expire and the date the permit will expire.

61 (d) A county that issues building permits may charge a
62 person only one search fee, in an amount commensurate with the
63 research and time costs incurred by the county, for identifying
64 building permits for each unit or subunit assigned by the county
65 to a particular tax parcel identification number.

66 Section 2. Section 166.222, Florida Statutes, is amended
67 to read:

68 166.222 Building code inspection fees.—

69 (1) The governing body of a municipality may provide a
70 schedule of reasonable inspection fees in order to defer the
71 costs of inspection and enforcement of the provisions of its
72 building code.

73 (2) The governing body of a municipality that issues
74 building permits may charge a person only one search fee, in an
75 amount commensurate with the research and time costs incurred by

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76 | the governing body, for identifying building permits for each
 77 | unit or subunit assigned by the governing body to a particular
 78 | tax parcel identification number.

79 | Section 3. Paragraphs (a) and (c) of subsection (7) of
 80 | section 489.103, Florida Statutes, are amended to read:

81 | 489.103 Exemptions.—This part does not apply to:

82 | (7) (a) Owners of property when acting as their own
 83 | contractor and providing direct, onsite supervision themselves
 84 | of all work not performed by licensed contractors:

85 | 1. When building or improving farm outbuildings or one-
 86 | family or two-family residences on such property for the
 87 | occupancy or use of such owners and not offered for sale or
 88 | lease, or building or improving commercial buildings, at a cost
 89 | not to exceed \$75,000, on such property for the occupancy or use
 90 | of such owners and not offered for sale or lease. In an action
 91 | brought under this part, proof of the sale or lease, or offering
 92 | for sale or lease, of any such structure by the owner-builder
 93 | within 1 year after completion of same creates a presumption
 94 | that the construction was undertaken for purposes of sale or
 95 | lease.

96 | 2. When repairing or replacing wood shakes or asphalt or
 97 | fiberglass shingles on one-family, two-family, or three-family
 98 | residences for the occupancy or use of such owner or tenant of
 99 | the owner and not offered for sale within 1 year after
 100 | completion of the work and when the property has been damaged by

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101 natural causes from an event recognized as an emergency
 102 situation designated by executive order issued by the Governor
 103 declaring the existence of a state of emergency as a result and
 104 consequence of a serious threat posed to the public health,
 105 safety, and property in this state.

106 3. When installing, uninstalling, or replacing solar
 107 panels on one-family, two-family, or three-family residences,
 108 and the local permitting agency's county or municipal government
 109 is participating in a "United States Department of Energy
 110 SunShot Initiative: Rooftop Solar Challenge" grant. However, an
 111 owner must utilize a licensed electrical contractor to
 112 effectuate the wiring of the solar panels, including any
 113 interconnection to the customer's residential electrical wiring.
 114 The limitations of this exemption shall be expressly stated in
 115 the building permit approved and issued by the permitting agency
 116 for such project.

117 4. When completing the requirements of a building permit,
 118 where the contractor listed on the permit substantially
 119 completed the project as determined by the local permitting
 120 agency, for a one-family or two-family residence, townhome, or
 121 an accessory structure of a one-family or two-family residence
 122 or townhome or an individual residential condominium unit or
 123 cooperative unit. Prior to qualifying for the exemption, the
 124 owner must receive approval from the local permitting agency,
 125 and the local permitting agency must determine that the

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126 | contractor listed on the permit substantially completed the
127 | project. An owner who qualifies for the exemption under this
128 | subparagraph is not required to occupy the dwelling or unit for
129 | at least 1 year after the completion of the project.

