

Amendment No.

CHAMBER ACTION

Senate

House

.

1 Representative Overdorf offered the following:

2
3 Amendment (with title amendment)

4 Remove everything after the enacting clause and insert:

5 Section 1. Section 125.022, Florida Statutes, is amended
6 to read:

7 125.022 Development permits and orders.—

8 (1) A county shall specify in writing the minimum
9 information that must be submitted in an application for a
10 zoning approval, rezoning approval, subdivision approval,
11 certification, special exception, or variance. A county shall
12 make the minimum information available for inspection and
13 copying at the location where the county receives applications

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14 for development permits and orders, provide the information to
15 the applicant at a preapplication meeting, or post the
16 information on the county's website.

17 (2) Within 5 business days after receiving an application
18 for approval of a development permit or development order, a
19 county shall confirm receipt of the application using contact
20 information provided by the applicant. Within 30 days after
21 receiving an application for approval of a development permit or
22 development order, a county must review the application for
23 completeness and issue a written notification to the applicant
24 letter indicating that all required information is submitted or
25 specify in writing ~~specifying~~ with particularity any areas that
26 are deficient. If the application is deficient, the applicant
27 has 30 days to address the deficiencies by submitting the
28 required additional information. For applications that do not
29 require final action through a quasi-judicial hearing or a
30 public hearing, the county must approve, approve with
31 conditions, or deny the application for a development permit or
32 development order within 120 days after the county has deemed
33 the application complete., ~~or 180 days~~ For applications that
34 require final action through a quasi-judicial hearing or a
35 public hearing, the county must approve, approve with
36 conditions, or deny the application for a development permit or
37 development order within 180 days after the county has deemed
38 the application complete. Both parties may agree in writing or

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39 in a public meeting or hearing to a reasonable request for an
40 extension of time, particularly in the event of a force majeure
41 or other extraordinary circumstance. An approval, approval with
42 conditions, or denial of the application for a development
43 permit or development order must include written findings
44 supporting the county's decision. The timeframes contained in
45 this subsection do not apply in an area of critical state
46 concern, as designated in s. 380.0552. The timeframes contained
47 in this subsection restart if an applicant makes a substantive
48 change to the application. As used in this subsection, the term
49 "substantive change" means an applicant-initiated change of 15
50 percent or more in the proposed density, intensity, or square
51 footage of a parcel.

52 ~~(3) (a) (2) (a)~~ When reviewing an application for a
53 development permit or development order that is certified by a
54 professional listed in s. 403.0877, a county may not request
55 additional information from the applicant more than three times,
56 unless the applicant waives the limitation in writing.

57 (b) If a county makes a request for additional information
58 and the applicant submits the required additional information
59 within 30 days after receiving the request, the county must
60 review the application for completeness and issue a letter
61 indicating that all required information has been submitted or
62 specify with particularity any areas that are deficient within
63 30 days after receiving the additional information.

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64 (c) If a county makes a second request for additional
65 information and the applicant submits the required additional
66 information within 30 days after receiving the request, the
67 county must review the application for completeness and issue a
68 letter indicating that all required information has been
69 submitted or specify with particularity any areas that are
70 deficient within 10 days after receiving the additional
71 information.

72 (d) Before a third request for additional information, the
73 applicant must be offered a meeting to attempt to resolve
74 outstanding issues. If a county makes a third request for
75 additional information and the applicant submits the required
76 additional information within 30 days after receiving the
77 request, the county must deem the application complete within 10
78 days after receiving the additional information or proceed to
79 process the application for approval or denial unless the
80 applicant waived the county's limitation in writing as described
81 in paragraph (a).

82 (e) Except as provided in subsection (7) ~~(5)~~, if the
83 applicant believes the request for additional information is not
84 authorized by ordinance, rule, statute, or other legal
85 authority, the county, at the applicant's request, shall proceed
86 to process the application for approval or denial.

87 (4) A county must issue a refund to an applicant equal to:

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88 (a) Ten percent of the application fee if the county fails
89 to issue written notification of completeness or written
90 specification of areas of deficiency within 30 days after
91 receiving the application.

