

May 26, 2026

Petition For Declaratory Statement
Before The Florida Building Commission

Petitioner: CT Solutions of Florida, LLC
Address: 10602 NW 149th Place
Alachua, FL 32615

Name: Timothy Hunt, II CBO
Title: Vice President/ Qualifier
Telephone: 386-361-0208
Email: THunt@ctsolutionsfl.com

DS 2026-029

Statute(s), Agency Rule(s), Agency Order(s), and/or Code Section(s) on which the Declaratory Statement is sought:

553.791

Background:

CT Solutions of Florida, LLC (CTSF) is a Private Provider firm, I am an owner and qualifier for CTSF as a Building Code Administrator. We provide services to fee owners/fee owners contractors as a Private Provider and Building Support Service to local AHJs throughout the State of Florida.

We seek to appeal the decision of the Marion County Building Official John Pearson per 553.791 (15) (c), while Marion County does have an appeals board which we have appealed to previously, the County attorney cancelled the hearing claiming the licensing board cannot interpret State Statute. We asked Mr. Pearson to request a declaratory statement from the commission on the topics below. Mr. Pearson advised he was not able to do so as he (Marion County) was not the effective party and suggested we appeal/request this from the Commission.

Questions:

1. Can the Local AHJ reject the Commissions adopted NTBO
- 2) When it comes to providing written authorization from the fee owner, can the local AHJ require this on a specific form acceptable to the local AHJ and require such form to be notarized.

Thank you





**Marion County
Board of County Commissioners**

Building Safety

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone 352-438-2400

Notice to Building Official - Use of Private Provider

Page 1 of 2

Project Name _____

Parcel ID _____

Services to be provided ☐ Plans Review and Inspections ☐ Inspections only

I _____, the ☐ fee owner or the ☐ fee owner's contractor, acknowledge in accordance with § 553.791, Fla. Stat., that I have entered into a contract with the Private Provider indicated below to conduct the services indicated above.

Private Provider Firm _____

Private Provider _____

Address _____

Telephone _____ Fax _____

Email Address _____

Florida License, Registration or Certificate # _____

I _____, the ☐ fee owner or the ☐ fee owner's contractor hereby acknowledge that I have elected to use one or more private providers to provide building code plans review and/or inspection services on the building or structure that is the subject of the enclosed permit application, as authorized by s. 553.791, Florida Statutes. I understand that the local building official may not review the plans submitted or perform the required building inspections to determine compliance with the applicable codes, except to the extent specified in said law. Instead, plans review and/or required building inspections will be performed by licensed or certified personnel identified in the application. The law requires minimum insurance requirements for such personnel, but I understand that I may require more insurance to protect my interests. By executing this form, I acknowledge that I have made inquiry regarding the competence of the licensed or certified personnel and the level of their insurance and am satisfied that my interests are adequately protected. I agree to indemnify, defend, and hold harmless the local government, the local building official, and their building code enforcement personnel from any and all claims arising from my use of these licensed or certified personnel to perform building code inspection services with respect to the building or structure that is the



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Page 2 of 2

subject of the enclosed permit application. I understand the Building Official retains authority to review plans, make required inspections, and enforce the applicable codes within his or her charge pursuant to the standards established by s. 553.791, Florida Statutes. If I make any changes to the listed private providers or the services to be provided by those private providers, I shall within 1 business day after any change, or within 2 business days before the next scheduled inspection, update this notice to reflect such changes. The building plans review and/or inspection services provided by the private provider is limited to building code compliance and does not include review for fire prevention, fire safety, land use, environmental or other codes.

SECTION TO BE COMPLETED IF APPEARING BEFORE NOTARY PUBLIC

Signature of Fee Owner/Fee Owner's Contractor _____ Date _____

STATE OF FLORIDA, County of _____

The foregoing instrument was acknowledged before me by means of ☐ **physical presence** or ☐ **online notarization**, this _____ day of, _____ 20_____, by _____
_____(print name), who is ☐ Personally, known or ☐ Produced the following
Identification: _____.

Notary Signature (Print, Type, or Stamp Commissioned Name of Notary Public)

SECTION TO BE COMPLETED IF NOT APPEARING BEFORE A NOTARY PUBLIC

Under penalties of perjury, I declare that I read the foregoing document and the facts stated herein are true.

Signature of Fee Owner/Fee Owner's Contractor _____ Date _____



Marion County Board of County Commissioners

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

August 6, 2025

Via U.S. Mail and e-mail to: thunt@ctsolutionsfl.com

Mr. Timothy L. Hunt, II
CT Solutions of Florida, LLC
10602 NW 149th Place
Alachua, Florida 32615

RE: Rejection of Appeal of Building Official's Interpretation

Dear Mr. Hunt:

It has come to our attention that you have submitted an Appeal of Building Official's Interpretation which has been scheduled to be heard before the License Review Board on October 14, 2025.