130 | (c) To qualify for exemption under this subsection, an
131 | owner must personally appear and sign the building permit
132 | application and must satisfy local permitting agency
133 | requirements, if any, proving that the owner has a complete
134 | understanding of the owner's obligations under the law as
135 | specified in the disclosure statement in this section. However,
136 | for purposes of implementing a "United States Department of
137 | Energy SunShot Initiative: Rooftop Solar Challenge" grant and
138 | the participation of county and municipal governments, including
139 | local permitting agencies under the jurisdiction of such county
140 | and municipal governments, an owner's notarized signature or
141 | personal appearance to sign the permit application is not
142 | required for a solar project, as described in subparagraph
143 | (a)3., if the building permit application is submitted
144 | electronically to the permitting agency and the owner certifies
145 | the application and disclosure statement using the permitting
146 | agency's electronic confirmation system. If any person violates
147 | the requirements of this subsection, the local permitting agency
148 | shall withhold final approval, revoke the permit, or pursue any
149 | action or remedy for unlicensed activity against the owner and
150 | any person performing work that requires licensure under the

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151 permit issued. The local permitting agency shall provide the
152 person with a disclosure statement in substantially the
153 following form:

154
155 DISCLOSURE STATEMENT

156
157 1. I understand that state law requires construction
158 to be done by a licensed contractor and have applied
159 for an owner-builder permit under an exemption from
160 the law. The exemption specifies that I, as the owner
161 of the property listed, may act as my own contractor
162 with certain restrictions even though I do not have a
163 license.

164
165 2. I understand that building permits are not
166 required to be signed by a property owner unless he or
167 she is responsible for the construction and is not
168 hiring a licensed contractor to assume responsibility.

169
170 3. I understand that, as an owner-builder, I am the
171 responsible party of record on a permit. I understand
172 that I may protect myself from potential financial
173 risk by hiring a licensed contractor and having the
174 permit filed in his or her name instead of my own
175 name. I also understand that a contractor is required

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176 by law to be licensed in Florida and to list his or
177 her license numbers on permits and contracts.

178
179 4. I understand that I may build or improve a one-
180 family or two-family residence or a farm outbuilding.
181 I may also build or improve a commercial building if
182 the costs do not exceed \$75,000. The building or
183 residence must be for my own use or occupancy. It may
184 not be built or substantially improved for sale or
185 lease, unless I am completing the requirements of a
186 building permit where the contractor listed on the
187 permit substantially completed the project. If a
188 building or residence that I have built or
189 substantially improved myself is sold or leased within
190 1 year after the construction is complete, the law
191 will presume that I built or substantially improved it
192 for sale or lease, which violates the exemption.

193
194 5. I understand that, as the owner-builder, I must
195 provide direct, onsite supervision of the
196 construction.

197
198 6. I understand that I may not hire an unlicensed
199 person to act as my contractor or to supervise persons
200 working on my building or residence. It is my

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201 responsibility to ensure that the persons whom I
 202 employ have the licenses required by law and by county
 203 or municipal ordinance.

204
 205 7. I understand that it is a frequent practice of
 206 unlicensed persons to have the property owner obtain
 207 an owner-builder permit that erroneously implies that
 208 the property owner is providing his or her own labor
 209 and materials. I, as an owner-builder, may be held
 210 liable and subjected to serious financial risk for any
 211 injuries sustained by an unlicensed person or his or
 212 her employees while working on my property. My
 213 homeowner's insurance may not provide coverage for
 214 those injuries. I am willfully acting as an owner-
 215 builder and am aware of the limits of my insurance
 216 coverage for injuries to workers on my property.

217
 218 8. I understand that I may not delegate the
 219 responsibility for supervising work to a licensed
 220 contractor who is not licensed to perform the work
 221 being done. Any person working on my building who is
 222 not licensed must work under my direct supervision and
 223 must be employed by me, which means that I must comply
 224 with laws requiring the withholding of federal income
 225 tax and social security contributions under the

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226 Federal Insurance Contributions Act (FICA) and must
 227 provide workers' compensation for the employee. I
 228 understand that my failure to follow these laws may
 229 subject me to serious financial risk.

230
 231 9. I agree that, as the party legally and financially
 232 responsible for this proposed construction activity, I
 233 will abide by all applicable laws and requirements
 234 that govern owner-builders as well as employers. I
 235 also understand that the construction must comply with
 236 all applicable laws, ordinances, building codes, and
 237 zoning regulations.

