

## **Faster Development Approvals Required for Larger Counties Through Pre-Application Reviews and Private Contractors**

**HB 927 – Rep. Judson Sapp (SB 1138 – Sen. Ralph Massullo Jr.)**

### **General Bill Summary**

HB 927 revises state law governing local government development review processes to accelerate permitting and development approvals. The bill requires counties with populations of 75,000 or more, as well as similarly sized municipalities, to establish a development preapplication consultation services program by January 1, 2027.

The program must allow applicants to meet with local government staff or authorized reviewers before submitting a formal development permit or development order application. During this process, local governments must identify the minimum information and documentation required for an application to be deemed complete. Applicants may also request review of site plans, engineering plans, or plats to determine whether they satisfy local requirements before formal submission.

Once a completed application is submitted, the county must review the application for completeness within five business days and then issue a final decision—approval, approval with conditions, or denial—within 45 business days. If a local government fails to meet statutory deadlines and required notices are provided, the application may be deemed approved by operation of law.

The bill also expands the use of qualified contractors or private providers to review development applications and certify compliance with local regulations. Local governments must maintain a registry of qualified contractors and allow applicants to use them for certain review functions.

### **Potential County Impact**

HB 927 creates several new administrative and procedural requirements for county planning, growth management, and building departments, particularly in counties with populations above 75,000.

Counties meeting the population threshold must create or formalize a development preapplication consultation services program by January 1, 2027. This may require administrative rulemaking, staff training, updated application procedures, and scheduling processes to support consultation services. Counties may also need to modify internal workflows to ensure statutory timelines are met.

The bill expands the role of private contractors and private providers in the development review process. Counties must maintain a registry of qualified contractors and accept documentation or certifications provided by those contractors. The legislation limits the ability of local governments to impose additional qualifications or requirements beyond those authorized in statute.

Strict application completeness and decision deadlines may require counties to improve permit tracking systems, increase staffing capacity, or revise internal review processes. Failure to meet required timelines could result in automatic approval of development applications, which could increase legal risk and reduce local oversight of development projects.

Fiscal impacts are uncertain but may include administrative implementation costs, technology upgrades, staff workload increases, and potential legal exposure associated with compliance deadlines.

### **Effective Date**

July 1, 2026.

Counties and municipalities subject to the bill must establish the required development preapplication consultation services program by January 1, 2027.

### **Primary Statutory References**

- **s. 125.022, F.S.** – Development permits and orders (county procedures)
- **s. 166.033, F.S.** – Development permits and orders (municipal procedures)
- **s. 163.3169, F.S.** – Administrative approval of plats or replats