

## **Streamlining Septic Permits for New Homes**

**HB 589 – Rep. Danny Nix Jr. (SB 698 – Sen. Jonathan Martin)**

### **General Bill Summary**

CS/CS/CS/HB 589 addresses permitting for onsite sewage treatment and disposal systems (OSTDS)—commonly known as septic systems—used by single-family residences. The bill prohibits a municipality or political subdivision from requiring a homeowner or builder to obtain a finalized septic system construction permit from the Florida Department of Environmental Protection (DEP) before the local government issues a building permit or plumbing permit. Instead, local governments must allow the permit process to move forward if the applicant provides proof that the septic system permit application has been submitted to DEP.

The bill is intended to reduce delays in residential construction caused by waiting for septic system permits to be issued. By allowing building permits to be issued while the septic permit application is still under review, the legislation seeks to streamline the permitting process for single-family homes that rely on septic systems.

Additionally, the bill provides that new rules related to the use or installation of onsite sewage treatment and disposal systems may not apply to permit applications submitted within 90 days after the rule is adopted, offering a transition period for applicants.

As of March 11, 2026, the Senate passed the bill as amended after substituting it for its Senate companion (SB 698).

### **Potential County Impact**

Counties that issue building or plumbing permits will need to adjust their permitting practices to comply with the bill's limitations on local requirements. Specifically, counties may no longer condition the issuance of building or plumbing permits on receipt of a finalized septic construction permit from DEP if the applicant provides proof that the permit has been applied for.

This change effectively preempts a local permitting practice that some counties and municipalities use to ensure septic system approval before construction begins. Counties will need to accept documentation showing that an OSTDS permit application has been submitted and cannot delay the building permit until the state permit is issued.

Operationally, counties may need to modify permit review procedures and staff guidance to verify proof of application rather than permit approval. While the bill may accelerate residential development timelines, it could also increase coordination needs with state agencies if septic permit approvals are later modified or denied after building permits have been issued.

The bill does not create a direct state mandate on counties but limits local authority over sequencing of septic and building permits, which may affect local oversight of septic installation timing.

### **Effective Date**

Upon becoming law.

A separate provision relating to the applicability of newly adopted OSTDS rules includes a 90-day rule implementation buffer effective July 1, 2026.

### **Primary Statutory References**

- s. 381.0065, F.S. (Onsite Sewage Treatment and Disposal Systems)