92 (b) Ten percent of the application fee if the county fails
93 to issue a written notification of completeness or written
94 specification of areas of deficiency within 30 days after
95 receiving the additional information pursuant to paragraph
96 (3) (b).

97 (c) Twenty percent of the application fee if the county
98 fails to issue a written notification of completeness or written
99 specification of areas of deficiency within 10 days after
100 receiving the additional information pursuant to paragraph
101 (3) (c).

102 (d) Fifty percent of the application fee if the county
103 fails to approve, approves with conditions, or denies the
104 application within 30 days after conclusion of the 120-day or
105 180-day timeframe specified in subsection (2).

106 (e) One hundred percent of the application fee if the
107 county fails to approve, approves with conditions, or denies an
108 application 31 days or more after conclusion of the 120-day or
109 180-day timeframe specified in subsection (2).

110
111 A county is not required to issue a refund if the applicant and
112 the county agree to an extension of time, the delay is caused by

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113 the applicant, or the delay is attributable to a force majeure
114 or other extraordinary circumstance.

115 ~~(5)-(3)~~ When a county denies an application for a
116 development permit or development order, the county shall give
117 written notice to the applicant. The notice must include a
118 citation to the applicable portions of an ordinance, rule,
119 statute, or other legal authority for the denial of the permit
120 or order.

121 ~~(6)-(4)~~ As used in this section, the terms "development
122 permit" and "development order" have the same meaning as in s.
123 163.3164, but do not include building permits.

124 ~~(7)-(5)~~ For any development permit application filed with
125 the county after July 1, 2012, a county may not require as a
126 condition of processing or issuing a development permit or
127 development order that an applicant obtain a permit or approval
128 from any state or federal agency unless the agency has issued a
129 final agency action that denies the federal or state permit
130 before the county action on the local development permit.

131 ~~(8)-(6)~~ Issuance of a development permit or development
132 order by a county does not in any way create any rights on the
133 part of the applicant to obtain a permit from a state or federal
134 agency and does not create any liability on the part of the
135 county for issuance of the permit if the applicant fails to
136 obtain requisite approvals or fulfill the obligations imposed by
137 a state or federal agency or undertakes actions that result in a

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138 violation of state or federal law. A county shall attach such a
139 disclaimer to the issuance of a development permit and shall
140 include a permit condition that all other applicable state or
141 federal permits be obtained before commencement of the
142 development.

143 (9)~~(7)~~ This section does not prohibit a county from
144 providing information to an applicant regarding what other state
145 or federal permits may apply.

146 Section 2. Present paragraph (j) of subsection (6) of
147 section 163.3180, Florida Statutes, is redesignated as paragraph
148 (k), and a new paragraph (j) is added to that subsection, to
149 read:

150 163.3180 Concurrency.—

151 (6)

152 (j) A school district may not collect, charge, or impose
153 any alternative fee in lieu of an impact fee to mitigate the
154 impact of development on educational facilities unless such fee
155 meets the requirements of s. 163.3180(4)(f) and (g). In any
156 action challenging a fee under this paragraph, the school
157 district has the burden of proving by a preponderance of the
158 evidence that the imposition and amount of the fee meet the
159 requirements of state legal precedent.

160 Section 3. Paragraph (a) of subsection (7) of section
161 553.80, Florida Statutes, is amended to read:

162 553.80 Enforcement.—

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163 (7) (a) The governing bodies of local governments may
164 provide a schedule of reasonable fees, as authorized by s.
165 125.56(2) or s. 166.222 and this section, for enforcing this
166 part. These fees, and any fines or investment earnings related
167 to the fees, may only be used for carrying out the local
168 government's responsibilities in enforcing the Florida Building
169 Code, including, but not limited to, any process or enforcement
170 related to obtaining or finalizing a building permit. When
171 providing a schedule of reasonable fees, the total estimated
172 annual revenue derived from fees, and the fines and investment
173 earnings related to the fees, may not exceed the total estimated
174 annual costs of allowable activities. Any unexpended balances
175 must be carried forward to future years for allowable activities
176 or must be refunded at the discretion of the local government. A
177 local government may not carry forward an amount exceeding the
178 average of its operating budget for enforcing the Florida
179 Building Code for the previous 4 fiscal years. For purposes of
180 this subsection, the term "operating budget" does not include
181 reserve amounts. Any amount exceeding this limit must be used as
182 authorized in subparagraph 2. However, a local government that
183 established, as of January 1, 2019, a Building Inspections Fund
184 Advisory Board consisting of five members from the construction
185 stakeholder community and carries an unexpended balance in
186 excess of the average of its operating budget for the previous 4
187 fiscal years may continue to carry such excess funds forward

