Bill No. CS/SB 1080, 1st Eng. (2025)

Amendment No.

	CHAMBER ACTION
	<u>Senate</u> <u>House</u>
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) <u>A county shall specify in writing the minimum</u>
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 conditions, or denial of the application for a development 42 43 permit or development order must include written findings supporting the county's decision. The timeframes contained in 44 45 this subsection do not apply in an area of critical state concern, as designated in s. 380.0552. The timeframes contained 46 in this subsection restart if an applicant makes a substantive 47 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 <u>(3) (a) (2) (a)</u> 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.

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

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64 If a county makes a second request for additional (C) 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 Before a third request for additional information, the (d) 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).

(e) Except as provided in subsection (7) (5), if the
applicant believes the request for additional information is not
authorized by ordinance, rule, statute, or other legal
authority, the county, at the applicant's request, shall proceed
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	<u>(3)(b).</u>
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	<u>(3)(c).</u>
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 <u>(5)(3)</u> 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 <u>(7)(5)</u> 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 <u>(8) (6)</u> 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 370861

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

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

Section 2. Subsection (5) is added to section 163.3162,
Florida Statutes, to read:

163.3162 Agricultural lands and practices.-

(5) PRODUCTION OF ETHANOL.-Production of ethanol from plants or plant products as defined in s. 581.011 by fermentation, distillation, or drying does not constitute chemical manufacturing or chemical refining. This subsection is intended to be remedial and clarifying in nature and shall apply retroactively to any law, regulation, or ordinance or any interpretation thereof.

Section 3. Present paragraph (j) of subsection (6) of section 163.3180, Florida Statutes, is redesignated as paragraph (k), and a new paragraph (j) is added to that subsection, to read:

160 163.3180 Concurrency.-

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(6)

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162 (j) A school district may not collect, charge, or impose 163 any alternative fee in lieu of an impact fee to mitigate the 164 impact of development on educational facilities unless such fee 165 meets the requirements of s. 163.31801(4)(f) and (g). In any 166 action challenging a fee under this paragraph, the school 167 district has the burden of proving by a preponderance of the 168 evidence that the imposition and amount of the fee meet the 169 requirements of state legal precedent.

Section 4. Paragraph (a) of subsection (7) of section
553.80, Florida Statutes, is amended to read:

172

553.80 Enforcement.-

173 (7)(a) The governing bodies of local governments may 174 provide a schedule of reasonable fees, as authorized by s. 175 125.56(2) or s. 166.222 and this section, for enforcing this 176 part. These fees, and any fines or investment earnings related 177 to the fees, may only be used for carrying out the local 178 government's responsibilities in enforcing the Florida Building Code, including, but not limited to, any process or enforcement 179 180 related to obtaining or finalizing a building permit. When 181 providing a schedule of reasonable fees, the total estimated 182 annual revenue derived from fees, and the fines and investment 183 earnings related to the fees, may not exceed the total estimated annual costs of allowable activities. Any unexpended balances 184 must be carried forward to future years for allowable activities 185 or must be refunded at the discretion of the local government. A 186 370861

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187 local government may not carry forward an amount exceeding the average of its operating budget for enforcing the Florida 188 189 Building Code for the previous 4 fiscal years. For purposes of this subsection, the term "operating budget" does not include 190 191 reserve amounts. Any amount exceeding this limit must be used as authorized in subparagraph 2. However, a local government that 192 established, as of January 1, 2019, a Building Inspections Fund 193 Advisory Board consisting of five members from the construction 194 195 stakeholder community and carries an unexpended balance in 196 excess of the average of its operating budget for the previous 4 fiscal years may continue to carry such excess funds forward 197 198 upon the recommendation of the advisory board. The basis for a fee structure for allowable activities must relate to the level 199 200 of service provided by the local government and must include 201 consideration for refunding fees due to reduced services based 202 on services provided as prescribed by s. 553.791, but not provided by the local government. Fees charged must be 203 204 consistently applied.