Pursuant to Marion County Ordinance 5.5-65(c)(2)(a), "[a]ny person aggrieved by the decision of the county building official regarding ***an interpretation of the Florida Building Code***, or this article which does not involve alternate materials or methods, has the right to file an appeal to the LRB. The appeal must be in writing and be filed within thirty (30) days after the building official's written decision."

In reviewing your application, it appears that other than an ancillary mention of section 112.1ⁱ, Florida Building Code, your appeal is centered around the Building Official's and Marion County's interpretation and creation of forms pursuant to Florida Statute §553.791. Unfortunately, neither the Building Official's nor Marion County's interpretation of Florida Statutes or its forms derived therefrom, can be properly challenged before Marion County's License Review Board. Pursuant to the Marion County Code of Ordinances, the License Review Board is not empowered with that authority.

Accordingly, we have removed this matter from the License Review Board agenda. In the future, should you wish to challenge the Building Official concerning ***his interpretation of the Florida Building Code***, please feel free to submit the appropriate application citing to the disputed interpretation within the Florida Building Code and we will have the matter scheduled accordingly.

Sincerely,

A handwritten signature in cursive script, appearing to read "Linda G. Blackburn".

Linda G. Blackburn, Esq.
Assistant County Attorney

ⁱ **112.1 Connection of service utilities.** A person shall not make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a *permit* is required, until released by the *building official*.

May 26,2026

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Petitioner: CT Solutions of Florida, LLC
Address: 10602 NW 149th Place
Alachua, FL 32615

Name: Timothy Hunt, II CBO
Title: Vice President/ Qualifier
Telephone: 386-361-0208
Email: THunt@ctsolutionsfl.com

Statute(s), Agency Rule(s), Agency Order(s), and/or Code Section(s) on which the Declaratory Statement is sought:

553.791

Background:

CT Solutions of Florida, LLC (CTSF) is a Private Provider firm, I am an owner and qualifier for CTSF as a Building Code Administrator. We provide services to fee owners/fee owners contractors as a Private Provider and Building Support Service to local AHJs throughout the State of Florida.

We seek to appeal the decision of the Marion County Building Official John Pearson per 553.791 (15) (c) as while Marion County does have an appeals board which we have appealed to, the County attorney cancelled the hearing claiming the licensing board cannot interpret State Statute. We asked Mr. Pearson to request a declaratory statement from the commission on the topics below. Mr. Pearson advised he was not able to do so as he (Marion County) was not the effective party and suggested we appeal/request this from the Commission.

Questions:

1. Can the Local AHJ require a County/City/Town specific NTBO and reject the Commissions adopted NTBO.
- 2) When it comes to providing written authorization from the fee owner, can the local AHJ require this on a specific form acceptable to the local AHJ and require such form to be notarized.

Thank you





**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

APPEAL OF BUILDING OFFICIAL'S INTERPRETATION

OFFICE USE ONLY

LRB CASE NUMBER: _____

I hereby request a hearing before the Marion County License Review Board (LRB) to appeal an opinion of the Building Official, pursuant to Marion County Ordinance 5.5 Section 65 (c) (2), in the following matter:

Code Section: FBC 112.1, 553.791 and policy

Disputed interpretation: (attach additional documentation if necessary)

We havenot been provided with any law, rule or code that we are in voilation of only that Marion County has it's own poilcy
and forms that Private Provider must use

Signature of person requesting the appeal: _____

A handwritten signature in black ink, appearing to read "Tim Hunt".

Timothy L. Hunt, II

10602 NW 149th Place

Print Name

Address

Daytime Phone Number: 386-361-0208

Return this form with any attachments to: Marion County Board of County Commissioners
Licensing Division
2710 E. Silver Springs Boulevard
Ocala, FL 34470

The Marion County License Review Board meets the second Tuesday of every month. You will be notified by Certified Mail as to when your appeal will be heard.

Marion County appeal of Building Department policies against Private Providers and contractor that us Private Providers.

- 1) Marion County has a Private Provider Policy & Procedures manual that must be signed and notarized. Per Florida State Statute 553.791 section (17) (a) states the following:

A local enforcement agency, local building official, or local government may not adopt or enforce any laws, rules, procedures, policies, qualifications, or standards more stringent than those prescribed by this section.

- 2) Marion County has mandated the use of its own Private Provider Notice to Building Official form (NTBO) without any authority. FAC 61G20-2.005 and FS 553.791 subsection (4) both state the Following:

Florida Statute: A fee owner or the fee owner's contractor using a private provider to provide building code inspection services shall notify the local building official in writing at the time of permit application, or by 2 p.m. local time, 2 business days before the first scheduled inspection by the local building official or building code enforcement agency that a private provider has been contracted to perform the required inspections of construction under this section, including single-trade inspections, on a form to be adopted by the commission

Florida Admin Code: PURPOSE AND EFFECT: Subsection 553.791(4), Florida Statutes, requires an individual

utilizing a private provider to provide building code inspection services to notify the local building official on a form adopted by the Florida Building Commission. The Commission adopts this form (Form # 61G20-2.005-2002-01) via rule 61G20-2.005, F.A.C. Section 4, 2024-191 L.O.F. (HB 267 (2024)), made changes to the provisions pertaining to private providers, including allowing the fee owner's contractor to furnish the form. The Commission intends to update Form # 61G20-2.005-2002-01 to reflect this change.

