



## MEMORANDUM

**To:** WSHC+B Attorneys  
**From:** Jose L. Arango  
**Date:** June 9, 2026  
**RE:** Summary of Florida HB 803

The purpose of this memorandum is to provide a broad review and analysis of House Bill 803 ("HB803"), how it amends the following statutes – 125.56, 287.056, 489.129, 553.382, 553.77, 553.79, 553.791, 553.792, 720.3035, and creates 468.634 and 553.385.

If you or your client municipality has a specific question or would like an analysis focused on a specific part of HB803, please consult Jose L. Arango.

**A. Amendments to Florida Statute 125.56, titled, "Enforcement and amendment of the Florida Building Code and the Florida Fire Prevention Code; inspection fees; inspectors; etc.—"**

HB803 amends section 125.56, F.S., by adding the following provisions under subsection (4)(d) which provides:

A building permit issued by a county for a single-family dwelling expires 1 year after the issuance of the permit or on the effective date of the next edition of the Florida Building Code, whichever is later. However, this paragraph does not prevent a local government from extending a building permit beyond the expiration date.

Currently, section 105.4.1 of the Florida Building Code (2023 Florida Building Code, Building, Eighth Edition) states that "[e]very permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance..." Although HB803's amendment to 125.56 only applies to a building permit for a single-family dwelling *issued by a county*, it is likely that this will also affect municipalities if the amendment is also incorporated into the Florida Building Code.<sup>1</sup>

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<sup>1</sup> The next edition of the Florida Building Code is the 9<sup>th</sup> Edition, which is expected to take effect on December 31, 2026, does not incorporate the amended language in section 125.56, F.S.

**B. Amendments to Florida Statute 287.056, titled, "Purchases from purchasing agreements and state term contracts; vendor disqualification. —"**

HB803 amends section 287.056, F.S., by moving the previous language in subsection (4) to a new subsection (5) and adding the following provisions to subsection (4):

The department shall enter into and maintain one or more state term contracts with vendors for the purpose of providing building code inspection services as defined in s. 553.791.

In sum, this amendment requires the Department of Management Services to enter into and maintain one or more state term contracts with vendors, specifically for the purpose of providing building code inspection services. Under section 553.791, F.S., such services include plans reviews, site plan reviews, and phase-of-construction inspections.

This amendment appears to assist local governments that need to procure inspection services by providing pre-approved vendors through state term contracts which the local government can then "piggy-back" off of rather than proceeding through lengthy procurement processes.

**C. Creation of Florida Statute 468.634, titled, "Certification by endorsement during a state of emergency. —"**

This new law provides:

Notwithstanding any other law, a person may act in any of the following positions under the direction of the local building official for a period of 1 year from the date of a declaration of a state of emergency issued by the Governor for a natural emergency, a manmade emergency, or a technological emergency as those terms are defined in s. 252.34, if such person has entered into a state term contract pursuant to s. 287.056, is qualified for such work in any state that has a mutual aid agreement pursuant to s. 252.40(2), or has held a valid license for such work in any state for 5 years immediately before the date of the declaration:

- (1) Building code inspector.
- (2) Building inspector.
- (3) Coastal construction inspector.
- (4) Commercial electrical inspector.
- (5) Electrical inspector.
- (6) Mechanical inspector.
- (7) Plumbing inspector.
- (8) Residential electrical inspector.

- (9) Residential inspector.
- (10) Plans examiner.
- (11) Building plans examiner.
- (12) Plumbing plans examiner.
- (13) Mechanical plans examiner.
- (14) Electrical plans examiner.

The new section 468.634, F.S., appears to allow an individual to perform building inspection and plans review work *without holding a Florida license*, so long as that individual satisfies one of the following conditions:

1. They have entered into a state term contract pursuant to section 287.056, F.S. (the contracts newly required by HB803's amendment to that section), or
2. They are qualified for such work in any state that has a mutual aid agreement with Florida pursuant to section 252.40(2), F.S., or
3. They have held a valid license for such work in any state for the 5 years immediately preceding the declaration.

However, this privilege is only triggered by the Governor's declaration of a state of emergency for a natural, manmade, or technological emergency. Once such a declaration has been made, the privilege to perform building inspections and plan reviews lasts for 1 year from the date of that declaration. In addition, the individual must work under the direction of the local building official.

