



NOTICE TO INDUSTRY

HB683 (2025)

All permit applications utilizing Private Provider services for single- trade plan review relating to Single- Family and Two-Family Dwellings

EFFECTIVE IMMEDIATELY – 7/1/2025

Effective immediately, and in accordance with the provisions of House Bill 683 (2025), Section 553.791(7)(a), all permit applications for single-trade plan review utilizing Private Provider services shall be reviewed and approved by all applicable agencies prior to the Building Division's consideration of the permit application within the statutory review timeframe.

Specifically:

- All related agency reviews (e.g., Zoning, Engineering, Fire, Utilities, Environmental, etc.) must be completed and approved before the building permit application will be considered to have met the minimum requirements to begin the statutory 5-day review clock under the building permit process.
- Building Division personnel may review and provide comments concurrently with other agency reviews; however, the permit will not be deemed complete to begin the statutory 5-day review clock under the building permit process until all other required agencies have provided final approval.
- It is the applicant's responsibility to coordinate and ensure that all agency reviews are resolved and approved to avoid unnecessary delays in processing the building permit application.

This requirement ensures compliance with updated state law and helps maintain a consistent and predictable review process for all applicants.



"Single-trade inspection" or "single-trade plans review" means any inspection or plans review focused on a single construction trade, such as:

- plumbing,
- mechanical, or
- electrical
- The term includes, but is not limited to, inspections or plans reviews of
 - door or window replacements;
 - fences and block walls more than 6 feet high from the top of the wall to the bottom of the footing;
 - stucco or plastering;
 - reroofing with no structural alteration;
 - solar energy and energy storage installations or alterations;
 - HVAC replacements;
 - ductwork or fan replacements;
 - alteration or installation of wiring, lighting, and service panels;
 - water heater changeouts; sink replacements;
 - and repiping.

Should you have any questions regarding this new requirement, please contact the Building Division/ Permitting Services Division at permits@capecoral.gov.

Thank you for your cooperation and continued commitment to building safely and responsibly in the City of Cape Coral.