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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.