**D. Amendments to Florida Statute 489.129, titled, "Disciplinary proceedings.—"**

HB803 amends section 489.129(1)(o), F.S., as follows:

(1) The board may take any of the following actions against any certificate holder or registrant: place on probation or reprimand the licensee, revoke, suspend, or deny the issuance or renewal of the certificate or registration, require financial restitution to a consumer for financial harm directly related to a violation of a provision of this part, impose an administrative fine not to exceed \$10,000 per violation, require continuing education, or assess costs associated with investigation and prosecution, if the contractor, financially responsible officer, or business organization for which the contractor is a primary qualifying agent, a financially responsible officer, or a secondary qualifying agent responsible under s. [489.1195](#) is found guilty of any of the following acts:

....

(o) Proceeding on any job without obtaining applicable local building department permits and inspections, unless otherwise provided by law.

This amendment recognizes that there may be a statutory exemption that would preclude the Construction Industry Licensing Board from taking disciplinary action against a contractor for performing building work without a permit (such as performing work valued at under \$7,500 pursuant to HB803's amendment to subsection 553.79(1)(g)).

**E. Amendments to Florida Statute 553.382, titled, "Placement of certain housing."**

HB803 amends section 553.382, F.S., to prohibit the denial of a building permit authorizing the placement of a residential manufactured building on a lot in a mobile home park, recreational vehicle park, or in a home condominium, cooperative, or subdivision.

**F. Creation of Florida Statute 553.385, titled, "Permitting and zoning of offsite-constructed residential dwellings; parity.—"**

The new law provides:

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

(a) "Local government" means a county or municipality.

(b) "Offsite-constructed residential dwelling" means a manufactured building as defined in s. 553.36(13) which is intended for single-family residential use, or a manufactured home as defined in s. 320.01(2)(b) which is constructed in whole or in part offsite and is treated as real property.

(2) (a) An offsite-constructed residential dwelling must be permitted as of right in any zoning district where single-family detached dwellings are allowed.

(b) A local government may not adopt or enforce any zoning, land use, or development regulation that treats an offsite-constructed residential dwelling differently or more restrictively than a single-family site-built dwelling allowed in the same district.

(c) This section does not prohibit a local government from applying generally applicable architectural, aesthetic, design, setback, height, or bulk standards to offsite-constructed residential dwellings, provided such standards apply equally to site-built single-family dwellings permitted in the same district. A local government may adopt compatibility standards that are limited to the following architectural features:

1. Roof pitch.

2. Square footage of livable space.

3. Type and quality of exterior finishing materials.

4. Foundation enclosure.

5. Existence and type of attached structures.

6. Building setbacks, lot dimensions, and the orientation of the home on the lot.

(d) A local government may not treat offsite-constructed residential dwellings differently than factory-built buildings subject to s. 553.38 based on the method or location of construction.

(3) A local government may not adopt or enforce any zoning, land use, or development ordinance or regulation that conflicts with this section or s. 553.38, or that imposes different or more restrictive treatment on an offsite-constructed residential dwelling based on its method of construction or the presence of components built off site. Local government ordinances or regulations may not have the effect of excluding offsite-constructed residential dwellings and must be reasonable and uniformly enforced without any distinction as to the type of housing. Any such ordinance or regulation is void and unenforceable as applied to offsite-constructed residential dwellings.

Section 553.385 preempts local government zoning ordinances from regulating offsite-constructed residential dwellings differently than site-built single-family homes. Zoning ordinances must now be “reasonable and uniformly” (see lines 301 – 302) enforced without any distinction as to the type of housing involved. Any local government ordinance that treats offsite-constructed residential dwellings more restrictively than site-built dwellings is automatically void and unenforceable (see lines 303 – 305).

Notwithstanding the preemptions, local governments do retain some ability to impose aesthetic and architectural compatibility standards, but only within the six categories specifically enumerated by 553.385(2)(c) (see lines 283 – 289), and only if those same standards are applied equally to site-built homes (see lines 276 – 280).

**G. Amendment of Florida Statute 553.77, titled, “Specific powers of the commission.—”**

HB803 amends section 553.77, F.S., as follows:

(1) The commission shall:

(b) By July 1, 2027, adopt by rule a uniform commercial building permit application to be used statewide for commercial construction projects and a uniform residential building permit application to be used statewide for residential construction projects. To the extent feasible, the uniform commercial building permit application and the uniform residential building permit application adopted by the commission must be capable of integration with existing building permit software systems used by local governments and must account for local amendments to the Florida Building Code.