238
 239 10. I understand that I may obtain more information
 240 regarding my obligations as an employer from the
 241 Internal Revenue Service, the United States Small
 242 Business Administration, the Florida Department of
 243 Financial Services, and the Florida Department of
 244 Revenue. I also understand that I may contact the
 245 Florida Construction Industry Licensing Board at
 246 ...(telephone number)... or ...(Internet website
 247 address)... for more information about licensed
 248 contractors.

249
 250 11. I am aware of, and consent to, an owner-builder

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251 building permit applied for in my name and understand
 252 that I am the party legally and financially
 253 responsible for the proposed construction activity at
 254 the following address: ...(address of property)....
 255

256 12. I agree to notify ...(issuer of disclosure
 257 statements)... immediately of any additions,
 258 deletions, or changes to any of the information that I
 259 have provided on this disclosure.
 260

261 Licensed contractors are regulated by laws designed to
 262 protect the public. If you contract with a person who
 263 does not have a license, the Construction Industry
 264 Licensing Board and Department of Business and
 265 Professional Regulation may be unable to assist you
 266 with any financial loss that you sustain as a result
 267 of a complaint. Your only remedy against an unlicensed
 268 contractor may be in civil court. It is also important
 269 for you to understand that, if an unlicensed
 270 contractor or employee of an individual or firm is
 271 injured while working on your property, you may be
 272 held liable for damages. If you obtain an owner-
 273 builder permit and wish to hire a licensed contractor,
 274 you will be responsible for verifying whether the
 275 contractor is properly licensed and the status of the

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276 contractor's workers' compensation coverage.

277

278 Before a building permit can be issued, this
 279 disclosure statement must be completed and signed by
 280 the property owner and returned to the local
 281 permitting agency responsible for issuing the permit.
 282 A copy of the property owner's driver license, the
 283 notarized signature of the property owner, or other
 284 type of verification acceptable to the local
 285 permitting agency is required when the permit is
 286 issued.

287

288 Signature: ...(signature of property owner)....

289 Date: ...(date)....

290 Section 4. Subsection (6) of section 489.503, Florida
 291 Statutes, is amended to read:

292 489.503 Exemptions.—This part does not apply to:

293 (6) (a) An owner of property making application for permit,
 294 supervising, and doing the work in connection with the
 295 construction, maintenance, repair, and alteration of and
 296 addition to a single-family or duplex residence for his or her
 297 own use and occupancy and not intended for sale or an owner of
 298 property when acting as his or her own electrical contractor and
 299 providing all material supervision himself or herself, when
 300 building or improving a farm outbuilding or a single-family or

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301 duplex residence on such property for the occupancy or use of
302 such owner and not offered for sale or lease, or building or
303 improving a commercial building with aggregate construction
304 costs of under \$75,000 on such property for the occupancy or use
305 of such owner and not offered for sale or lease. In an action
306 brought under this subsection, proof of the sale or lease, or
307 offering for sale or lease, of more than one such structure by
308 the owner-builder within 1 year after completion of same is
309 prima facie evidence that the construction was undertaken for
310 purposes of sale or lease.

311 (b) An owner of property completing the requirements of a
312 building permit, where the contractor listed on the permit
313 substantially completed the project as determined by the local
314 permitting agency, for a one-family or two family residence,
315 townhome, accessory structure of a one-family or two-family
316 residence or townhome or individual residential condominium unit
317 or cooperative unit. Prior to the owner qualifying for the
318 exemption, the owner must receive approval from the local
319 permitting agency, and the local permitting agency must
320 determine that the contractor substantially completed the
321 project. An owner who qualifies for the exemption under this
322 paragraph is not required to occupy the dwelling or unit for at
323 least 1 year after the completion of the project.

