

**From:** [County Ordinances](#)  
**To:** [Ordinances](#); [County Ordinances](#)  
**Cc:** [Heidi Kurppe](#); [Patricia Tapia](#)  
**Subject:** RE: Hernando County Ordinance No. 2024-01 - Adopted on February 13, 2024  
**Date:** Thursday, February 15, 2024 2:00:29 PM  
**Attachments:** [Hernando20240215 Ordinance 2024 01 Ack.pdf](#)

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Good afternoon,

Please find the attached acknowledgment letter for Hernando County Ordinance No. 2024-01, which was filed in this office on February 15, 2024.

Best,

County Ordinances  
Florida Administrative Code and Register Room 701 The Capitol | Tallahassee, Florida

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**From:** Ordinances <ord@hernandoclerk.org>  
**Sent:** Thursday, February 15, 2024 11:44 AM  
**To:** County Ordinances <CountyOrdinances@dos.myflorida.com>  
**Cc:** Heidi Kurppe <hkurppe@hernandoclerk.org>; Patricia Tapia <ptapia@hernandoclerk.org>  
**Subject:** Hernando County Ordinance No. 2024-01 - Adopted on February 13, 2024

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Sender Full Name:	Heidi Kurppe
Sender Phone number:	352-754-4970
County Name:	Hernando
Ordinance Number:	2024-01

Thank You,

Heidi Kurppe  
Administrative Services | Administrative Services Supervisor  
Office of Doug Chorvat Jr., Clerk of Circuit Court and Comptroller  
Phone: (352)754-4201 | Email: [hkurppe@hernandoclerk.org](mailto:hkurppe@hernandoclerk.org)  
20 N Main Street, Brooksville, FL 34601

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**NOTICE:**

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FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

February 15, 2024

Honorable Doug Chorvat, Jr.  
Hernando County Clerk's Office  
20 North Main Street, Rm. 362  
Brooksville, Florida 34601

Dear Honorable Doug Chorvat Jr.,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hernando County Ordinance No. 2024-01, which was filed in this office on February 15, 2024.

Sincerely,

Matthew Hargreaves  
Administrative Code and Register Director

MJH/wlh

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**ORDINANCE NO.: 2024-01**

**AN ORDINANCE MODIFYING THE REQUIREMENTS TO ALLOW A PROPERTY OWNER WITH AN ACTIVE BUILDING PERMIT TO CHANGE A CONTRACTOR WITHOUT VOIDING THE BUILDING PERMIT AND SUBMITTING A NEW BUILDING PERMIT APPLICATION UNLESS THERE IS A CHANGE IN THE SCOPE OF WORK; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 8, Article II of the Hernando County Code of Ordinances provides the construction code in Hernando County; and,

**WHEREAS**, Chapter 8, Article II, Division 2, Subdivision A, Section 8-35 of the Hernando County Code of Ordinances provides requirements for the issuance of building permits for contracting work performed in Hernando County; and,

**WHEREAS**, Hernando County desires to amend the provisions in the Hernando County Code of Ordinances to allow a property owner with an active building permit to change the contractor on the permit without having to void the building permit and submit a new building permit application.

1           **NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**  
2 **COMMISSIONERS OF HERNANDO COUNTY:**

3           **Section 1.** Chapter 8, Article II, Division 2, Subdivision A, Section 8-35 of the Hernando  
4 County Code of Ordinances is hereby amended to read as follows:

5           **Sec. 8-35. - Building permits.**

6           (1) For the purposes of this code the governing of permits and ancillary issues  
7 shall be as provided for in both this code, other applicable county ordinances  
8 and the Florida Building Code as amended.

9           (2) If any building or structure is being constructed, altered, enlarged, repaired,  
10 replaced, demolished or otherwise constructed without a permit or any  
11 building permit or applicable permit issued for such building or structure  
12 expires or is revoked by the building official, and the owner of the building  
13 or structure fails within thirty (30) days of the revocation or expiration to  
14 obtain either a certificate of occupancy as provided by the Florida Building  
15 Code or other applicable county ordinance or to obtain another building  
16 permit or applicable permit; then that building or structure shall be deemed  
17 a public nuisance and therefore declared unsafe. Penalties for maintaining a  
18 nuisance/unsafe buildings or structures shall be as provided for by the

1                                    requirements of applicable county ordinances. Standard Unsafe Building and  
2                                    ~~Abatement Code (1985 edition) as amended and adopted by Hernando~~  
3                                    ~~County Ordinance.~~

4                    (3)    (a)    A permit holder (owner/contractor) is responsible for requesting; a  
5                                    final inspection within ten (10) days of the completion of permitted  
6                                    work, and if applicable; a reinspection within seven (7) days of the  
7                                    issuance of a red-tag.