~~(d)~~(c) Upon written application by any substantially affected person or a local enforcement agency, issue declaratory statements pursuant to s. 120.565 relating to new technologies, techniques, and materials which have been tested where necessary and found to meet the objectives of the Florida Building Code. This paragraph does not apply to the types of products, materials, devices, or methods of construction required to be approved under paragraph ~~(g)~~ (f).

This amendment mandates the Florida Building Commission (the “Building Commission”) to adopt a rule establishing a statewide uniform building permit application for both commercial and residential buildings, no later than July 1, 2027.

This amendment removes a municipality’s discretion over the design and content of their own permit applications. In addition, while the amendment appears to obligate the Building Commission to adopt building permit forms that are compatible with municipal building permit software systems, there is no guarantee that every municipal system will be compatible. This may force some municipalities to purchase new software systems or updates.

Prior to the amendment’s deadline of July 1, 2027, municipalities may wish to monitor the Building Commission’s rulemaking process and prepare their building departments for the transition.

**H. Amendment of Florida Statute 553.79, titled, “Permits; applications; issuance; inspections. –**  
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HB803 makes multiple amendments to section 553.79, F.S., which fall into the following 6 categories:

**1. Permit Application Procedures.**

HB803 mandates municipalities to allow building permit applications, payments, attachments, drawings, and other requirements or parts of the building permit application to be submitted electronically to the building department (see lines 376 – 380).

**2. Expiration of Permits for Single-Family Dwellings.**

HB803 extends the lifespan of a building permit for single-family residences by adding the following provisions to 553.79(1)(c):

A building permit issued by a local government for a single-family dwelling expires 1 year after the issuance of the permit or on the effective date of the next edition of the Florida Building Code, whichever is later. However, this paragraph does not prevent a local government from extending a building permit beyond the expiration date.

### 3. Building Inspection Fees.

HB803 reduces the amount of inspection fees a municipality may charge by prohibiting such fees to be based on the cost of the project and prohibiting those fees to exceed the actual costs of inspection. As amended, subsection 553.79(1)(f), F.S., now includes the following provision:

Inspection fees may not be based on the total cost of a project and may not exceed the actual inspection costs incurred by the local enforcement agency.

### 4. Exemption for Minor Work.

In subsection 553.79(1)(g), F.S., HB803 exempts the requirement of obtaining a building permit for any work valued less than \$7,500. This exemption only applies to an owner of a single-family dwelling or the owner's contractor. To qualify for the exemption, the owner or owner's contractor must submit a written request for the exemption to the municipality with a copy of the contract or other supporting documentation showing the nature and value of the proposed work.<sup>2</sup>

However, this exemption does not apply in the following circumstances:

- a. If the work is on a property that is partially or entirely located in a flood hazard area (as defined by the Florida Building Code).
- b. If the work involves electrical, plumbing, structural, mechanical or gas work upon a property containing a single-family dwelling. A construction project cannot be divided into more than one project for the purpose of evading the need for a building permit.

The amendment also protects municipalities from liability for exempted work by stating that a "local government has no legal duty to the owner, contractor, or successor or assigns thereof for exempted work performed under this paragraph."

### 5. Exemption for Hurricane and Flood Protection Walls or Barriers.

HB803 also amends 553.79(1) to exempt the need for building permit to install temporary residential hurricane and flood protection walls or barriers in single-family dwelling properties. This exemption extends to owners of single-family dwellings or their contractors and is only available if all of the following conditions are met:

- a. The wall or barrier is uninhabitable and non-load-bearing.
- b. The wall or barrier is installed on the residential property of a single-family or two-family dwelling or townhouse.
- c. The wall or barrier is constructed to mitigate or prevent storm surge or floodwaters from entering a structure or property.
- d. The wall or barrier is installed by a contractor licensed under part I of chapter 489.

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<sup>2</sup> It should be noted that final permit valuations are ultimately set by the Building Official pursuant to section [A]109.3 of the Florida Building Code. Accordingly, the Building Official retains the ability to reject the valuation within the written request for the exemption.

e. The wall or barrier complies with applicable local zoning, drainage, easement, and setback requirements.

Similar to the exemption for minor work, this exemption does not apply to work that is on a property that is partially or entirely located in a flood hazard area (as defined by the Florida Building Code). Also, municipalities are protected from liability for exempted work under 553.79(1)(h)(4), which provides that a "local government has no legal duty to the owner, contractor, or successors or assigns thereof for work performed under this paragraph."