SUMMARY: The proposed amendments will update Form # 61G20-2.005-2002-01 and make it consistent with the provisions of section 553.791, Florida Statutes.

- 3) Per the Marion County Private Provider Policy & Procedures manual, Private Providers are not permitted to provide inspection on any electrical system per FBC and that inspection must be performed by Marion County Inspection staff.

Private Providers are lawfully allowed to perform all inspections that the local AHJ's are allowed under each license to. There seems to be an interpretation by Marion County that because the Florida Building Code section FEB 112.1 says:

"A person shall not make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a *permit* is required, until released by the *building official*"

The current definition of Building Official is:

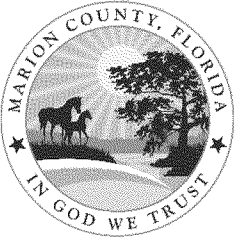
BUILDING OFFICIAL. The officer or other designated authority charged with the administration and enforcement of this code, or a duly authorized representative

As the Private Provider we are the authority charged with the administration and enforcement of this code. The term Building Official is mentioned 97 other times in chapter 1 and none of those sections apply.

Summary:

We are requesting this board rule in our favor. The above listed Policy & Procedures are in violation of FS 553.79. Marion County lacks any rule making authority mandating certain forms. All other policies appear to be a violation on FS 553.791 (17) (a). Forms that the Statute gives the Building Official the authority to adopt are clearly called out in sections 12 and 13.

Thank you



**Marion County
Board of County Commissioners**

Building Safety

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone 352-438-2400

Fee Owner's Private Provider Authorization

Page 1 of 2

Permit _____

License Holder Name _____ License # _____

Contractor Company Name _____

Site Address _____

Property Owner _____

Description of Work to be Done _____

Private Provider Qualifier Name _____ License # _____

Private Provider Company Name _____

Type of Permit

☐ Building

☐ Drywall

☐ Electrical

☐ Mechanical

☐ Plumbing

☐ Roofing

☐ Specialty _____

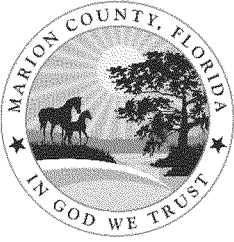
☐ Plans Review and Inspections

☐ Inspections only

Current as of 5-11-2026

Empowering Marion for Success

marionfl.org



**Marion County
Board of County Commissioners**

Building Safety

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone 352-438-2400

Fee Owner's Private Provider Authorization

Page 2 of 2

I, _____, the fee owner or the have read the above and understand that I am authorizing use of a Private Provider for the above designated services as permitted pursuant to §553.791, Fla. Stat.

SECTION TO BE COMPLETED IF APPEARING BEFORE NOTARY PUBLIC

Signature of Fee Owner _____ Date _____

STATE OF FLORIDA, County of _____

The foregoing instrument was acknowledged before me by means of ☐ **physical presence** or ☐ **online notarization**, this _____ day of, _____ 20_____, by _____ (print name), who is ☐ Personally, known or ☐ Produced the following Identification: _____.

Notary Signature (Print, Type, or Stamp Commissioned Name of Notary Public)

SECTION TO BE COMPLETED IF NOT APPEARING BEFORE A NOTARY PUBLIC

Under penalties of perjury, I declare that I read the foregoing document and the facts stated herein are true.

Signature of Fee Owner _____ Date _____

Current as of 5-11-2026

Re: Private Provider Authorization

From Pearson, John <John.Pearson@marionfl.org>

Date Fri 5/1/2026 7:06 AM

To Timothy Hunt <thunt@ctsolutionsfl.com>

I do not feel that it is a violation of that Statute. The form we will require as of June 1st is to confirm the owner is aware that a Private Provider is being used for building code inspection services. That Statute does not state that I cannot require additional forms.

If a declaratory statement is issued by the Florida Building Commission which states I am not allowed to require this form, then I will certainly respect that decision and make any needed changes.

Sincerely,



Marion
County
FLORIDA

John Pearson

Director

Building Safety

Marion County Board of County Commissioners

2710 E. Silver Springs Blvd.

Ocala, FL 34470

Main: +1 352 438 2400

Empowering Marion for Success!

Under Florida law, emails to our organization are public records. If you do not want your email reviewed in response to a public records request, contact this office by phone.

