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1                   A bill to be entitled  
2           An act relating to land use and development; amending  
3           s. 252.363, F.S.; tolling and extending the expiration  
4           of specified consumptive use water permits and  
5           development permits and agreements during a natural  
6           emergency declared by the Governor; providing  
7           retroactive applicability; amending s. 56 of chapter  
8           2017-36, Laws of Florida; extending the time period  
9           for local governments to administer local incentive  
10          programs for projects within certain enterprise zone  
11          boundaries; providing an effective date.

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

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15           Section 1. Paragraph (a) of subsection (1) of section  
16   252.363, Florida Statutes, is amended to read:

17           252.363 Tolling and extension of permits and other  
18   authorizations.—

19           (1) (a) The declaration of a state of emergency issued by  
20   the Governor for a natural emergency tolls the period remaining  
21   to exercise the rights under a permit or other authorization for  
22   the duration of the emergency declaration. Further, the  
23   emergency declaration extends the period remaining to exercise  
24   the rights under a permit or other authorization for 6 months in  
25   addition to the tolled period. This paragraph applies to the  
26   following:

27           1. The expiration of a development order issued by a local  
28   government.

29           2. The expiration of a building permit.

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30           3. The expiration of a permit issued by the Department of  
31 Environmental Protection or a water management district pursuant  
32 to part IV of chapter 373.

33           4. Permits issued by the Department of Environmental  
34 Protection or a water management district pursuant to part II of  
35 chapter 373 for land subject to a development agreement under  
36 ss. 163.3220-163.3243 in which the permittee and the developer  
37 are the same or a related entity.

38           5. The buildout date of a development of regional impact,  
39 including any extension of a buildout date that was previously  
40 granted as specified in s. 380.06(7)(c).

41           6. The expiration of a development permit or development  
42 agreement authorized by Florida Statutes, including those  
43 authorized under the Florida Local Government Development  
44 Agreement Act, or issued by a local government or other  
45 governmental agency.

46           Section 2. This act applies retroactively to any  
47 declaration of a state of emergency issued by the Governor for a  
48 natural emergency on or after March 1, 2020.

49           Section 3. Section 56 of chapter 2017-36, Laws of Florida,  
50 is amended to read:

51           Section 56. Notwithstanding s. 290.016, Florida Statutes,  
52 enterprise zone boundaries in existence before December 31,  
53 2015, are preserved for the purpose of allowing local  
54 governments to administer local incentive programs within these  
55 boundaries through December 31, 2021 ~~2020~~, except for eligible  
56 contiguous multi-phase projects in which at least one  
57 certificate of use or occupancy has been issued before December  
58 31, 2021 ~~2020~~, and which project will then vest the remaining

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59 project phases until completion, but no later than December 31,  
60 2025.

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