

By the Committee on Environmental Protection and
Representatives Argenziano and Stabins

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 improvement or repair of the
15 structure to its predamage condition ~~which~~ equals or exceeds,
16 over a 5-year period, a cumulative total of 50 percent of the
17 market value of the structure either:

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

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

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22 The cumulative total cost does not include nonstructural
23 interior finishings or roof coverings, except when determining
24 whether the structure has been substantially improved as a
25 result of a single improvement or repair.For the purposes of
26 this definition, "substantial improvement" is considered to
27 occur when the first alteration of any wall, ceiling, floor,
28 or other structural part of the building commences, whether or
29 not that alteration affects the external dimensions of the
30 structure. The term does not, however, include either any
31 project for improvement of a structure to comply with existing

1 state or local health, sanitary, or safety code specifications
2 which are solely necessary to assure safe living conditions or
3 any alteration of a structure listed on the National Register
4 of Historic Places or the State Inventory of Historic Places.

5 Section 2. This act shall take effect upon becoming a
6 law.

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