To qualify for the exemption, the owner or the owner's contractor must submit a written request for exemption to the municipality with a copy of the contract or other documentation demonstrating the nature of the work to be performed.

In addition, if a retaining wall spans more than one lot or parcel, a municipality that issues building permits must issue a permit for a retaining wall for the project as a whole and may not require a building permit for each lot or parcel upon which a retaining wall is installed on the property of a single-family or two-family residential dwelling or a townhouse.

## **6. Glazing Restrictions.**

HB803 adds 553.79(24)(3), a new subparagraph prohibiting political subdivisions from adopting or enforcing any ordinance or imposing any building permit or other development order that requires "glazing" of more than 15 percent of the surface area of the "primary façade" for the first 10 feet above the ground floor for proposed new commercial or mixed-use construction or restoration projects. However, this prohibition does not apply to individually listed contributing structures in a National Register of Historic Places district.

The term "glazing" is defined by the amendment as the "installation of transparent or translucent materials, including glass or similar substances, in windows, doors, or storefronts. The term includes any actual or faux windows to be installed on a building facade." See lines 501 to 504. "Primary facade" is defined by the amendment as "the single building side housing the primary entrance to the building." See lines 505 to 506.

### **I. Amendment of Florida Statute 553.791, titled, "Alternative plans review and inspection.—"**

Section 553.791, F.S., governs the use of private providers for building code plan reviews and inspections. HB803 amends section 553.791, F.S., as follows:

#### **1. New and Revised Definitions.**

Two amendments are made to the definitions provided by section 553.791(1), F.S. The definition of "deliver" and "delivery" is revised to specifically allow for email, an electronic fill-in form, or a third-party submission management software as an authorized method of delivery.

The term "registration" is created, defining registration as the roster of authorized private providers firms held by the municipality.

## 2. Fee Owner Authorization to Use a Private Provider.

Section 553.791(2)(a), F.S., is amended to require “explicit” written approval from a fee owner or the fee owner’s contractor for the use of a private provider. The amendment also clarifies that the fee owner may choose to use a private provider “at any time” for plans review or building inspection services. See lines 659 – 666). If a private provider is used, the amendment now requires that a copy of the fee owner’s “written authorization must be submitted to the local building official. The local enforcement agency may not require the contract to be provided as part of the permit application or as a condition for issuing a permit.” See lines 670 to 673.

## 3. Prohibition on Project Based Permit Fees.

Section 553.791(2)(b) is amended to require that permit fees be based on costs “incurred by the local jurisdiction, including the labor cost of the personnel providing such services and the clerical and supervisory assistance required to comply with this section.” See lines 690 to 693. This applies only when a private provider is used by the fee owner.

## 4. Prohibition on Certain Administrative Fees.

Section 553.791(2)(b) is further amended to include “plans review” as a service for which fees cannot be charged by the local jurisdiction when a private provider is used.<sup>3</sup> See lines 693 to 696. As amended, that provision now reads as follows:

The local jurisdiction may not charge fees for plans review or building inspections if the fee owner or the fee owner’s contractor hires a private provider to perform such services.

In addition, the amended section 553.791(2)(b) also prohibits a local jurisdiction from charging “punitive administrative fees” when a fee owner chooses to work with a private provider. The amendment does not define nor expand on what fees would be considered punitive.

## 5. Access to Building Documents.

Section 553.791(2)(c) is amended to add that access to permitting and inspection documents must be “promptly provided” by the local jurisdiction to the private provider, owner, and contractor. See lines 711 to 712.

## 6. Fee Discounts when Private Provider is Used for Commercial Projects.

The amendment creates subsection 553.791(2)(d), F.S., which provides as follows:

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<sup>3</sup> This subsection provides an outright prohibition on fees for plans review and inspections when a private provider is used for such services. However, the amended 553.791(d), F.S., provides that when a private provider is used for a *commercial project*, fees for plans review and inspections are discounted by a certain percentage. Accordingly, it appears that the outright prohibition on such fees in the amended subsection (2)(b) applies solely to residential projects, while the percentage discounts in subsection (2)(d) apply solely to commercial projects.

