



Representative Toby Overdorf

Florida House of Representatives

District 85

District Office:

151 SW Flagler Ave
Stuart, FL, 34994
(772) 403-9560
(772) 403-9560 (fax)

Tallahassee Office:

402 House Office Building
402 South Monroe Street
Tallahassee, FL 32399
(850) 717-5085

Toby.Overdorf@FLHouse.gov

Friday, August 7, 2026

Dear Chair and Members of the Florida Building Commission:

I write as a Representative who sponsored House Bill 803, "Building Permits and Inspections," which was signed into law as Chapter 2026-63, Laws of Florida, and took effect July 1, 2026. I offer this letter both to express my continued support for the law's implementation and to clarify legislative intent on a specific provision as the Commission proceeds with rulemaking and guidance.

HB 803 modernizes and streamlines Florida's building permit and inspection framework, reducing unnecessary delay and cost for homeowners and contractors while preserving the safety protections the Florida Building Code exists to guarantee. I sponsored this legislation because it advances efficiency without sacrificing the structural and life-safety review that permitting exists to provide.

Clarification of Intent: The \$7,500 Exemption Does Not Extend to Roofing

I want to address directly the scope of the Section 1 exemption for residential work valued at \$7,500 or less. The enrolled bill provides, at lines 412–416:

(g)1. A local government that issues building permits shall exempt an owner of a single-family dwelling or the owner's contractor from the requirement to obtain a building permit to perform any work valued at less than \$7,500 on the owner's property.

That exemption is immediately and expressly limited at lines 417–426:

2. The exemption under subparagraph 1. does not apply to any of the following: a. Work on a property that is partially or entirely located in a flood hazard area as defined by the Florida Building Code. b. Any electrical, plumbing, structural, mechanical, or gas work performed on property containing a single-family dwelling. A construction project may not be divided into more than one project for the purpose of evading the requirements of this paragraph.

Joint Administrative Procedures Committee Chair | Select Committee on Property Taxes Co-chair
Health & Human Services Committee | Industries & Professional Activities Subcommittee
Insurance & Banking Subcommittee | PreK-12 Budget Subcommittee
Security & Threat Assessment Subcommittee | Budget Committee

During the legislative session, this point was raised specifically with respect to roofing work. On the House floor on March 12, 2026, this understanding was confirmed on the record (*The Florida Channel, House Session, March 12, 2026, at 3:28:36, <https://thefloridachannel.org/videos/3-12-26-house-session/>*). I can confirm, consistent with the understanding shared by Representatives during floor discussion, that **roofing work is "structural" work within the meaning of the exclusion clause quoted above and is therefore excluded from the (g)1. exemption.** It was never the intent of the Legislature that roof repair or replacement, given its direct bearing on wind-load resistance, water intrusion prevention, and overall structural integrity, would fall within the \$7,500 exemption. A building permit and inspection is required for roofing work irrespective of contract value.

I ask that the Commission reflect this legislative intent in any rule, interpretation, form guidance, or FAQ material it issues implementing Section 1 of the Act, so that local building departments, private providers, and the public receive consistent and unambiguous direction.

I appreciate the Commission's careful work in implementing HB 803 and stand ready to provide any additional information the Commission may find useful as it finalizes its guidance. Please do not hesitate to contact my office with any questions.

Sincerely,



Tobin R. "Toby" Overdorf
State Representative, District 85

Joint Administrative Procedures Committee Chair | Select Committee on Property Taxes Co-chair
Health & Human Services Committee | Industries & Professional Activities Subcommittee
Insurance & Banking Subcommittee | PreK-12 Budget Subcommittee
Security & Threat Assessment Subcommittee | Budget Committee

Joint Administrative Procedures Committee Chair | Select Committee on Property Taxes Co-chair
Health & Human Services Committee | Industries & Professional Activities Subcommittee
Insurance & Banking Subcommittee | PreK-12 Budget Subcommittee
Security & Threat Assessment Subcommittee | Budget Committee