205 As used in this subsection, the phrase "enforcing the 1. 206 Florida Building Code" includes the direct costs and reasonable 207 indirect costs associated with review of building plans, 208 building inspections, reinspections, and building permit processing; building code enforcement; and fire inspections 209 associated with new construction. The phrase may also include 210 training costs associated with the enforcement of the Florida 211 370861

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212 Building Code and enforcement action pertaining to unlicensed contractor activity to the extent not funded by other user fees. 213 214 2. A local government must use any excess funds that it is prohibited from carrying forward to rebate and reduce fees, to 215 216 upgrade technology hardware and software systems to enhance 217 service delivery, to pay for the construction of a building or 218 structure that houses a local government's building code 219 enforcement agency, or for training programs for building 220 officials, inspectors, or plans examiners associated with the enforcement of the Florida Building Code. Excess funds used to 221 222 construct such a building or structure must be designated for 223 such purpose by the local government and may not be carried 224 forward for more than 4 consecutive years. An owner or builder 225 who has a valid building permit issued by a local government for 226 a fee, or an association of owners or builders located in the 227 state that has members with valid building permits issued by a 228 local government for a fee, may bring a civil action against the local government that issued the permit for a fee to enforce 229 230 this subparagraph.

3. The following activities may not be funded with feesadopted for enforcing the Florida Building Code:

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

b. Inspections of public buildings for a reduced fee or nofee.

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

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

4. A local government must use recognized management,
accounting, and oversight practices to ensure that fees, fines,
and investment earnings generated under this subsection are
maintained and allocated or used solely for the purposes
described in subparagraph 1.

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

a. Providing proof of licensure under chapter 489;
b. Recording or filing a license issued under this
chapter;

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

259 d. Charging surcharges or other similar fees not directly260 related to enforcing the Florida Building Code.

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261 Section 5. Effective January 1, 2026, paragraphs (g) and 262 (h) of subsection (6) of section 163.31801, Florida Statutes, 263 are amended to read:

264 163.31801 Impact fees; short title; intent; minimum 265 requirements; audits; challenges.-

266 (6) A local government, school district, or special
267 district may increase an impact fee only as provided in this
268 subsection.

(g)<u>1.</u> A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

275 <u>a.1.</u> A demonstrated-need study justifying any increase in 276 excess of those authorized in paragraph (b), paragraph (c), 277 paragraph (d), or paragraph (e) has been completed within the 12 278 months before the adoption of the impact fee increase and 279 expressly demonstrates the extraordinary circumstances 280 necessitating the need to exceed the phase-in limitations.

281 <u>b.2.</u> The local government jurisdiction has held <u>at least</u> 282 not less than two publicly noticed workshops dedicated to the 283 extraordinary circumstances necessitating the need to exceed the 284 phase-in limitations set forth in paragraph (b), paragraph (c), 285 paragraph (d), or paragraph (e).

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286 $\underline{c.3.}$ The impact fee inc	rease ordinance is approved by at
287 least a <u>unanimous</u> two-thirds	vote of the governing body.
288 <u>2. An impact fee increa</u>	se approved under this paragraph
289 must be implemented in at lea	st two but not more than four equal
290 <u>annual increments beginning</u> w	with the date on which the impact
291 <u>fee increase ordinance is add</u>	pted.
292 <u>3. A local government m</u>	ay not increase an impact fee rate
293 beyond the phase-in limitation	ons under this paragraph if the
294 local government has not incr	eased the impact fee within the
295 past 5 years. Any year in whi	ch the local government is
296 prohibited from increasing ar	impact fee because the
297 jurisdiction is in a hurricar	e disaster area is not included in
298 the 5-year period.	
299 (h) This subsection ope	erates retroactively to January 1,
300 2021.	
301 Section 6. Paragraphs	b) and (c) of subsection (3) of
302 section 163.3184, Florida Sta	tutes, are amended to read:
303 163.3184 Process for ac	loption of comprehensive plan or
304 plan amendment	
305 (3) EXPEDITED STATE REV	IEW PROCESS FOR ADOPTION OF
306 COMPREHENSIVE PLAN AMENDMENTS	s.—
307 (b)1. If a plan amendme	ent or amendments are adopted, the
308 local government, after the i	nitial public hearing held pursuant
309 to subsection (11), shall tra	nsmit <u>,</u> within 10 working days <u>after</u>
310 the date of adoption, the ame	endment or amendments and
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311 appropriate supporting data and analyses to the reviewing 312 agencies. The local governing body shall also transmit a copy of 313 the amendments and supporting data and analyses to any other 314 local government or governmental agency that has filed a written 315 request with the governing body.

