

## **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 bill requires the Florida Building Commission to adopt uniform statewide residential and commercial permit applications by July 1, 2027, and requires local governments to accept electronic submissions and meet specified review timelines.

The bill expands permit exemptions, including for certain residential work under \$7,500, temporary hurricane and flood protection barriers, and certain retaining walls. The bill limits inspection fees to actual costs and reduces fees when private providers are used.

The bill expands the role of private providers in plan review and inspections and establishes consequences if local governments miss permit review deadlines. The bill also creates zoning protections for offsite-constructed homes, authorizes emergency use of out-of-state inspectors, and restricts local administrative requirements in permitting processes. Importantly, the bill preserves local authority where necessary to comply with federal floodplain management requirements.

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. The bill requires statewide uniform applications and electronic submission capabilities, which 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, may not impose additional registration fees beyond those authorized in statute, 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 deemed complete, which may require adjustments to staffing, workflow, or digital permitting systems to meet statutory deadlines.

The legislation also preempts certain local permitting requirements, including exemptions for certain low-cost residential work, storm protection barriers, and certain retaining walls, and restricts local authority over some manufactured or offsite-constructed housing placements. Counties may need to update local ordinances or administrative procedures to comply.

Importantly, the bill preserves county authority to enforce floodplain management regulations necessary for participation in the National Flood Insurance Program (NFIP). Counties may continue to require permits, inspections, elevation standards, and other development conditions within flood hazard areas when needed to meet federal requirements. As a result, permit exemptions and other limitations on local authority created by the bill do not apply where enforcement is required to maintain NFIP eligibility or Community Rating System (CRS) standing.

Overall, counties may experience increased administrative requirements related to standardized forms, faster permit review timelines, and expanded oversight of private inspection providers, while retaining critical authority in floodplain regulation necessary to comply with federal law.

### **Effective Date**

July 1, 2026.

### **Primary Statutory References**

- s. 125.56, F.S.
- s. 287.056, F.S.
- s. 468.634, F.S.
- s. 489.129, F.S.
- s. 553.382, F.S.
- s. 553.385, F.S.
- s. 553.77, F.S.
- s. 553.79, F.S.
- s. 553.791, F.S.
- s. 553.792, F.S.
- s. 720.3035, F.S.