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188 upon the recommendation of the advisory board. The basis for a
189 fee structure for allowable activities must relate to the level
190 of service provided by the local government and must include
191 consideration for refunding fees due to reduced services based
192 on services provided as prescribed by s. 553.791, but not
193 provided by the local government. Fees charged must be
194 consistently applied.

195 1. As used in this subsection, the phrase "enforcing the
196 Florida Building Code" includes the direct costs and reasonable
197 indirect costs associated with review of building plans,
198 building inspections, reinspections, and building permit
199 processing; building code enforcement; and fire inspections
200 associated with new construction. The phrase may also include
201 training costs associated with the enforcement of the Florida
202 Building Code and enforcement action pertaining to unlicensed
203 contractor activity to the extent not funded by other user fees.

204 2. A local government must use any excess funds that it is
205 prohibited from carrying forward to rebate and reduce fees, to
206 upgrade technology hardware and software systems to enhance
207 service delivery, to pay for the construction of a building or
208 structure that houses a local government's building code
209 enforcement agency, or for training programs for building
210 officials, inspectors, or plans examiners associated with the
211 enforcement of the Florida Building Code. Excess funds used to
212 construct such a building or structure must be designated for

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213 such purpose by the local government and may not be carried
214 forward for more than 4 consecutive years. An owner or builder
215 who has a valid building permit issued by a local government for
216 a fee, or an association of owners or builders located in the
217 state that has members with valid building permits issued by a
218 local government for a fee, may bring a civil action against the
219 local government that issued the permit for a fee to enforce
220 this subparagraph.

221 3. The following activities may not be funded with fees
222 adopted for enforcing the Florida Building Code:

223 a. Planning and zoning or other general government
224 activities not related to obtaining a building permit.

225 b. Inspections of public buildings for a reduced fee or no
226 fee.

227 c. Public information requests, community functions,
228 boards, and any program not directly related to enforcement of
229 the Florida Building Code.

230 d. Enforcement and implementation of any other local
231 ordinance, excluding validly adopted local amendments to the
232 Florida Building Code and excluding any local ordinance directly
233 related to enforcing the Florida Building Code as defined in
234 subparagraph 1.

235 4. A local government must use recognized management,
236 accounting, and oversight practices to ensure that fees, fines,
237 and investment earnings generated under this subsection are

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238 maintained and allocated or used solely for the purposes
239 described in subparagraph 1.

240 5. The local enforcement agency, independent district, or
241 special district may not require at any time, including at the
242 time of application for a permit, the payment of any additional
243 fees, charges, or expenses associated with:

244 a. Providing proof of licensure under chapter 489;

245 b. Recording or filing a license issued under this
246 chapter;

247 c. Providing, recording, or filing evidence of workers'
248 compensation insurance coverage as required by chapter 440; or

249 d. Charging surcharges or other similar fees not directly
250 related to enforcing the Florida Building Code.

251 Section 4. Effective January 1, 2026, paragraphs (g) and
252 (h) of subsection (6) of section 163.31801, Florida Statutes,
253 are amended to read:

254 163.31801 Impact fees; short title; intent; minimum
255 requirements; audits; challenges.—

256 (6) A local government, school district, or special
257 district may increase an impact fee only as provided in this
258 subsection.