324 (c) This subsection does not exempt any person who is
325 employed by such owner and who acts in the capacity of a

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326 contractor. For the purpose of this subsection, the term "owner
 327 of property" includes the owner of a mobile home situated on a
 328 leased lot. To qualify for exemption under this subsection, an
 329 owner shall personally appear and sign the building permit
 330 application and must satisfy local permitting agency
 331 requirements, if any, proving that the owner has a complete
 332 understanding of the owner's obligations under the law as
 333 specified in the disclosure statement in this section. If any
 334 person violates the requirements of this subsection, the local
 335 permitting agency shall withhold final approval, revoke the
 336 permit, or pursue any action or remedy for unlicensed activity
 337 against the owner and any person performing work that requires
 338 licensure under the permit issued. The local permitting agency
 339 shall provide the owner with a disclosure statement in
 340 substantially the following form:

341
 342 Disclosure Statement

343
 344 State law requires electrical contracting to be done by
 345 licensed electrical contractors. You have applied for a permit
 346 under an exemption to that law. The exemption allows you, as the
 347 owner of your property, to act as your own electrical contractor
 348 even though you do not have a license. You may install
 349 electrical wiring for a farm outbuilding or a single-family or
 350 duplex residence. You may install electrical wiring in a

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351 commercial building the aggregate construction costs of which
 352 are under \$75,000. The home or building must be for your own use
 353 and occupancy. It may not be built for sale or lease, unless you
 354 are completing the requirements of a building permit where the
 355 contractor listed on the permit substantially completed the
 356 project. If you sell or lease more than one building you have
 357 wired yourself within 1 year after the construction is complete,
 358 the law will presume that you built it for sale or lease, which
 359 is a violation of this exemption. You may not hire an unlicensed
 360 person as your electrical contractor. Your construction shall be
 361 done according to building codes and zoning regulations. It is
 362 your responsibility to make sure that people employed by you
 363 have licenses required by state law and by county or municipal
 364 licensing ordinances.

365 **Section 5. Present subsections (15) through (20) of**
 366 **section 553.79, Florida Statutes, are redesignated as**
 367 **subsections (17) through (22), respectively, new subsections**
 368 **(15) and (16) are added to that section, and paragraph (c) is**
 369 **added to subsection (1) of that section, to read:**

370 553.79 Permits; applications; issuance; inspections.—

371 (1)

372 (c) A local government that issues building permits may
 373 send a written notice of expiration, by e-mail or United States
 374 Postal Service, to the owner of the property and the contractor
 375 listed on the permit, no less than 30 days before a building

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376 permit is set to expire. The written notice must identify the
377 permit that is set to expire and the date the permit will
378 expire.

379 (15) (a) A property owner, regardless of whether the
380 property owner is the one listed on the application for the
381 building permit, may close a building permit by complying with
382 the following requirements:

383 1. The property owner may retain the original contractor
384 listed on the permit or hire a different contractor
385 appropriately licensed in this state to perform the work
386 necessary to satisfy the conditions of the permit and to obtain
387 any necessary inspections in order to close the permit. If a
388 contractor other than the original contractor listed on the
389 permit is hired by the property owner to close the permit, such
390 contractor is not liable for any defects in the work performed
391 by the original contractor and is only liable for the work that
392 he or she performs.

393 2. The property owner may assume the role of an owner-
394 builder, in accordance with ss. 489.103(7) and 489.503(6).

395 3. For purposes of this section, the term "close" means
396 that the requirements of the permit have been satisfied.

397 (b) If a building permit is expired and its requirements
398 have been substantially completed, as determined by the local
399 enforcement agency, the permit may be closed without having to
400 obtain a new building permit, and the work required to close the

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401 permit may be done pursuant to the building code in effect at
 402 the time the local enforcement agency received the application
 403 for the permit, unless the contractor has sought and received
 404 approval from the local enforcement agency for an alternative
 405 material, design, or method of construction.

406 (c) A local enforcement agency may close a building permit
 407 6 years after the issuance of the permit, even in the absence of
 408 a final inspection, if the local enforcement agency determines
 409 that no apparent safety hazards exist.

410 (16)(a) A local enforcement agency may not deny issuance
 411 of a building permit to, issue a notice of violation to, or
 412 fine, penalize, sanction, or assess fees against an arms-length
 413 purchaser of a property for value solely because a building
 414 permit was applied for by a previous owner of the property was
 415 not closed. The local enforcement agency shall maintain all
 416 rights and remedies against the property owner and contractor
 417 listed on the permit.