316 The reviewing agencies and any other local government 2. 317 or governmental agency specified in subparagraph 1. may provide comments regarding the amendment or amendments to the local 318 319 government. State agencies shall only comment on important state resources and facilities that will be adversely impacted by the 320 321 amendment if adopted. Comments provided by state agencies shall 322 state with specificity how the plan amendment will adversely 323 impact an important state resource or facility and shall 324 identify measures the local government may take to eliminate, 325 reduce, or mitigate the adverse impacts. Such comments, if not 326 resolved, may result in a challenge by the state land planning 327 agency to the plan amendment. Agencies and local governments must transmit their comments to the affected local government 328 329 such that they are received by the local government not later 330 than 30 days after the date on which the agency or government 331 received the amendment or amendments. Reviewing agencies shall 332 also send a copy of their comments to the state land planning 333 agency.

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334 3. Comments to the local government from a regional 335 planning council, county, or municipality shall be limited as 336 follows:

337 The regional planning council review and comments shall a. 338 be limited to adverse effects on regional resources or 339 facilities identified in the strategic regional policy plan and 340 extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the 341 342 region. A regional planning council may not review and comment 343 on a proposed comprehensive plan amendment prepared by such 344 council unless the plan amendment has been changed by the local 345 government subsequent to the preparation of the plan amendment by the regional planning council. 346

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

350 c. Municipal comments shall be in the context of the 351 relationship and effect of the proposed plan amendments on the 352 municipal plan.

353 d. Military installation comments shall be provided in354 accordance with s. 163.3175.

355 4. Comments to the local government from state agencies 356 shall be limited to the following subjects as they relate to 357 important state resources and facilities that will be adversely 358 impacted by the amendment if adopted:

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

366 b. The Department of State shall limit its comments to the367 subjects of historic and archaeological resources.

368 c. The Department of Transportation shall limit its 369 comments to issues within the agency's jurisdiction as it 370 relates to transportation resources and facilities of state 371 importance.

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

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

378 f. The Department of Education shall limit its comments to379 the subject of public school facilities.

380 g. The appropriate water management district shall limit
381 its comments to flood protection and floodplain management,
382 wetlands and other surface waters, and regional water supply.

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383 h. The state land planning agency shall limit its comments 384 to important state resources and facilities outside the 385 jurisdiction of other commenting state agencies and may include 386 comments on countervailing planning policies and objectives 387 served by the plan amendment that should be balanced against 388 potential adverse impacts to important state resources and 389 facilities.

390 (c)1. The local government shall hold a second public 391 hearing, which shall be a hearing on whether to adopt one or 392 more comprehensive plan amendments pursuant to subsection (11). 393 If the local government fails, within 180 days after receipt of 394 agency comments, to hold the second public hearing, and to adopt 395 the comprehensive plan amendments, the amendments are deemed 396 withdrawn unless extended by agreement with notice to the state 397 land planning agency and any affected person that provided 398 comments on the amendment. If the amendments are not adopted at the second public hearing, the amendments shall be formally 399 400 adopted by the local government within 180 days after the second 401 public hearing is held or the amendments are deemed withdrawn 402 The 180-day limitation does not apply to amendments processed 403 pursuant to s. 380.06.

All comprehensive plan amendments adopted by the
governing body, along with the supporting data and analysis,
shall be transmitted within <u>30</u> 10 working days after the final
adoption hearing to the state land planning agency and any other
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408 agency or local government that provided timely comments under 409 subparagraph (b)2. If the local government fails to transmit the 410 comprehensive plan amendments within <u>30</u> 10 working days after 411 the final adoption hearing, the amendments are deemed withdrawn.

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

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a. The adoption ordinance or ordinances;

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

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

424 d. Any data and analyses the local government deems425 appropriate.

