

New State Rules Standardize Building Permits and Expand Private Inspection Options

HB 803 – Rep. Dana Trabulsy (SB 1234 – Sen. Nick DiCeglie)

General Bill Summary

CS/CS/HB 803 revises several provisions related to building permits, inspections, and the use of private providers under the Florida Building Code. The bill aims to streamline permitting processes, establish uniform forms, and expand the role of private inspection services.

The legislation requires the Florida Building Commission to develop uniform residential and commercial building permit applications that must be used statewide. Local governments may not alter the forms adopted by the commission.

The bill modifies procedures for private providers that conduct building code inspection services, including registration requirements, documentation procedures, electronic submission of records, and audit processes. Local governments must accept certain inspection documents electronically and cannot discourage the use of private providers or impose additional verification requirements beyond registration information.

It establishes shorter timelines for certain building permit decisions. For example, local governments must review completed permit applications for certain residential improvements under \$15,000 within five business days.

Additional provisions address the expiration of residential building permits, allow placement of certain residential manufactured buildings in specified locations, and prohibit local governments from requiring permits for certain retaining walls or barriers.

The bill passed the Legislature during the 2026 session.

Potential County Impact

CS/CS/HB 803 has several operational and administrative implications for county building departments.

Counties that issue building permits must comply with new standardized permit applications developed by the Florida Building Commission and may not modify those forms. This may require updates to county permitting systems and processes to align with statewide formats.

The bill expands statutory protections and procedural requirements for private provider inspection services. Counties must allow electronic submission of inspection records, cannot impose additional registration fees, and must follow specific timelines and procedures when interacting with private providers. These provisions may reduce local discretion in inspection oversight and administrative review processes.

Local governments must review certain permit applications for small residential projects within five business days once the application is complete, which may require adjustments to staffing, workflow, or digital permitting systems to meet statutory deadlines.

The legislation also preempts certain local permitting requirements, such as prohibiting permits for certain retaining walls or barriers and restricting local authority over some manufactured housing placements. Counties may need to update local ordinances or administrative procedures to comply.

Overall, counties may experience increased administrative requirements related to standardized forms, faster permit review timelines, and expanded oversight of private inspection providers.

Effective Date

July 1, 2026.

Primary Statutory References

- **s. 125.56, F.S.**
- **s. 489.129, F.S.**
- **s. 553.77, F.S.**
- **s. 553.79, F.S.**
- **s. 553.791, F.S.**
- **s. 553.792, F.S.**
- **s. 553.382, F.S.**
- **s. 720.3035, F.S.**