418 (b) The local enforcement agency may not deny issuance of
 419 a building permit to a contractor solely because the contractor
 420 is listed on other building permits that were not closed.

421 **Section 6. Effective July 1, 2020, paragraphs (a) and (c)**
 422 **of subsection (7) of section 553.73, Florida Statutes, are**
 423 **amended to read:**

424 553.73 Florida Building Code.—

425 (7) (a) The commission shall adopt an updated Florida

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426 Building Code every 3 years through review of the most current
 427 updates of the International Building Code, the International
 428 Fuel Gas Code, International Existing Building Code, the
 429 International Mechanical Code, the International Plumbing Code,
 430 and the International Residential Code, all of which are
 431 copyrighted and published by the International Code Council, and
 432 the National Electrical Code, which is copyrighted and published
 433 by the National Fire Protection Association. At a minimum, the
 434 commission shall adopt any updates to such codes or any other
 435 code necessary to maintain eligibility for federal funding and
 436 discounts from the National Flood Insurance Program, the Federal
 437 Emergency Management Agency, and the United States Department of
 438 Housing and Urban Development. The commission shall also review
 439 and adopt updates based on the International Energy Conservation
 440 Code (IECC); however, the commission shall maintain the
 441 efficiencies of the Florida Energy Efficiency Code for Building
 442 Construction adopted and amended pursuant to s. 553.901. Every 3
 443 years, the commission may approve updates to the Florida
 444 Building Code without a finding that the updates are needed in
 445 order to accommodate the specific needs of this state. The
 446 commission shall adopt updated codes by rule.

447 (c) The commission may also adopt as a technical amendment
 448 to the Florida Building Code any portion of the codes identified
 449 in paragraph (a), but only as needed to accommodate the specific
 450 needs of this state. Standards or criteria adopted from these

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451 codes shall be incorporated by reference to the specific
452 provisions adopted. If a referenced standard or criterion
453 requires amplification or modification to be appropriate for use
454 in this state, only the amplification or modification shall be
455 set forth in the Florida Building Code. The commission may
456 approve technical amendments to the updated Florida Building
457 Code after the amendments have been subject to the conditions
458 set forth in paragraphs (3)(a)-(d). Amendments that are adopted
459 in accordance with this subsection shall be clearly marked in
460 printed versions of the Florida Building Code so that the fact
461 that the provisions are amendments is readily apparent.

462 Section 7. Subsection (7) of section 553.80, Florida
463 Statutes, is amended to read:

464 553.80 Enforcement.—

465 (7) The governing bodies of local governments may provide
466 a schedule of reasonable fees, as authorized by s. 125.56(2) or
467 s. 166.222 and this section, for enforcing this part. These
468 fees, and any fines or investment earnings related to the fees,
469 shall be used solely for carrying out the local government's
470 responsibilities in enforcing the Florida Building Code. When
471 providing a schedule of reasonable fees, the total estimated
472 annual revenue derived from fees, and the fines and investment
473 earnings related to the fees, may not exceed the total estimated
474 annual costs of allowable activities. Any unexpended balances
475 shall be carried forward to future years for allowable

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476 | activities or shall be refunded at the discretion of the local
477 | government. A local government may not carry forward an amount
478 | exceeding the average of its operating budget for enforcing the
479 | Florida Building Code for the previous 4 fiscal years. For
480 | purposes of this subsection, the term "operating budget" does
481 | not include reserve amounts. Any amount exceeding this limit
482 | must be used as authorized in subparagraph (a)2. However, a
483 | local government which established, as of January 1, 2019, a
484 | Building Inspections Fund Advisory Board consisting of five
485 | members from the construction stakeholder community and carries
486 | an unexpended balance in excess of the average of its operating
487 | budget for the previous 4 fiscal years may continue to carry
488 | such excess funds forward upon the recommendation of the
489 | advisory board. The basis for a fee structure for allowable
490 | activities shall relate to the level of service provided by the
491 | local government and shall include consideration for refunding
492 | fees due to reduced services based on services provided as
493 | prescribed by s. 553.791, but not provided by the local
494 | government. Fees charged shall be consistently applied.

