

# Commercial Construction Projects



## BILL NUMBERS

House Bill 405  
Senate Bill 526

## BILL SPONSORS

Representative Griffiths  
Senator Grall

## COMMITTEE REFERENCES

### House:

Industries & Professional Activities Subcommittee  
(Passed 13-2)

State Administration Budget Subcommittee  
(Passed 11-0)

Commerce Committee

### Senate:

Community Affairs  
(Passed 8-0)

Governmental Oversight and Accountability

Rules

Contact: Carol Bowen  
cbowen@abcflorida.com

## ABOUT THE BILL

This legislation seeks to increase predictability and certainty in the regulations governing the commercial construction industry in Florida.

Uniform Permit Application: Asks the Florida Building Commission to establish a uniform permit application for commercial construction projects that may be used statewide by June 2027. This was done in Palm Beach County in 2013 with the support of building officials and the private sector. Moving to a uniform application eliminates uncertainty within the industry for owners and their construction team.

Uniform Reduction in Fees when Private Providers are Used: Private providers may be used for plans review and inspections. When they are used on a project, the impact on the overseeing Building Department is diminished, which ultimately decreases the services they provide on that project. This part of the bill establishes a mandatory and uniform reduction in fees when a private provider is used for one, or both services on a project. Currently, there are inconsistencies with how Building Departments reduce fees on projects where private providers are used.

### No Damages for Delay Clauses:

It is common for governmental agencies to include what is known as a "No Damages For Delay Clause" in their construction contracts, and, unlike private sector construction projects, contracts with governmental agencies are non-negotiable.

No Damages for Delay clauses expressly prohibit a general contractor and subcontractor from seeking and receiving payment for any costs and/or damages incurred as a result of a delay caused by the governmental agency. Costs/damages of delay could include: onsite staff; rented machinery, fencing, portable work spaces, port-o-lets, and dumpsters; consumables; overtime and additional shifts; utilities; etc.

**Please Support House Bill 405/Senate Bill 526**

## House Committee References:

Industries & Professional Activities Subcommittee - Passed  
State Administration Budget Subcommittee - Passed

Commerce Committee

Chair: James Buchanan

Vice Chair: Juan Porras

Republican Committee Whip: Chase Tramont

Democratic Ranking Member: Christine Hunschofsky

Members: Benarroch, Booth, Borrero, Brannan, Chambliss, Daniels, Duggan, Esposito, Franklin, Giallombardo, Gossett-Seidman, LaMarca, Maggard, Oliver, Rayner, Robinson, Salzman, Shoaf, Sirois, Smith, D., Spencer, and Yeager

## Senate Committee References:

Community Affairs

Chair: Stan McClain

Vice Chair: Ralph Massullo

Members: Jones, Leek, Passidomo, Pizzo, Sharief, and Trumbull

Government Oversight and Accountability

Chair: Debbie Mayfield

Vice Chair: Nick DiCeglie

Members: Arrington, Bracy Davis, Brodeur, Grall, McClain, Polsky, and Rodriguez

Rules

Chair: Kathleen Passidomo

Vice Chair: Shevrin Jones

Members: Avila, Berman, Boyd, Bradley, Brodeur, Burgess, Burton, Davis, DiCeglie, Gaetz, Garcia, Grall, Harrell, Hooper, Martin, Osgood, Pizzo, Rodriguez, Rouson, Simon, Trumbull, and Wright