



SPECIALTY INSPECTORS

House Bill (HB) 803 Takeaways

What does the House Bill mean to construction in Florida?

“HB 803 turns permitting into a predictable, enforceable process—with statutory timelines, automatic approvals, and guaranteed fee reductions when using private providers.”

1



REDUCTION IN CYCLE TIME

- 10 business days for residential/commercial permits (was 20)
- 5 business days for single-trade permits
- “Deemed approved” enforcement provision

2



PRIVATE PROVIDERS = GUARANTEED SCHEDULE CONTROL

- Builders can elect private providers anytime
- No duplicate reviews or inspections
- Must accept private provider certifications

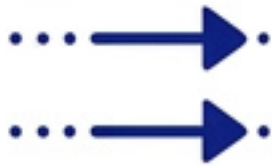
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MANDATORY PERMIT FEE REDUCTIONS

- Local jurisdictions cannot charge for plan review or inspections they didn't perform
- Fees must reflect actual cost incurred only
- Penalty provision included

4



PARALLEL PROCESSING & THROUGHPUT GAINS

- Parallel inspections with construction flow
- No prior notification (NOI) required
- Virtual Inspections allowed

5



REDUCED FRICTION & STANDARDIZATION

- Electronic submittals required
- Statewide uniform permit applications by July 2027
- Standardized inspection forms

6



RISK MITIGATION BUILT INTO LAW

- “Deemed approved” applies to permits, plan reviews, certificates

“HB 803 fundamentally changes permitting—from an unpredictable bottleneck into a regulated, time-bound process. With private providers, you gain full control over review timelines, inspections, and closeout—while reducing costs and protecting margins.”