From: Timothy Hunt <thunt@ctsolutionsfl.com>

Sent: Thursday, April 30, 2026 4:40 PM

To: Pearson, John <John.Pearson@marionfl.org>

Subject: Re: Private Provider Authorization

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER

This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Hello John,

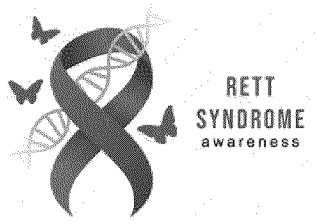
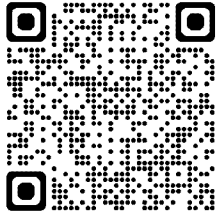
You don't feel this policy is a violation 553.791 (17) (a)?

(17)(a) A local enforcement agency, local building official, or local government may not adopt or enforce any laws, rules, procedures, policies, qualifications, or standards more stringent than those prescribed by this section.

Thanks

Tim Hunt | CBO | Vice President
CT Solutions of Florida
386.361.0208

[Click this link to Schedule Inspections](#)



[The Rett Syndrome Research Trust \(RSRT\) is the patient advocacy organization working to cure Rett syndrome.](#)
[Homepage - International Rett Syndrome Foundation](#)

From: Pearson, John <John.Pearson@marionfl.org>
Sent: Thursday, April 30, 2026 4:35 PM
To: Timothy Hunt <thunt@ctsolutionsfl.com>
Subject: Re: Private Provider Authorization

Good Afternoon,

I am not using a specific section of the Statute to institute the policy. It is simply a building department policy created due to complaints from homeowners.

Regards,

John Pearson

Director

Building Safety



Marion
County
FLORIDA

Marion County Board of County Commissioners
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Main: +1 352 438 2400

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From: Timothy Hunt <thunt@ctsolutionsfl.com>
Sent: Thursday, April 30, 2026 4:28 PM
To: Pearson, John <John.Pearson@marionfl.org>
Subject: Re: Private Provider Authorization

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER

This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Hello John,

Can you provide the section of any statute that you are using to mandate this specific form? The statute only speaks of written permission and not an affidavit.

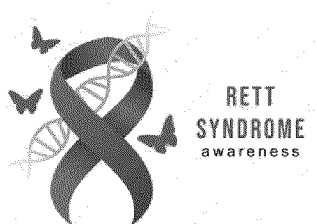
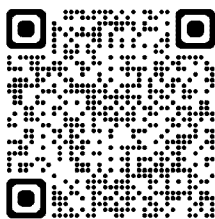
To us this appears to conflict with 553.791 (17) (a).

(17)(a) A local enforcement agency, local building official, or local government may not adopt or enforce any laws, rules, procedures, policies, qualifications, or standards more stringent than those prescribed by this section.

Thank you

Tim Hunt | CBO | Vice President
CT Solutions of Florida
386.361.0208

[Click this link to Schedule Inspections](#)



[The Rett Syndrome Research Trust \(RSRT\) is the patient advocacy organization working to cure Rett syndrome.](#)
[Homepage - International Rett Syndrome Foundation](#)

From: Pearson, John <John.Pearson@marionfl.org>
Sent: Thursday, April 30, 2026 1:04 PM
To: Timothy Hunt <thunt@ctsolutionsfl.com>
Subject: Re: Private Provider Authorization

Good Afternoon,

Here is my statement regarding this matter:

In response to concerns from property owners in our community, we are implementing a new policy to improve transparency and better protect our citizens. Some owners have shared they were not aware that private providers were being used for inspection services on their projects. This update ensures property owners are fully informed and have approved these services before they are used.

In accordance with Florida Statute 553.791(2)(a), the property owner, also known as the "fee owner," is the person or entity listed as the legal owner of the property. This owner must provide written authorization to use a private provider for inspection services, or for both plan review and inspection services. **Beginning June 1**, all permit applications that indicate the use of private provider services must include a copy of this written authorization.

An exception applies when the property owner is also the contractor. If the contractor is listed as the property owner on the property appraiser's website and is also listed as the contractor on the permit application, a separate authorization is not required.

The written authorization may be submitted on the letterhead of the contractor or private provider, or by using the "Private Provider Authorization Form" available on our website. In all cases, the owner's signature must be notarized.

We appreciate your cooperation as we implement this policy on June 1, to better serve and protect our community. If you have any questions, please contact our office at 352-438-2400 or MCBuildingSafety@MarionFL.org.

Sincerely,
John Pearson
Building Safety Director



John Pearson
Director
Building Safety

Marion County Board of County Commissioners
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Main: +1 352 438 2400

Empowering Marion for Success!

From: Timothy Hunt <thunt@ctsolutionsfl.com>
Sent: Wednesday, April 29, 2026 8:21 PM
To: Pearson, John <John.Pearson@marionfl.org>
Subject: Re: Private Provider Authorization

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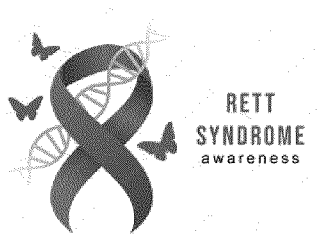
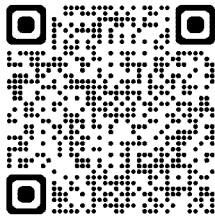
Hello John,

Looking for an update on the email below. Our attorney is starting to draw up the Dec statement so we can submit since the County Attorney does not allow the appeals board to hear items related to statute, we can go directly to the Commission.