259 (g)1. A local government, school district, or special
260 district may increase an impact fee rate beyond the phase-in
261 limitations established under paragraph (b), paragraph (c),
262 paragraph (d), or paragraph (e) by establishing the need for

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263 such increase in full compliance with the requirements of
264 subsection (4), provided the following criteria are met:

265 ~~a.1.~~ A demonstrated-need study justifying any increase in
266 excess of those authorized in paragraph (b), paragraph (c),
267 paragraph (d), or paragraph (e) has been completed within the 12
268 months before the adoption of the impact fee increase and
269 expressly demonstrates the extraordinary circumstances
270 necessitating the need to exceed the phase-in limitations.

271 ~~b.2.~~ The local government jurisdiction has held at least
272 ~~not less than~~ two publicly noticed workshops dedicated to the
273 extraordinary circumstances necessitating the need to exceed the
274 phase-in limitations set forth in paragraph (b), paragraph (c),
275 paragraph (d), or paragraph (e).

276 ~~c.3.~~ The impact fee increase ordinance is approved by ~~at~~
277 ~~least~~ a unanimous ~~two-thirds~~ vote of the governing body.

278 2. An impact fee increase approved under this paragraph
279 must be implemented in at least two but not more than four equal
280 annual increments beginning with the date on which the impact
281 fee increase ordinance is adopted.

282 3. A local government may not increase an impact fee rate
283 beyond the phase-in limitations under this paragraph if the
284 local government has not increased the impact fee within the
285 past 5 years. Any year in which the local government is
286 prohibited from increasing an impact fee because the

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287 jurisdiction is in a hurricane disaster area is not included in
288 the 5-year period.

289 ~~(h) This subsection operates retroactively to January 1,~~
290 ~~2021.~~

291 Section 5. Paragraphs (b) and (c) of subsection (3) of
292 section 163.3184, Florida Statutes, are amended to read:

293 163.3184 Process for adoption of comprehensive plan or
294 plan amendment.—

295 (3) EXPEDITED STATE REVIEW PROCESS FOR ADOPTION OF
296 COMPREHENSIVE PLAN AMENDMENTS.—

297 (b)1. If a plan amendment or amendments are adopted, the
298 local government, after the initial public hearing held pursuant
299 to subsection (11), shall transmit, within 10 working days after
300 the date of adoption, the amendment or amendments and
301 appropriate supporting data and analyses to the reviewing
302 agencies. The local governing body shall also transmit a copy of
303 the amendments and supporting data and analyses to any other
304 local government or governmental agency that has filed a written
305 request with the governing body.

306 2. The reviewing agencies and any other local government
307 or governmental agency specified in subparagraph 1. may provide
308 comments regarding the amendment or amendments to the local
309 government. State agencies shall only comment on important state
310 resources and facilities that will be adversely impacted by the
311 amendment if adopted. Comments provided by state agencies shall

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312 state with specificity how the plan amendment will adversely
313 impact an important state resource or facility and shall
314 identify measures the local government may take to eliminate,
315 reduce, or mitigate the adverse impacts. Such comments, if not
316 resolved, may result in a challenge by the state land planning
317 agency to the plan amendment. Agencies and local governments
318 must transmit their comments to the affected local government
319 such that they are received by the local government not later
320 than 30 days after the date on which the agency or government
321 received the amendment or amendments. Reviewing agencies shall
322 also send a copy of their comments to the state land planning
323 agency.

324 3. Comments to the local government from a regional
325 planning council, county, or municipality shall be limited as
326 follows:

327 a. The regional planning council review and comments shall
328 be limited to adverse effects on regional resources or
329 facilities identified in the strategic regional policy plan and
330 extrajurisdictional impacts that would be inconsistent with the
331 comprehensive plan of any affected local government within the
332 region. A regional planning council may not review and comment
333 on a proposed comprehensive plan amendment prepared by such
334 council unless the plan amendment has been changed by the local
335 government subsequent to the preparation of the plan amendment
336 by the regional planning council.

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337 b. County comments shall be in the context of the
338 relationship and effect of the proposed plan amendments on the
339 county plan.

340 c. Municipal comments shall be in the context of the
341 relationship and effect of the proposed plan amendments on the
342 municipal plan.

343 d. Military installation comments shall be provided in
344 accordance with s. 163.3175.