If a fee owner or the fee owner's contractor retains a private provider for purposes of plans review or building inspection services for a commercial construction project, the local enforcement agency must reduce the permit fee by at least 25 percent of the portion of the permit fee attributable to plans review or building inspection services, as applicable. If the fee owner or the fee owner's contractor retains a private provider for all required plans review and building inspection services, the local enforcement agency must reduce the total permit fee by at least 50 percent of the amount otherwise charged for such services. If the local enforcement agency does not reduce such fee by at least the percentages provided in this paragraph, the local enforcement agency forfeits the ability to collect any fees for the commercial construction project. The surcharge required by s. 553.721 must be calculated based on the amount of the reduced permit fee. This paragraph does not prohibit a local enforcement agency from reducing a permit fee in excess of the percentages provided in this paragraph.

Based on the foregoing amendment, if a private provider is used to do either plans review or inspection services in a commercial project, the local enforcement agency must discount the permit fee by at least 25%. See lines 713 to 718. If a private provider is used for both, plans review and inspections, then the local enforcement agency must discount the permit fee by at least 50%. In addition, the state surcharge required by section 553.721, F.S., which is collected by the local government that issues the subject building permit, must be calculated based on the discounted permit fee, not the original fee.

Failure to apply the minimum discounts causes the local enforcement agency to lose its ability to collect any fees for the commercial project.

#### **7. Prohibition on Additional Forms when Private Provider Is Used.**

The amendment creates subsection 553.791(2)(e), F.S., which provides as follows:

A local government or local building official may not require additional forms beyond those required at registration, except for the written notice required under subsection (5), if a fee owner or the fee owner's contractor uses a private provider.

#### **8. Creation of Registration System for Private Providers.**

The amendment creates subsection 553.791(4), F.S., which provides as follows:

A local enforcement agency must create a registration system for private providers and private provider firms working in the local enforcement agency's jurisdiction. A local enforcement agency must

have a method to register and update registration information electronically. The local enforcement agency may not charge an administrative fee for registration or updates to a registration. The private provider or private provider firm must provide its contact information and verify compliance with the licensure requirements of paragraph (1)(n) or paragraph (1)(o), as applicable, and the insurance requirements of subsection (20). The private provider or private provider firm must register with the local enforcement agency in the jurisdiction in which the provider or firm is working before contracting to provide services in such jurisdiction. The private provider or private provider firm must update its registration within 5 business days after any change to the provider's or firm's contact information, licensure, or insurance coverage.

In sum, this amendment requires local enforcement agencies to do the following:

- Create a registration system for private providers and private provider firms.
- Establish a method for registering and updating registration information electronically.
- Not charge a fee to register or update such information.

The amendment requires private providers to do the following:

- Provide contact information and verify compliance with licensing and insurance requirements.
- Private providers must register before being retained.
- Registration information must be updated within 5 days of any change of private provider's contact, licensing or insurance information.

#### **9. Notice Requirements for Use of Private Provider.**

Subsection 553.791(5), F.S., is amended to prohibit a local enforcement agency from altering the notice form which private providers must submit prior to performing building inspection services. See lines 771 to 772. The amendment also removes from the notice form the requirement that the private provider submit qualifications or resumes. See line 778.

#### **10. No Basis Needed for the Use of a Private Provider.**

Subsection 553.791(6), F.S., is amended to remove the basis for using a private provider which was "if either the local building official is unable to provide inspection services in a timely manner or the work subject to inspection is related to a single trade inspection for a single-family or two-family dwelling." See lines 824 to 828.

#### **11. Acceptance of Electronically Submitted Affidavits.**

Subsection 553.791(7), F.S., is amended to require that local enforcement agencies accept electronically submitted affidavits from private providers. See lines 854 to 855.

#### **12. Restrictions on Building Plans Review and Issuance of Permits.**

Subsection 553.791(8), F.S., is amended to read as follows:

(a) The local building official may not review plans, construction drawings, or any other related documents determined by a private provider to be compliant with the applicable codes, except to the extent necessary to determine compliance with local ordinances, floodplain management regulations, site review requirements, and any other administrative or life-safety review unrelated to building code compliance.

(b) The local building official may review other forms and documents required under this section for completeness only. The local building official must provide written notice to a permit applicant of any incomplete forms or documents required under this section no later than 10 business days after receipt of a permit application or, if the permit application is relating to a single-trade plans review for a single-family or two-family dwelling, no later than 5 business days after receipt of a permit application, and an affidavit from the private provider as required in subsection (7). The written notice must state with specificity which forms or documents are incomplete.