495 | (a)1. As used in this subsection, the phrase "enforcing
496 | the Florida Building Code" includes the direct costs and
497 | reasonable indirect costs associated with review of building
498 | plans, building inspections, reinspections, and building permit
499 | processing; building code enforcement; and fire inspections
500 | associated with new construction. The phrase may also include

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501 training costs associated with the enforcement of the Florida
 502 Building Code and enforcement action pertaining to unlicensed
 503 contractor activity to the extent not funded by other user fees.

504 2. A local government must use any excess funds that it is
 505 prohibited from carrying forward to rebate and reduce fees.

506 (b) The following activities may not be funded with fees
 507 adopted for enforcing the Florida Building Code:

508 1. Planning and zoning or other general government
 509 activities.

510 2. Inspections of public buildings for a reduced fee or no
 511 fee.

512 3. Public information requests, community functions,
 513 boards, and any program not directly related to enforcement of
 514 the Florida Building Code.

515 4. Enforcement and implementation of any other local
 516 ordinance, excluding validly adopted local amendments to the
 517 Florida Building Code and excluding any local ordinance directly
 518 related to enforcing the Florida Building Code as defined in
 519 paragraph (a).

520 (c) A local government shall use recognized management,
 521 accounting, and oversight practices to ensure that fees, fines,
 522 and investment earnings generated under this subsection are
 523 maintained and allocated or used solely for the purposes
 524 described in paragraph (a).

525 (d) The local enforcement agency, independent district, or

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526 special district may not require at any time, including at the
 527 time of application for a permit, the payment of any additional
 528 fees, charges, or expenses associated with:

- 529 1. Providing proof of licensure pursuant to chapter 489;
- 530 2. Recording or filing a license issued pursuant to this
 531 chapter; ~~or~~
- 532 3. Providing, recording, or filing evidence of workers'
 533 compensation insurance coverage as required by chapter 440; or
- 534 4. Charging surcharges or other similar fees not directly
 535 related to enforcing the Florida Building Code.

536 (e) The governing body of a local government that issues
 537 building permits may charge a person only one search fee, in an
 538 amount commensurate with the research and time costs incurred by
 539 the governing body, for identifying building permits for each
 540 unit or subunit assigned by the governing body to a particular
 541 tax parcel identification number.

542 Section 8. Paragraph (d) is added to subsection (1) of
 543 section 558.004, Florida Statutes, to read:

544 558.004 Notice and opportunity to repair.—

545 (1)

546 (d) A notice of claim served pursuant to this chapter
 547 shall not toll any statute of repose period under chapter 95.

548 Section 9. Section 440.103, Florida Statutes, is amended
 549 to read:

550 440.103 Building permits; identification of minimum

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551 premium policy.—Every employer shall, as a condition to applying
552 for and receiving a building permit, show proof and certify to
553 the permit issuer that it has secured compensation for its
554 employees under this chapter as provided in ss. 440.10 and
555 440.38. Such proof of compensation must be evidenced by a
556 certificate of coverage issued by the carrier, a valid exemption
557 certificate approved by the department, or a copy of the
558 employer's authority to self-insure and shall be presented,
559 electronically or physically, each time the employer applies for
560 a building permit. As provided in s. 553.79(20) ~~s. 553.79(19)~~,
561 for the purpose of inspection and record retention, site plans
562 or building permits may be maintained at the worksite in the
563 original form or in the form of an electronic copy. These plans
564 and permits must be open to inspection by the building official
565 or a duly authorized representative, as required by the Florida
566 Building Code. As provided in s. 627.413(5), each certificate of
567 coverage must show, on its face, whether or not coverage is
568 secured under the minimum premium provisions of rules adopted by
569 rating organizations licensed pursuant to s. 627.221. The words
570 "minimum premium policy" or equivalent language shall be typed,
571 printed, stamped, or legibly handwritten.

572 Section 10. Except as otherwise expressly provided in this
573 act, this act shall take effect July 1, 2019.

574