345 4. Comments to the local government from state agencies
346 shall be limited to the following subjects as they relate to
347 important state resources and facilities that will be adversely
348 impacted by the amendment if adopted:

349 a. The Department of Environmental Protection shall limit
350 its comments to the subjects of air and water pollution;
351 wetlands and other surface waters of the state; federal and
352 state-owned lands and interest in lands, including state parks,
353 greenways and trails, and conservation easements; solid waste;
354 water and wastewater treatment; and the Everglades ecosystem
355 restoration.

356 b. The Department of State shall limit its comments to the
357 subjects of historic and archaeological resources.

358 c. The Department of Transportation shall limit its
359 comments to issues within the agency's jurisdiction as it
360 relates to transportation resources and facilities of state
361 importance.

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362 d. The Fish and Wildlife Conservation Commission shall
363 limit its comments to subjects relating to fish and wildlife
364 habitat and listed species and their habitat.

365 e. The Department of Agriculture and Consumer Services
366 shall limit its comments to the subjects of agriculture,
367 forestry, and aquaculture issues.

368 f. The Department of Education shall limit its comments to
369 the subject of public school facilities.

370 g. The appropriate water management district shall limit
371 its comments to flood protection and floodplain management,
372 wetlands and other surface waters, and regional water supply.

373 h. The state land planning agency shall limit its comments
374 to important state resources and facilities outside the
375 jurisdiction of other commenting state agencies and may include
376 comments on countervailing planning policies and objectives
377 served by the plan amendment that should be balanced against
378 potential adverse impacts to important state resources and
379 facilities.

380 (c)1. The local government shall hold a second public
381 hearing, which shall be a hearing on whether to adopt one or
382 more comprehensive plan amendments pursuant to subsection (11).
383 If the local government fails, within 180 days after receipt of
384 agency comments, to hold the second public hearing, ~~and to adopt~~
385 ~~the comprehensive plan amendments,~~ the amendments are deemed
386 withdrawn unless extended by agreement with notice to the state

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387 land planning agency and any affected person that provided
388 comments on the amendment. If the amendments are not adopted at
389 the second public hearing, the amendments shall be formally
390 adopted by the local government within 180 days after the second
391 public hearing is held or the amendments are deemed withdrawn
392 ~~The 180-day limitation does not apply to amendments processed~~
393 ~~pursuant to s. 380.06.~~

394 2. All comprehensive plan amendments adopted by the
395 governing body, along with the supporting data and analysis,
396 shall be transmitted within 30 ~~10~~ working days after the final
397 adoption hearing to the state land planning agency and any other
398 agency or local government that provided timely comments under
399 subparagraph (b)2. If the local government fails to transmit the
400 comprehensive plan amendments within 30 ~~10~~ working days after
401 the final adoption hearing, the amendments are deemed withdrawn.

402 3. The state land planning agency shall notify the local
403 government of any deficiencies within 5 working days after
404 receipt of an amendment package. For purposes of completeness,
405 an amendment shall be deemed complete if it contains a full,
406 executed copy of:

407 a. The adoption ordinance or ordinances;

408 b. In the case of a text amendment, the amended language
409 in legislative format with new words inserted in the text
410 underlined, and words deleted stricken with hyphens;

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411 c. In the case of a future land use map amendment, the
412 future land use map clearly depicting the parcel, its existing
413 future land use designation, and its adopted designation; and

414 d. Any data and analyses the local government deems
415 appropriate.

416 4. An amendment adopted under this paragraph does not
417 become effective until 31 days after the state land planning
418 agency notifies the local government that the plan amendment
419 package is complete. If timely challenged, an amendment does not
420 become effective until the state land planning agency or the
421 Administration Commission enters a final order determining the
422 adopted amendment to be in compliance.

423 Section 6. Section 166.033, Florida Statutes, is amended
424 to read:

425 166.033 Development permits and orders.—

426 (1) A municipality shall specify in writing the minimum
427 information that must be submitted for an application for a
428 zoning approval, rezoning approval, subdivision approval,
429 certification, special exception, or variance. A municipality
430 shall make the minimum information available for inspection and
431 copying at the location where the municipality receives
432 applications for development permits and orders, provide the
433 information to the applicant at a preapplication meeting, or
434 post the information on the municipality's website.