Thanks.

Tim Hunt | CBO | Vice President
CT Solutions of Florida
386.361.0208

[Click this link to Schedule Inspections](#)



The Rett Syndrome Research Trust (RSRT) is the patient advocacy organization working to cure Rett syndrome.
Homepage - International Rett Syndrome Foundation

From: Timothy Hunt <thunt@ctsolutionsfl.com>
Sent: Thursday, April 23, 2026 3:51 PM

To: Pearson, John <John.Pearson@marionfl.org>
Cc: Suzanne Turner <sturner@ctsolutionsfl.com>
Subject: Re: Private Provider Authorization

Hello John,

Thank you for the phone call and understanding this morning. I am hoping we can discuss the email below about the written authorization form and the requirement for it to be notarized.

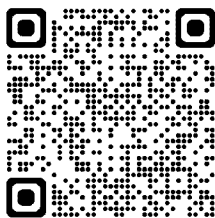
Nothing in the statute appears to allow the local AHJ to require any form other than the inspection and COC reports. We do not believe the form can be required to be notarized. BCAIB board member and Clay County Building Official Steve Schoeff is accepting any form of this to include emails from the fee owner to the contractor acknowledge the use of PPI. If he felt he was able to make us have the written authorization notarized, he would.

The NTBO requirement to be notarized by the fee owner or the fee owner's contractor was removed on 1/25/25. So, if the fee owner can sign the NTBO and be accepted with no written authorization required, then why would a notarized written authorization be required to be notarized when the fee owner's contractor signs the NTBO. Please help us understand where the authority comes from under 553.791 that allows the local AHJ to specify this form be notarized. To be clear, our clients have been receiving written authorization from the fee owners; we just don't believe they have to be notarized.

Thank you.

Tim Hunt | CBO | Vice President
CT Solutions of Florida
386.361.0208

[Click this link to Schedule Inspections](#)



[The Rett Syndrome Research Trust \(RSRT\) is the patient advocacy organization working to cure Rett syndrome.](#)
[Homepage - International Rett Syndrome Foundation](#)

From: Permits True Force Roofing <permits@trueforceroofing.com>
Sent: Thursday, April 23, 2026 2:15 PM
To: Suzanne Turner <sturner@ctsolutionsfl.com>; Timothy Hunt <thunt@ctsolutionsfl.com>
Subject: Fwd: Private Provider Authorization

They are now requiring the Private Provider Authorization to be notarized?!

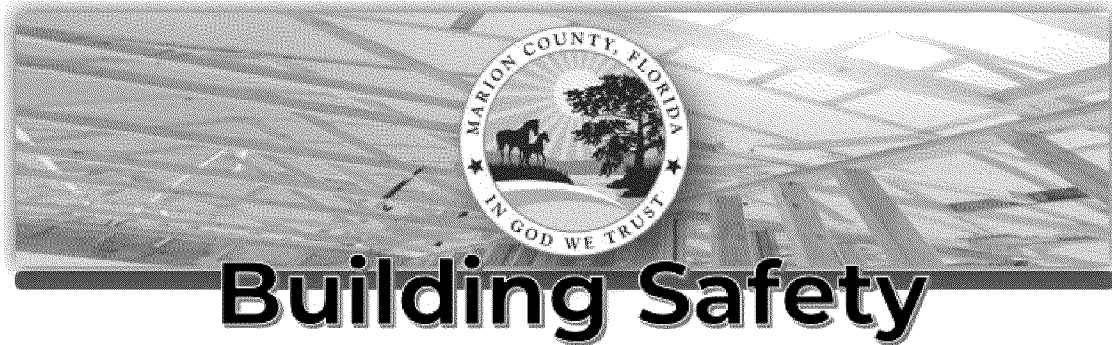
----- Forwarded message -----

From: **Marion County Building Safety** <mcbuildingsafety@marionfl.org>
Date: Thu, Apr 23, 2026 at 12:31 PM
Subject: Private Provider Authorization
To: <permits@trueforceroofing.com>

[View this email in your browser](#)

[View this email in your browser](#)





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Share



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Private Provider Authorization

Dear Contractors,

In response to concerns from property owners in our community, we are implementing a new policy to improve transparency and better protect our citizens. Some owners have shared they were not aware that private providers were being used for inspection services on their projects. This update ensures property owners are fully informed and have approved these services before they are used.

In accordance with Florida Statute 553.791(2)(a), the property owner, also known as the “fee owner,” is the person or entity listed as the legal owner of the property. This owner must provide written authorization to use a private provider for inspection services, or for both plan review and inspection services. **Beginning June 1**, all permit applications that indicate the use of private provider services must include a copy of this written authorization.