Based on the foregoing amendment, once a private provider has determined that building plans comply with the building code, the scope of a building official's review is restricted to determine compliance with local ordinances, floodplain management regulations, site review requirements, and administrative or life-safety review *unrelated to building code compliance*. See lines 856 to 862.

Building officials may review other forms for *completeness only* and must provide written notice of any incomplete forms no later than 10 business days after receipt, or 5 business days for single-trade plans review for single-family or two-family dwellings. See lines 863 to 873. Failure to timely provide such written notice requires that the permit be approved and issued. See lines 885 to 887.

### **13. Less Oversight by Building Officials.**

Subsection 553.791(10), F.S., is amended to remove the requirement that a private provider notify the building official of when an inspection will be conducted. See lines 942 to 945. The amendment also removes a provision which previously authorized the building official to visit a building site to verify that the private provider is performing the required inspections. See lines 948 to 950.

A building official's oversight is further removed by subsection 553.791(11), F.S., which is amended to read:

A local enforcement agency is not responsible for the regulatory administration or supervision of building code inspection services performed by a private provider hired by a fee owner or the fee owner's contractor. A local enforcement agency may not require

additional verification of licensure or insurance requirements beyond that which is required at registration.

Based on the amendment, the only grounds for which a building official may conduct an inspection is provided by subsection 553.791(16), F.S., which now states:

The local building official may only perform building inspections of construction that a private provider has determined to be compliant with the applicable codes if the local building official has knowledge that the private provider did not perform the required inspections. If the local building official has such knowledge, the local building official must provide to the private provider written notice of the facts and circumstances upon which the local building official relied for such knowledge before performing a required inspection. The local building official may review forms and documents required under this section for completeness only.

#### **14. Inspection Records by Private Providers.**

Subsection 553.791(14), F.S., is amended to remove the building officials' approval of inspection forms used by private providers. See lines 1001 to 1002. The timeframe for a private provider to submit inspection records to the building official is extended to 4 business days (previously 2 business days). See line 1011.

Subsection 553.791(14), F.S., is further amended to add:

A local building official may not fail any inspection performed by a private provider for not having the inspection records at the job site if the inspection records have been electronically transmitted to the local building official within the 4-business-day requirement.

See lines 1024 to 1028.

#### **15. Certificate of Compliance.**

Subsection 553.791(15), F.S., is amended to remove the building officials' approval of the certificate of compliance form and authorizes the certificate to be signed by "any qualified licensed individual employed full time by the private provider firm under whose authority the inspection was completed." See lines 1040 to 1043.

#### **16. Virtual Inspections.**

A new provision is added to Subsection 553.791(19), F.S., that provides as follows:

A local enforcement agency may not prohibit or limit private providers from using virtual inspections if a virtual inspection is not prohibited by any applicable code.

**17. Restrictions on Audits of Private Providers.**

Subsection 553.791(22), F.S., is amended to require a local enforcement agency to give a private provider or their firm "notice of each audit to be performed at least 5 business days before the audit." See lines 1199 to 1201.

**18. No Prohibition or Discouragement Against Private Providers.**

Subsection 553.791(23), F.S., as amended, now includes the following statement:

The local government, local enforcement agency, local building official, and building code enforcement personnel may not prohibit or discourage the use of a private provider or a private provider firm.

**19. Use of Private Providers by Public Entities.**

Subsection 553.791(24), F.S., as amended, now provides:

Notwithstanding any other law, a county, a municipality, a school district, or an independent special district may use a private provider or a private provider firm, or may employ a licensed building inspector as described in s. 468.603(5)(a) or a person who holds the same licensure or certification as a private provider, to provide building code inspection services for a public works project, an improvement, a building, or any other structure that is owned by the county, municipality, school district, or independent special district.

**J. Amendment of Florida Statute 553.792, titled, "Building permit application to local government.—"**

Section 553.792, F.S., is amended to add a new subparagraph, "(1)(a)(1).", which provides as follows:

Within 5 business days after receiving a complete and sufficient application, for an applicant using a local government plans reviewer to obtain the following building permits for an existing single-family residential dwelling if the value of the work is less than \$15,000: structural, accessory structure, alarm, electrical, gas, irrigation, landscaping, mechanical, plumbing, or roofing.

In sum, the amendment directly impacts municipal building departments by creating a 5 business day deadline to approve, approve with conditions, or deny a building permit application that meets the criteria in the amended subsection 553.792(1)(a)(1), F.S.