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435 (2) Within 5 business days after receiving an application
436 for approval of a development permit or development order, a
437 municipality shall confirm receipt of the application using
438 contact information provided by the applicant. Within 30 days
439 after receiving an application for approval of a development
440 permit or development order, a municipality must review the
441 application for completeness and issue a written notification to
442 the applicant ~~letter~~ indicating that all required information is
443 submitted or specify in writing ~~specifying~~ with particularity
444 any areas that are deficient. If the application is deficient,
445 the applicant has 30 days to address the deficiencies by
446 submitting the required additional information. For applications
447 that do not require final action through a quasi-judicial
448 hearing or a public hearing, the municipality must approve,
449 approve with conditions, or deny the application for a
450 development permit or development order within 120 days after
451 the municipality has deemed the application complete. ~~, or 180~~
452 ~~days~~ For applications that require final action through a quasi-
453 judicial hearing or a public hearing, the municipality must
454 approve, approve with conditions, or deny the application for a
455 development permit or development order within 180 days after
456 the municipality has deemed the application complete. Both
457 parties may agree in writing or in a public meeting or hearing
458 ~~to a reasonable request for~~ an extension of time, particularly
459 in the event of a force majeure or other extraordinary

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460 circumstance. An approval, approval with conditions, or denial
461 of the application for a development permit or development order
462 must include written findings supporting the municipality's
463 decision. The timeframes contained in this subsection do not
464 apply in an area of critical state concern, as designated in s.
465 380.0552 or chapter 28-36, Florida Administrative Code. The
466 timeframes contained in this subsection restart if an applicant
467 makes a substantive change to the application. As used in this
468 subsection, the term "substantive change" means an applicant-
469 initiated change of 15 percent or more in the proposed density,
470 intensity, or square footage of a parcel.

471 (3) (a) (2) (a) When reviewing an application for a
472 development permit or development order that is certified by a
473 professional listed in s. 403.0877, a municipality may not
474 request additional information from the applicant more than
475 three times, unless the applicant waives the limitation in
476 writing.

477 (b) If a municipality makes a request for additional
478 information and the applicant submits the required additional
479 information within 30 days after receiving the request, the
480 municipality must review the application for completeness and
481 issue a letter indicating that all required information has been
482 submitted or specify with particularity any areas that are
483 deficient within 30 days after receiving the additional
484 information.

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485 (c) If a municipality makes a second request for
486 additional information and the applicant submits the required
487 additional information within 30 days after receiving the
488 request, the municipality must review the application for
489 completeness and issue a letter indicating that all required
490 information has been submitted or specify with particularity any
491 areas that are deficient within 10 days after receiving the
492 additional information.

493 (d) Before a third request for additional information, the
494 applicant must be offered a meeting to attempt to resolve
495 outstanding issues. If a municipality makes a third request for
496 additional information and the applicant submits the required
497 additional information within 30 days after receiving the
498 request, the municipality must deem the application complete
499 within 10 days after receiving the additional information or
500 proceed to process the application for approval or denial unless
501 the applicant waived the municipality's limitation in writing as
502 described in paragraph (a).

503 (e) Except as provided in subsection (7) ~~(5)~~, if the
504 applicant believes the request for additional information is not
505 authorized by ordinance, rule, statute, or other legal
506 authority, the municipality, at the applicant's request, shall
507 proceed to process the application for approval or denial.

508 (4) A municipality must issue a refund to an applicant
509 equal to:

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510 (a) Ten percent of the application fee if the municipality
511 fails to issue written notification of completeness or written
512 specification of areas of deficiency within 30 days after
513 receiving the application.

514 (b) Ten percent of the application fee if the municipality
515 fails to issue written notification of completeness or written
516 specification of areas of deficiency within 30 days after
517 receiving the additional information pursuant to paragraph
518 (3) (b).

519 (c) Twenty percent of the application fee if the
520 municipality fails to issue written notification of completeness
521 or written specification of areas of deficiency within 10 days
522 after receiving the additional information pursuant to paragraph
523 (3) (c).