An exception applies when the property owner is also the contractor. If the contractor is listed as the property owner on the property appraiser’s website and is also listed as the contractor on the permit application, a separate authorization is not required.

The written authorization may be submitted on the letterhead of the contractor or private provider, or by using the “Private Provider Authorization Form” available on our website.

In all cases, the owner's signature must be notarized.

We appreciate your cooperation as we implement this policy on June 1, to better serve and protect our community. If you have any questions, please contact our office at 352-438-2400 or MCBuildingSafety@MarionFL.org.

Sincerely,

John Pearson

Building Safety Director

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Our mailing address is:

Marion County Building Safety
2710 E Silver Springs Blvd
Ocala, FL 34470-7006

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Bianca Mohan | Project Coordinator
2420 NW 66th CT Building B,
Gainesville, FL 32653
Office: 352.900.5149
trueforceroofing.com
#CCC1335679



Re: Private Provider Procedures - HB 803

From Pearson, John <John.Pearson@marionfl.org>

Date Tue 5/19/2026 4:21 PM

To Timothy Hunt <thunt@ctsolutionsfl.com>

Cc Brown, Chuck <Chuck.Brown@marionfl.org>; Suzanne Turner <sturner@ctsolutionsfl.com>

 1 attachment (784 KB)

ADA Private Provider Authorization 5-13-26.pdf;

Perhaps you were not at the training we had last week, but we did explain quite a bit related to these forms during that meeting. One of the items that I brought to everyone's attention is that our County Attorney reviewed the requirement for a form to be signed "under oath". After that review, it was determined that a notarized signature is one option. A second option is a signature as long as that signature is accompanied by the statement "Under penalties of perjury, I declare that I read the foregoing document and the facts stated herein are true."

We now have both options on our forms, either option is acceptable. Please see the attached example form that can be used, or you can create your own with the same information. Since this has been reviewed and approved by the County Attorney, we expect one of the options to be included on whatever form we receive.

FYI, we have been telling everyone since I have been here that any form with the correct information is acceptable. Let me know if you have any questions.

Regards,



John Pearson

Director

Building Safety

Marion County Board of County Commissioners

2710 E. Silver Springs Blvd.

Ocala, FL 34470

Main: +1 352 438 2400

Empowering Marion for Success!

Under Florida law, emails to our organization are public records. If you do not want your email reviewed in response to a public records request, contact this office by phone.

From: Timothy Hunt <thunt@ctsolutionsfl.com>

Sent: Tuesday, May 19, 2026 4:01 PM

To: Pearson, John <John.Pearson@marionfl.org>

Cc: Brown, Chuck <Chuck.Brown@marionfl.org>; Suzanne Turner <sturner@ctsolutionsfl.com>

Subject: Re: Private Provider Procedures - HB 803

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Hello John,

As for the NTBO, Inspection and COC forms, we intend to use the ones adopted by the Florida Building Commission. As for the owners' written authorization, we do not intend to have this notarize as it is not required per statute, and the local AHJ cannot mandate items more stringent than the statute. I have attached what we use for the plan review affidavit, which use to be the adopted form back from 2003.

Please advise that this will all be acceptable.

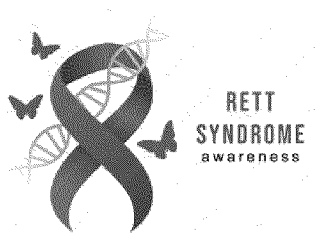
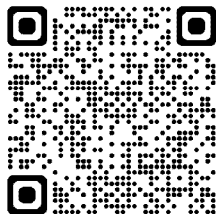
You may want to email all the PPI, as each one believes you are requiring the use of Marion County forms only.

Looking forward to your response.

Thank you.

Tim Hunt | CBO | Vice President
CT Solutions of Florida
386.361.0208

[Click this link to Schedule Inspections](#)



[The Rett Syndrome Research Trust \(RSRT\) is the patient advocacy organization working to cure Rett syndrome.](#)
[Homepage - International Rett Syndrome Foundation](#)

From: Pearson, John <John.Pearson@marionfl.org>
Sent: Tuesday, May 19, 2026 3:19 PM
To: Timothy Hunt <thunt@ctsolutionsfl.com>
Cc: Brown, Chuck <Chuck.Brown@marionfl.org>
Subject: Fw: Private Provider Procedures - HB 803

Good afternoon,

- 1) Please see the top of page 14 of the attached document, the highlighted section requires the submission of the owner's authorization be provided to the building official.
- 2) We do not mandate any form. We provide the forms as a courtesy that meet the requirements of the statutes. A company is welcome to use their own forms as long as the required information is provided. If all required information is included on the form, we accept it.

