

1 A bill to be entitled  
 2 An act relating to alternative plans reviews and  
 3 inspections; amending s. 553.791, F.S.; revising the  
 4 definition of the term "single-trade inspection";  
 5 defining the term "single-trade plans review";  
 6 authorizing certain notices to specify how a scheduled  
 7 inspection will be conducted; authorizing a private  
 8 provider to use specified review systems for single-  
 9 trade plans reviews; authorizing a private provider to  
 10 specify which review system he or she used; requiring  
 11 certain actions by the local building official within  
 12 a specified timeframe for certain permits; authorizing  
 13 single-trade inspections to be performed in person or  
 14 virtually; providing an effective date.

15  
 16 Be It Enacted by the Legislature of the State of Florida:

17  
 18 **Section 1. Paragraphs (r) and (s) of subsection (1) of**  
 19 **section 553.791, Florida Statutes, are redesignated as**  
 20 **paragraphs (s) and (t), respectively, paragraph (q) of**  
 21 **subsection (1) and subsections (5) through (8) are amended, and**  
 22 **a new paragraph (r) is added to subsection (1) of that section,**  
 23 **to read:**

24 553.791 Alternative plans review and inspection.—

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

26 (q) "Single-trade inspection" means any inspection focused  
27 on a single construction trade, such as plumbing, mechanical, or  
28 electrical. The term includes, but is not limited to,  
29 inspections of door or window replacements; fences and block  
30 walls more than 6 feet high from the top of the wall to the  
31 bottom of the footing; stucco or plastering; reroofing with no  
32 structural alteration; HVAC replacements; solar energy and  
33 energy storage installations or alterations; ductwork or fan  
34 replacements; alteration or installation of wiring, lighting,  
35 and service panels; water heater changeouts; sink replacements;  
36 and repiping.

37 (r) "Single-trade plans review" means any plans review  
38 focused on a single construction trade, such as plumbing,  
39 mechanical, or electrical. The term includes, but is not limited  
40 to, plans reviews of door or window replacements; fences and  
41 block walls more than 6 feet high from the top of the wall to  
42 the bottom of the footing; stucco or plastering; reroofing with  
43 no structural alteration; HVAC replacements; solar energy and  
44 energy storage installations or alterations; ductwork or fan  
45 replacements; alteration or installation of wiring, lighting,  
46 and service panels; water heater changeouts; sink replacements;  
47 and repiping.

48 (5) After construction has commenced and if the local  
49 building official is unable to provide inspection services in a  
50 timely manner, the fee owner or the fee owner's contractor may

51 | elect to use a private provider to provide inspection services  
52 | by notifying the local building official of the owner's or  
53 | contractor's intention to do so by 2 p.m. local time, 2 business  
54 | days before the next scheduled inspection using the notice  
55 | provided for in paragraphs (4) (a)-(c). Such notice may specify  
56 | whether any scheduled inspection will be conducted in person or  
57 | virtually as authorized in subsection (8).

58 | (6) A private provider performing plans review under this  
59 | section shall review the plans to determine compliance with the  
60 | applicable codes. For single-trade plans reviews, a private  
61 | provider may use an automated or software-based plans review  
62 | system designed to determine compliance with one or more  
63 | applicable codes, including, but not limited to, the National  
64 | Electrical Code. Upon determining that the plans reviewed comply  
65 | with the applicable codes, the private provider shall prepare an  
66 | affidavit or affidavits certifying, under oath, that the  
67 | following is true and correct to the best of the private  
68 | provider's knowledge and belief:

69 | (a) The plans were reviewed by the affiant, who is duly  
70 | authorized to perform plans review pursuant to this section and  
71 | holds the appropriate license or certificate. The affiant may  
72 | specify any automated or software-based plans review system used  
73 | for such review.

74 | (b) The plans comply with the applicable codes.  
75 |

76 Such affidavit may bear a written or electronic signature and  
77 may be submitted electronically to the local building official.

78 (7) (a) No more than 20 business days, or if the permit is  
79 related to a single-trade plans review for a single-family or  
80 two-family dwelling, no more than 5 business days, after receipt  
81 of a permit application and the affidavit from the private  
82 provider required pursuant to subsection (6), the local building  
83 official shall issue the requested permit or provide a written  
84 notice to the permit applicant identifying the specific plan  
85 features that do not comply with the applicable codes, as well  
86 as the specific code chapters and sections. If the local  
87 building official does not provide a written notice of the plan  
88 deficiencies within the prescribed 20-day or 5-day period, the  
89 permit application shall be deemed approved as a matter of law,  
90 and the permit must ~~shall~~ be issued by the local building  
91 official on the next business day.

92 (b) If the local building official provides a written  
93 notice of plan deficiencies to the permit applicant within the  
94 prescribed 20-day or 5-day period, the ~~20-day~~ period is ~~shall be~~  
95 tolled pending resolution of the matter. To resolve the plan  
96 deficiencies, the permit applicant may elect to dispute the  
97 deficiencies pursuant to subsection (15) or to submit revisions  
98 to correct the deficiencies.

99 (c) If the permit applicant submits revisions, the local  
100 building official has the remainder of the tolled time ~~20-day~~

101 period plus 5 business days after ~~from~~ the date of resubmittal  
102 to issue the requested permit or to provide a second written  
103 notice to the permit applicant stating which of the previously  
104 identified plan features remain in noncompliance with the  
105 applicable codes, with specific reference to the relevant code  
106 chapters and sections. Any subsequent review by the local  
107 building official is limited to the deficiencies cited in the  
108 written notice. If the local building official does not provide  
109 the second written notice within the prescribed time period, the  
110 permit shall be deemed approved as a matter of law, and the  
111 local building official must issue the permit on the next  
112 business day.

113 (d) If the local building official provides a second  
114 written notice of plan deficiencies to the permit applicant  
115 within the prescribed time period, the permit applicant may  
116 elect to dispute the deficiencies pursuant to subsection (15) or  
117 to submit additional revisions to correct the deficiencies. For  
118 all revisions submitted after the first revision, the local  
119 building official has an additional 5 business days after ~~from~~  
120 the date of resubmittal to issue the requested permit or to  
121 provide a written notice to the permit applicant stating which  
122 of the previously identified plan features remain in  
123 noncompliance with the applicable codes, with specific reference  
124 to the relevant code chapters and sections.

125 (8) A private provider performing required inspections

126 | under this section shall inspect each phase of construction as  
127 | required by the applicable codes. Such inspection, including a  
128 | single-trade inspection, may be performed in person ~~in-person~~ or  
129 | virtually. The private provider may have a duly authorized  
130 | representative perform the required inspections, provided all  
131 | required reports are prepared by and bear the written or  
132 | electronic signature of the private provider or the private  
133 | provider's duly authorized representative. The duly authorized  
134 | representative must be an employee of the private provider  
135 | entitled to receive reemployment assistance benefits under  
136 | chapter 443. The contractor's contractual or legal obligations  
137 | are not relieved by any action of the private provider.

138 |       **Section 2.** This act shall take effect July 1, 2025.