524 (d) Fifty percent of the application fee if the
525 municipality fails to approve, approves with conditions, or
526 denies the application within 30 days after conclusion of the
527 120-day or 180-day timeframe specified in subsection (2).

528 (e) One hundred percent of the application fee if the
529 municipality fails to approve, approves with conditions, or
530 denies an application 31 days or more after conclusion of the
531 120-day or 180-day timeframe specified in subsection (2).

532
533 A municipality is not required to issue a refund if the
534 applicant and the municipality agree to an extension of time,

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535 the delay is caused by the applicant, or the delay is
536 attributable to a force majeure or other extraordinary
537 circumstance.

538 ~~(5)-(3)~~ When a municipality denies an application for a
539 development permit or development order, the municipality shall
540 give written notice to the applicant. The notice must include a
541 citation to the applicable portions of an ordinance, rule,
542 statute, or other legal authority for the denial of the permit
543 or order.

544 ~~(6)-(4)~~ As used in this section, the terms "development
545 permit" and "development order" have the same meaning as in s.
546 163.3164, but do not include building permits.

547 ~~(7)-(5)~~ For any development permit application filed with
548 the municipality after July 1, 2012, a municipality may not
549 require as a condition of processing or issuing a development
550 permit or development order that an applicant obtain a permit or
551 approval from any state or federal agency unless the agency has
552 issued a final agency action that denies the federal or state
553 permit before the municipal action on the local development
554 permit.

555 ~~(8)-(6)~~ Issuance of a development permit or development
556 order by a municipality does not create any right on the part of
557 an applicant to obtain a permit from a state or federal agency
558 and does not create any liability on the part of the
559 municipality for issuance of the permit if the applicant fails

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560 to obtain requisite approvals or fulfill the obligations imposed
 561 by a state or federal agency or undertakes actions that result
 562 in a violation of state or federal law. A municipality shall
 563 attach such a disclaimer to the issuance of development permits
 564 and shall include a permit condition that all other applicable
 565 state or federal permits be obtained before commencement of the
 566 development.

567 ~~(9)(7)~~ This section does not prohibit a municipality from
 568 providing information to an applicant regarding what other state
 569 or federal permits may apply.

570 Section 7. Except as otherwise expressly provided in this
 571 act, this act shall take effect October 1, 2025.

572
 573 -----

574 T I T L E A M E N D M E N T

575 Remove everything before the enacting clause and insert:

576 A bill to be entitled

577 An act relating to local government land regulation;
 578 amending s. 125.022, F.S.; requiring counties to
 579 specify minimum information necessary for certain
 580 applications; revising timeframes for processing
 581 applications for approval of development permits or
 582 development orders; defining the term "substantive
 583 change"; providing refund parameters in situations
 584 where the county fails to meet certain timeframes;

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585 providing exceptions; amending s.163.3180, F.S.;

586 prohibiting a school district from collecting,

587 charging, or imposing certain fees unless they meet

588 certain requirements; providing a standard of review

589 for actions challenging such fees; amending s. 553.80,

590 F.S.; specifying certain purposes for which local

591 governments may use certain fees to carry out

592 activities relating to obtaining or finalizing a

593 building permit; amending s. 163.31801, F.S.; revising

594 the voting threshold required for approval of certain

595 impact fee increase ordinances by local governments,

596 school districts, and special districts; requiring

597 that certain impact fee increases be implemented in

598 specified increments; prohibiting a local government

599 from increasing an impact fee rate beyond certain

600 phase-in limitations under certain circumstances;

601 deleting retroactive applicability; amending s.

602 163.3184, F.S.; providing that if comprehensive plan

603 amendments are not adopted at a specified hearing,

604 such amendments must be formally adopted within a

605 certain time period or they are deemed withdrawn;

606 increasing the time period within which comprehensive

607 plan amendments must be transmitted; amending

608 s.166.033, F.S.; requiring municipalities to specify

609 minimum information necessary for certain

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Amendment No.

610 applications; revising timeframes for processing
611 applications for approval of development permits or
612 development orders; defining the term "substantive
613 change"; providing refund parameters in situations
614 where the municipality fails to meet certain
615 timeframes; providing exceptions; providing effective
616 dates.

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