Regards,



John Pearson
Director
Building Safety

Marion County Board of County Commissioners
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Main: +1 352 438 2400

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From: Brown, Chuck <Chuck.Brown@marionfl.org>
Sent: Monday, May 18, 2026 11:29 AM
To: Pearson, John <John.Pearson@marionfl.org>
Subject: Fw: Private Provider Procedures

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Chuck Brown, MBA

Assistant Director

Building Safety

Main: +1 352 438 2400

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From: Timothy Hunt <thunt@ctsolutionsfl.com>

Sent: Friday, May 15, 2026 5:43:34 PM

To: Brown, Chuck <Chuck.Brown@marionfl.org>; constructall1@aol.com <constructall1@aol.com>; northflinspections@mtcinspectors.com <northflinspections@mtcinspectors.com>; danny@dbcservices.us <danny@dbcservices.us>; bccsfla@gmail.com <bccsfla@gmail.com>; tmunchmeyer@certifiedinspections.us <tmunchmeyer@certifiedinspections.us>; James@priorityinspectionnow.com <James@priorityinspectionnow.com>; admin@flinspected.com <admin@flinspected.com>; OCLADMIN@elitepermits.com <OCLADMIN@elitepermits.com>; info@nobilityinspections.com <info@nobilityinspections.com>; fillmoreprofessionalsolutions@gmail.com <fillmoreprofessionalsolutions@gmail.com>; ops@freedomcodecompliance.com <ops@freedomcodecompliance.com>; piwaveengineering@gmail.com <piwaveengineering@gmail.com>; office@flppi.com <office@flppi.com>; INSPECTIONS@ICI.WORK <INSPECTIONS@ICI.WORK>; drmm10101010@gmail.com <drmm10101010@gmail.com>; amber.faussett@floridaspecializedinspection.com <amber.faussett@floridaspecializedinspection.com>; Shane@inspectfl.net <Shane@inspectfl.net>; permits@inspected.com <permits@inspected.com>

Subject: Re: Private Provider Procedures

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Chuck and John,

Per HB 803, these forms will not be allowed to be mandated as of 7/1/26. The local AHJ is no longer permitted to mandate any forms. The Florida Building Commission will issue the NTBO, Inspection and COC form. All other forms will be up to the Private Provider complying with FS 553.791. Per 553.791 subsection (17) (a) prohibits the local AHJ from the following:

(17)(a) A local enforcement agency, local building official, or local government may not adopt or enforce any laws, rules, procedures, policies, qualifications, or standards more stringent than those prescribed by this section.

Please respond that Marion County will or will not require these forms as of 7/1/26 so that we can proceed with

whatever action we deem appropriate as both BOAF and the Florida Building Commission have both agrees with us that Marion County will be in violation of (17) (a) if requiring these forms.

Thank you.

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From: Brown, Chuck <Chuck.Brown@marionfl.org>

Sent: Friday, May 15, 2026 4:49:59 PM

To: constructall1@aol.com <constructall1@aol.com>; northflinspections@mtcinspectors.com <northflinspections@mtcinspectors.com>; Timothy Hunt <thunt@ctsolutionsfl.com>; danny@dbcservices.us <danny@dbcservices.us>; bccsfla@gmail.com <bccsfla@gmail.com>; tmunchmeyer@certifiedinspections.us <tmunchmeyer@certifiedinspections.us>; James@priorityinspectionnow.com

<James@priorityinspectionnow.com>; admin@flinspected.com <admin@flinspected.com>;
OCLADMIN@elitepermits.com <OCLADMIN@elitepermits.com>; info@nobilityinspections.com
<info@nobilityinspections.com>; fillmoreprofessionalsolutions@gmail.com
<fillmoreprofessionalsolutions@gmail.com>; ops@freedomcodecompliance.com
<ops@freedomcodecompliance.com>; piwaveengineering@gmail.com <piwaveengineering@gmail.com>;
office@flppi.com <office@flppi.com>; piwaveengineering@gmail.com <piwaveengineering@gmail.com>;
INSPECTIONS@ICI.WORK <INSPECTIONS@ICI.WORK>; INSPECTIONS@ICI.WORK <INSPECTIONS@ICI.WORK>;
drm10101010@gmail.com <drm10101010@gmail.com>; amber.faussett@floridaspecializedinspection.com
<amber.faussett@floridaspecializedinspection.com>; Shane@inspectfl.net <Shane@inspectfl.net>;
permits@inspected.com <permits@inspected.com>

Subject: FW: Private Provider Procedures

Good Afternoon,

Please see the attached new Private Provider forms. We will get these on our website very soon. Please let me know if there are any questions. Some of you may be receiving these for a second time. I just want to make sure everyone has them.

