BCAB

Building Code Advisory Board of Palm Beach County

PUBLIC NOTICE

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By: Building Code Advisory Board

Important Notice: Certificate of Competency Preemption – Effective July 1, 2025

The Palm Beach County Building Code Advisory Board ("BCAB") would like to inform you that, effective **July 1, 2025**, the following state statutes preempt the County from requiring or issuing a Certificate of Competency for the effect trades listed below:

- House Bill 735 (2021) – The Florida Senate
- House Bill 1383 (2023) – The Florida Senate
- Senate Bill 1142 (2024) – The Florida Senate

As a result, Palm Beach County will no longer require or issue a Certificate of Competency for the affected trades listed below:

Affected Trades

- Acoustical/Suspended Ceiling
- Carpentry Finish
- Countertop
- Decorative Metal
- Dredging and Land Filling
- Fabric Awnings
- Insulation
- Lightning Protection Systems
- Painting
- Paver Brick/Paver Systems
- Paving
- Reinforcing Steel
- Seal Coating/Striping
- Sign Contractor (Non-Electrical)
- Tennis Court
- Tile, Terrazzo, and Stone
- Underground/Overhead Transmission Lines
- Wood Flooring

Pursuant to Section 489.117(4)(a), Florida Statutes, work performed within the above scopes is exempt from licensing requirements. BCAB would like all Palm Beach County residents to be aware of this change in law. However, it is important to verify if the work you desire is fully within the scope of the noted trades to confirm if a license is not needed. Residents must perform their own due diligence to protect their homes and property.

Homeowner Advisory: Why You Should Be Cautious
Although these trades may be exempt from some local licensing requirements, homeowners should proceed with caution. Poor workmanship can lead to costly repairs, safety risks, and reduced property value.

To protect your investment, BCAB recommends:
Verify contractor experience and references.

- Request proof of insurance and verify any applicable certifications.
- Use a detailed written contract.
- Avoid full upfront payment; use milestone-based payments.
- Inspect and document work regularly.