

By Representative Argenziano

1 A bill to be entitled
2 An act relating to the Coastal Zone Protection
3 Act of 1985; amending s. 161.54, F.S.;
4 redefining the term "substantial improvement";
5 providing an effective date.

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7 Be It Enacted by the Legislature of the State of Florida:

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9 Section 1. Subsection (12) of section 161.54, Florida
10 Statutes, is amended to read:

11 161.54 Definitions.--In construing ss. 161.52-161.58:

12 (12) "Substantial improvement" means any repair,
13 reconstruction, rehabilitation, or improvement of a structure,
14 where the actual cost of the work to be done ~~which~~ equals or
15 exceeds, over a 5-year period, a cumulative total of 50
16 percent of the market value of the structure either:

17 (a) Before the improvement or repair is started; or

18 (b) If the structure has been damaged and is being
19 restored, before the damage occurred.

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21 For the purposes of this definition, "substantial improvement"
22 is considered to occur when the first alteration of any wall,
23 ceiling, floor, or other structural part of the building
24 commences, whether or not that alteration affects the external
25 dimensions of the structure. The term does not, however,
26 include either any project for improvement of a structure to
27 comply with existing state or local health, sanitary, or
28 safety code specifications which are solely necessary to
29 assure safe living conditions or any alteration of a structure
30 listed on the National Register of Historic Places or the
31 State Inventory of Historic Places. "Substantial improvement"

1 does not mean nonstructural interior finishings or roof
2 coverings.

3 Section 2. This act shall take effect upon becoming a
4 law.

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7 SENATE SUMMARY

8 Modifies the definition of the term "substantial
9 improvement" for purposes of the Coastal Zone Protection
10 Act of 1985.

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