Thank You,



Chuck Brown, MBA
Assistant Director
Building Safety

Marion County Board of County Commissioners
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Main: +1 352 438 2400

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From: Pearson, John <John.Pearson@marionfl.org>

Sent: Thursday, May 14, 2026 11:40 AM

To: Brown, Chuck <Chuck.Brown@marionfl.org>; Biganzoli, Michael <Michael.Biganzoli@marionfl.org>; Jcarter@qualityfamilyhomesllc.com; townsleyconstruction@gmail.com; salesadmin@heigenerators.com; m.mendoza@casafrescahomes.com; jmiller@americashomeplace.com; alocay@americashomeplace.com; Mark Bell <mark.bell@sjursolutions.com>; jason@jasonrectorconstruction.com

Cc: constructall1@aol.com; northflinspections@mtcinspectors.com; thunt@ctsolutionsfl.com; danny@dbcservices.us; bccsfla@gmail.com; amber.faussett@floridaspecializedinspection.com; shane@inspectfl.net; tmunchmeyer@certifiedinspections.us; James@priorityinspectionnow.com; admin@flinspected.com; ocladmin@elitepermits.com; fillmoreprofessionalsolutions@gmail.com; office@flppi.com; permits@inspected.com; kim@inspected.com; Ops@FreedomCodeCompliance.Com; Dalton Miller <bccsfladtm@gmail.com>; Cindi Willis <bccsflacw@gmail.com>; Marta Gonzalez Negron <mgnegron@townsleyconstruction.com>; Ortiz, Susan <Susan.Ortiz@marionfl.org>; corporate@ktmrcorp.com; Fanelli, Michelle <Michelle.Fanelli@marionfl.org>; Nicole Thompson <NThompson@elitepermits.com>; Amy@InspectFL.net; Evan@InspectFL.net; Janelle@InspectFL.net; Minori@InspectFL.net; info@nobilityinspections.com; Darryl Matthews <darryl.matthews@sjursolutions.com>

Subject: Re: Private Provider Procedures

Good Morning,

Here are the forms we discussed.

Regards,

John Pearson

Director

Building Safety

Main: +1 352 438 2400

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From: Brown, Chuck

Sent: Wednesday, April 29, 2026 10:07 AM

To: Brown, Chuck <Chuck.Brown@marionfl.org>; Pearson, John <John.Pearson@marionfl.org>; Biganzoli, Michael <Michael.Biganzoli@marionfl.org>; Jcarter@qualityfamilyhomesllc.com <Jcarter@qualityfamilyhomesllc.com>; townsleyconstruction@gmail.com <townsleyconstruction@gmail.com>; salesadmin@heigenerators.com <salesadmin@heigenerators.com>; m.mendoza@casafrescahomes.com <m.mendoza@casafrescahomes.com>; jmiller@americashomeplace.com <jmiller@americashomeplace.com>; alocay@americashomeplace.com <alocay@americashomeplace.com>; Mark Bell <mark.bell@sjursolutions.com>; jason@jasonrectorconstruction.com <jason@jasonrectorconstruction.com>

Cc: constructall1@aol.com <constructall1@aol.com>; northflinspections@mtcinspectors.com <northflinspections@mtcinspectors.com>; thunt@ctsolutionsfl.com <thunt@ctsolutionsfl.com>; danny@dbcservices.us <danny@dbcservices.us>; bccsfla@gmail.com <bccsfla@gmail.com>; amber.faussett@floridaspecializedinspection.com <amber.faussett@floridaspecializedinspection.com>; shane@inspectfl.net <shane@inspectfl.net>; tmunchmeyer@certifiedinspections.us <tmunchmeyer@certifiedinspections.us>; James@priorityinspectionnow.com <James@priorityinspectionnow.com>; admin@flinspected.com <admin@flinspected.com>; ocladmin@elitepermits.com <ocladmin@elitepermits.com>; fillmoreprofessionalsolutions@gmail.com <fillmoreprofessionalsolutions@gmail.com>; office@flppi.com <office@flppi.com>; permits@inspected.com <permits@inspected.com>; kim@inspected.com <kim@inspected.com>; Ops@FreedomCodeCompliance.Com <[ops@freedomcodecompliance.com](mailto:Ops@FreedomCodeCompliance.Com)>; Dalton Miller <bccsfladtm@gmail.com>; Cindi Willis <bccsflacw@gmail.com>; Marta Gonzalez Negron <mgnegron@townsleyconstruction.com>; Ortiz, Susan <Susan.Ortiz@marionfl.org>; corporate@ktmrcorp.com <corporate@ktmrcorp.com>; Fanelli, Michelle <Michelle.Fanelli@marionfl.org>; Nicole Thompson <NThompson@elitepermits.com>; Amy@InspectFL.net <Amy@InspectFL.net>; Evan@InspectFL.net <Evan@InspectFL.net>; Janelle@InspectFL.net <Janelle@InspectFL.net>; Minori@InspectFL.net <Minori@InspectFL.net>; info@nobilityinspections.com <info@nobilityinspections.com>; Darryl Matthews <darryl.matthews@sjursolutions.com>

Subject: Private Provider Procedures

When: Thursday, May 14, 2026 11:00 AM-12:00 PM.

Where: Microsoft Teams Meeting

Microsoft Teams meeting

Join: [https://teams.microsoft.com/meet/281701377813643?
p=qxN5HVKysCVEMAPEBY](https://teams.microsoft.com/meet/281701377813643?p=qxN5HVKysCVEMAPEBY)

Meeting ID: 281 701 377 813 643

Passcode: Lr353jM3

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