

1 A bill to be entitled
 2 An act relating to working waterfront real property;
 3 creating s. 193.506, F.S.; authorizing owners of working
 4 waterfront real property to convey development rights to
 5 such property to a county or municipality; authorizing
 6 counties or municipalities to enter into agreements with
 7 owners of working waterfront real property to acquire
 8 development rights to such property for certain
 9 consideration and for certain periods; providing for
 10 renewals; authorizing owners to opt out of a conveyance
 11 under certain circumstances; providing for payment of
 12 certain additional ad valorem taxes under certain
 13 circumstances; providing procedures and requirements;
 14 providing for assessment of such property; providing a
 15 definition; providing duties of property appraisers;
 16 providing an effective date.

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 18 Be It Enacted by the Legislature of the State of Florida:
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20 Section 1. Section 193.506, Florida Statutes, is amended
 21 to read:

22 193.506 Working waterfront real property; development
 23 rights purchase by local government.--

24 (1) (a) The owner or owners in fee of any working
 25 waterfront real property may by appropriate instrument convey
 26 all rights to develop the property to the county or municipality
 27 in which such property is located for the sum of \$10 and other
 28 valuable considerations for a period of 7 years. The conveyance

29 shall be subject to renewal upon agreement by the owner or
 30 owners of the property and the county or municipality.

31 (b) Before the end of any 7-year period, the owner or
 32 owners of the property may elect to terminate the conveyance by
 33 paying to the county or municipality an amount of ad valorem
 34 taxes equal to the difference between the amount actually paid
 35 during the time the conveyance was in effect and the amount the
 36 owner or owners would have paid had development rights not been
 37 conveyed as provided under this section.

38 (2) A county or municipality may enter into an agreement
 39 with the owner or owners of working waterfront real property to
 40 acquire the development rights to such property as provided in
 41 subsection (1) and accept any instrument conveying a development
 42 right pursuant to subsection (1). If such instrument is accepted
 43 by the county or municipality, the instrument shall be promptly
 44 filed with the appropriate officer for recording in the same
 45 manner as any other instrument affecting title to real property.

46 (3) When, pursuant to this section, the development right
 47 in working waterfront property has been conveyed to a county or
 48 municipality, the real property subject to such conveyance shall
 49 be assessed at fair market value as working waterfront real
 50 property and the property appraiser shall recognize the nature
 51 and length of the restriction placed on the use of the property
 52 under the provisions of the conveyance.

53 (4) A county or municipality that holds title to a
 54 development right pursuant to this section shall not convey that
 55 right to anyone and shall not exercise that right in any manner.

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56 (5) For purposes of this section, the term "working
57 waterfront real property" means land that is used predominantly
58 for commercial fishing purposes, used predominantly for
59 commercial or industrial water-dependent activities, or used for
60 public access to waters that are navigable, and includes marinas
61 and drystacks that are open to the public, water-dependent
62 marine manufacturing facilities, commercial fishing facilities,
63 marine repair facilities, and support facilities for marine
64 repair facilities.

65 (6) (a) For the purposes of assessment roll preparation and
66 recordkeeping, the property appraiser shall report the assessed
67 value of property subject to a conveyance pursuant to this
68 section as its classified use value and shall annually determine
69 and report as just value the fair market value of such property
70 irrespective of any negative impact that restrictions imposed or
71 conveyances made pursuant to this section may have had on such
72 value.

73 (b) The property appraiser shall report annually to the
74 Department of Revenue the just value and classified use value of
75 the property for which the development right has been conveyed.

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