

Amendment No.

CHAMBER ACTION

Senate

House

.

1 Representative Plakon offered the following:

2
3 **Amendment to Amendment (758399) (with title amendment)**

4 Remove lines 5-34 of the amendment and insert:

5 Section 1. Subsection (2) of section 125.56, Florida
6 Statutes, is amended, and paragraphs (c) and (d) are added to
7 subsection (4), to read:

8 125.56 Enforcement and amendment of the Florida Building
9 Code and the Florida Fire Prevention Code; inspection fees;
10 inspectors; etc.—

11 (2) (a) The board of county commissioners of each of the
12 several counties may provide a schedule of reasonable inspection
13 fees in order to defer the costs of inspection and enforcement

641909

Approved For Filing: 4/19/2019 6:10:12 PM

Amendment No.

14 of the provisions of this act, and of the Florida Building Code
15 and the Florida Fire Prevention Code.

16 (b) A county that imposes inspection fees as described in
17 paragraph (a) may establish an expedited inspection process that
18 provides priority processing for such inspections. The county
19 may charge an additional fee in an amount not to exceed two
20 times the fee for the inspection for which the applicant
21 requests expedited processing.

22 (4)

23 (c) A county that issues building permits may send a
24 written notice of expiration, by e-mail or United States Postal
25 Service, to the owner of the property and the contractor listed
26 on the permit, no less than 30 days before a building permit is
27 set to expire. The written notice must identify the permit that
28 is set to expire and the date the permit will expire.

29 (d) A county that issues building permits may charge a
30 person only one search fee, in an amount commensurate with the
31 research and time costs incurred by the county, for identifying
32 building permits for each unit or subunit assigned by the county
33 to a particular tax parcel identification number.

34 Section 2. Section 166.222, Florida Statutes, is amended
35 to read:

36 166.222 Building code inspection fees.—

37 (1) The governing body of a municipality may provide a
38 schedule of reasonable inspection fees in order to defer the

641909

Approved For Filing: 4/19/2019 6:10:12 PM

Amendment No.

39 costs of inspection and enforcement of the provisions of its
40 building code.

41 (2) A municipality that imposes inspection fees as
42 described in subsection (1) may establish an expedited
43 inspection process that provides priority processing for such
44 inspections. The municipality may charge an additional fee in an
45 amount not to exceed two times the fee for the inspection for
46 which the applicant requests expedited processing.

47 (3) The governing body of a municipality that issues
48 building permits may charge a person only one search fee, in an
49 amount commensurate with the research and time costs incurred by
50 the governing body, for identifying building permits for each
51 unit or subunit assigned by the governing body to a particular
52 tax parcel identification number.

53 Section 3. Section 553.792, Florida Statutes, is amended
54 to read:

55 553.792 Building permit application to local government.—

56 (1)(a) Within 10 days of an applicant submitting an
57 application to the local government, the local government shall
58 advise the applicant what information, if any, is needed to deem
59 the application properly completed in compliance with the filing
60 requirements published by the local government. If the local
61 government does not provide written notice that the applicant
62 has not submitted the properly completed application, the
63 application shall be automatically deemed properly completed and

641909

Approved For Filing: 4/19/2019 6:10:12 PM

Amendment No.

64 | accepted. Within 45 days after receiving a completed
65 | application, a local government must notify an applicant if
66 | additional information is required for the local government to
67 | determine the sufficiency of the application, and shall specify
68 | the additional information that is required. The applicant must
69 | submit the additional information to the local government or
70 | request that the local government act without the additional
71 | information. While the applicant responds to the request for
72 | additional information, the 120-day period described in this
73 | subsection is tolled. Both parties may agree to a reasonable
74 | request for an extension of time, particularly in the event of a
75 | force major or other extraordinary circumstance. The local
76 | government must approve, approve with conditions, or deny the
77 | application within 120 days following receipt of a completed
78 | application.

79 | (b) A local government that imposes permit fees may
80 | establish an expedited permitting process that provides priority
81 | processing for such permits. The local government may charge an
82 | additional fee in an amount not to exceed two times the fee for
83 | the permit for which the applicant requests expedited
84 | processing.

85 | (2) (a) Upon receipt of an application to the local
86 | government, the local government must require the applicant to
87 | pay 50 percent of the fees due.

641909

Approved For Filing: 4/19/2019 6:10:12 PM

Amendment No.

88 (b) Whenever a local government does not meet an
89 established deadline for processing a completed application, the
90 fee associated with such deadline must be reduced by 10 percent
91 of the original amount for every 10 business days the local
92 government fails to meet its established deadline.

93 (c) Upon approval of an application, the local government
94 must notify and inform the applicant of the amount of fees due,
95 reduced by the amount, if any, required under paragraph (b), and
96 must require payment of such fees before the issuance of any
97 certificate or permit.

98 (d) If the amount of fees due has been reduced by more
99 than 50 percent of the original fee, the local government must
100 issue a refund of any fees that are due to the applicant upon
101 issuance of the certificate or permit.

102 (3)(2) The procedures in this section set forth in
103 subsection (1) apply to the following building permit
104 applications: accessory structure; alarm permit; nonresidential
105 buildings less than 25,000 square feet; electric; irrigation
106 permit; landscaping; mechanical; plumbing; residential units
107 other than a single family unit; multifamily residential not
108 exceeding 50 units; roofing; signs; site-plan approvals and
109 subdivision plats not requiring public hearings or public
110 notice; and lot grading and site alteration associated with the
111 permit application set forth in this subsection. The procedures
112 in this section set forth in subsection (1) do not apply to

641909

Approved For Filing: 4/19/2019 6:10:12 PM

Amendment No.

113 permits for any wireless communications facilities or when a
114 law, agency rule, or local ordinance specifies ~~specify~~ different
115 timeframes for review of local building permit applications.
116

117 -----

118 **T I T L E A M E N D M E N T**

119 Remove lines 435-444 of the amendment and insert:
120 125.56, F.S.; authorizing certain counties to
121 establish an expedited inspection process and charge a
122 fee for such process; authorizing counties to provide
123 notice to certain persons under certain circumstances;
124 authorizing counties that issue building permits to
125 charge a person a single search fee for a certain
126 amount under certain circumstances; amending s.
127 166.222, F.S.; authorizing certain municipalities to
128 establish an expedited inspection process and charge a
129 fee for such process; authorizing the governing bodies
130 of municipalities to charge a person a single search
131 fee for a certain amount under certain circumstances;
132 amending s. 553.792, F.S.; authorizing certain local
133 governments to establish an expedited permitting
134 process and charge a fee for such process; requiring
135 an applicant to pay a specified percentage of the fees
136 due upon receipt of an application; providing for a
137 reduction of the outstanding fees due under certain

641909

Approved For Filing: 4/19/2019 6:10:12 PM

Amendment No.

138 | circumstances; providing for a refund of fees under
139 | certain circumstances; specifying that certain
140 | procedures apply to building permit applications for
141 | any nonresidential buildings, instead of
142 | nonresidential buildings less than a specified size;
143 | amending ss. 489.103 and

641909

Approved For Filing: 4/19/2019 6:10:12 PM