8                                    (b)    A person failing to request an inspection as described in this section  
9                                    is deemed to have violated this code, including but not limited to  
10                                    section 8-47 and 8-62(d), (j), (n) and (p), and is subject to applicable  
11                                    disciplinary guidelines/penalties as provided for in this code.

12                    (4)    (a)    The building official, his/her designee or other persons charged with  
13                                    the enforcement of this code, other county ordinances and the Florida  
14                                    Building Code as they may relate to permitting; are hereby authorized  
15                                    to issue stop-work orders. A stop work order shall order all work  
16                                    and/or acts being performed in violation of a particular ordinance or  
17                                    law be ceased immediately.

- 1                   (b)    It shall be unlawful for any person to continue to work or perform  
2                                   acts for which a stop work order was issued. A person failing to  
3                                   comply with a stop work order or otherwise violate a stop work order;  
4                                   shall be deemed to have violated this code and subject to applicable  
5                                   disciplinary guidelines/penalties as provided herein.
- 6                   (5)    The governing body, or any official of the governing body; may institute any  
7                                   appropriate action or proceedings in a civil action in the circuit court to  
8                                   restrain, correct or abate any violation of this code or the Florida Building  
9                                   Code or to prevent the occupancy of any building or structure that is erected,  
10                                  constructed, reconstructed, altered, repaired or maintained in violation of this  
11                                  code or the Florida Building Code.
- 12                  (6)    With respect to evaluation of design professionals' documents, if the  
13                                  department, building official or his/her designee finds it necessary, in order  
14                                  to enforce compliance with the Florida Building Code and issue a permit, to  
15                                  reject design documents required by the code three (3) or more times for  
16                                  failure to correct a code violation specifically and continuously noted in each  
17                                  rejection, including, but not limited to, egress, fire protection, structural  
18                                  stability, energy, accessibility, lighting, ventilation, electrical, mechanical,

1 plumbing, and gas systems, or other requirements identified by rule of the  
2 Florida Building Commission adopted pursuant to chapter 120, a fine shall  
3 be imposed, each time after the third such review the plans are rejected for  
4 that code violation, a fee of four (4) times the amount of the proportion of the  
5 permit fee attributed to plans review. (Specific Authority § 553.80[2][b].)

6 (7) With respect to inspections, if the department, building official or his/her  
7 designee finds it necessary, in order to enforce compliance with the Florida  
8 Building Code, to conduct any inspection after an initial inspection and one  
9 subsequent reinspection of any project or activity for the same code violation  
10 specifically and continuously noted in each rejection, including, but not  
11 limited to, egress, fire protection, structural stability, energy, accessibility,  
12 lighting, ventilation, electrical, mechanical, plumbing, and gas systems, or  
13 other requirements identified by rule of the Florida Building Commission  
14 adopted pursuant to chapter 120, the local government shall impose a fee of  
15 four (4) times the amount of the fee imposed for the initial inspection or first  
16 reinspection, whichever is greater, for each such subsequent reinspection.  
17 (Specific Authority § 553.80[2][b].)





1           contractor and (b) the completion of a hold harmless affidavit by the owner and new  
2           permit holder (owner/contractor) that releases the county from any legal involvement  
3           in any dispute between the original permit holder (owner/contractor) and the new  
4           permit holder (owner/contractor). ~~A permit shall be deemed void if a change of the~~  
5           ~~primary contractor is made. No work shall proceed on a voided permit. A new permit~~  
6           ~~for remaining work shall be obtained and must meet all applicable codes, laws and~~  
7           ~~ordinances. Notification may be in writing and provided by way of regular mail,~~  
8           ~~facsimile or email.~~

9           **Section 2. Severability.** It is declared to be the intent of the Board of County  
10          Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this  
11          ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the  
12          validity of the remaining portions of this ordinance.

13          **Section 3. Inclusion in the Code.** It is the intention of the Board of County Commissioners  
14          of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall  
15          become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, the  
16          sections of this Ordinance may be renumbered or relettered to accomplish such intention, and that  
17          the word "ordinance" may be changed to "section," "article," or any other appropriate designation.