426 4. An amendment adopted under this paragraph does not 427 become effective until 31 days after the state land planning 428 agency notifies the local government that the plan amendment 429 package is complete. If timely challenged, an amendment does not 430 become effective until the state land planning agency or the 431 Administration Commission enters a final order determining the 432 adopted amendment to be in compliance.

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433 This paragraph is remedial in nature, is intended to clarify 434 435 existing law, and shall apply retroactively to January 1, 2022. Section 7. Section 166.033, Florida Statutes, is amended 436 437 to read: 438 166.033 Development permits and orders.-439 (1) A municipality shall specify in writing the minimum information that must be submitted for an application for a 440 zoning approval, rezoning approval, subdivision approval, 441 442 certification, special exception, or variance. A municipality 443 shall make the minimum information available for inspection and 444 copying at the location where the municipality receives 445 applications for development permits and orders, provide the 446 information to the applicant at a preapplication meeting, or 447 post the information on the municipality's website. 448 (2) Within 5 business days after receiving an application for approval of a development permit or development order, a 449 450 municipality shall confirm receipt of the application using 451 contact information provided by the applicant. Within 30 days 452 after receiving an application for approval of a development 453 permit or development order, a municipality must review the 454 application for completeness and issue a written notification to 455 the applicant letter indicating that all required information is 456 submitted or specify in writing specifying with particularity 457 any areas that are deficient. If the application is deficient, 370861

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458 the applicant has 30 days to address the deficiencies by 459 submitting the required additional information. For applications 460 that do not require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, 461 approve with conditions, or deny the application for a 462 463 development permit or development order within 120 days after 464 the municipality has deemed the application complete., or 180 days For applications that require final action through a quasi-465 466 judicial hearing or a public hearing, the municipality must 467 approve, approve with conditions, or deny the application for a 468 development permit or development order within 180 days after 469 the municipality has deemed the application complete. Both 470 parties may agree in writing or in a public meeting or hearing to a reasonable request for an extension of time, particularly 471 472 in the event of a force majeure or other extraordinary 473 circumstance. An approval, approval with conditions, or denial 474 of the application for a development permit or development order must include written findings supporting the municipality's 475 476 decision. The timeframes contained in this subsection do not apply in an area of critical state concern, as designated in s. 477 478 380.0552 or chapter 28-36, Florida Administrative Code. The 479 timeframes contained in this subsection restart if an applicant makes a substantive change to the application. As used in this 480 481 subsection, the term "substantive change" means an applicant-

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482 <u>initiated change of 15 percent or more in the proposed density</u>, 483 intensity, or square footage of a parcel.

484 <u>(3) (a) (2) (a)</u> When reviewing an application for a 485 development permit or development order that is certified by a 486 professional listed in s. 403.0877, a municipality may not 487 request additional information from the applicant more than 488 three times, unless the applicant waives the limitation in 489 writing.

490 If a municipality makes a request for additional (b) 491 information and the applicant submits the required additional 492 information within 30 days after receiving the request, the 493 municipality must review the application for completeness and 494 issue a letter indicating that all required information has been 495 submitted or specify with particularity any areas that are 496 deficient within 30 days after receiving the additional 497 information.

498 (C) If a municipality makes a second request for 499 additional information and the applicant submits the required 500 additional information within 30 days after receiving the request, the municipality must review the application for 501 502 completeness and issue a letter indicating that all required 503 information has been submitted or specify with particularity any areas that are deficient within 10 days after receiving the 504 additional information. 505

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506 Before a third request for additional information, the (d) 507 applicant must be offered a meeting to attempt to resolve 508 outstanding issues. If a municipality makes a third request for 509 additional information and the applicant submits the required 510 additional information within 30 days after receiving the 511 request, the municipality must deem the application complete within 10 days after receiving the additional information or 512 513 proceed to process the application for approval or denial unless 514 the applicant waived the municipality's limitation in writing as 515 described in paragraph (a).

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

521 (4) A municipality must issue a refund to an applicant 522 equal to:

523 <u>(a) Ten percent of the application fee if the municipality</u> 524 <u>fails to issue written notification of completeness or written</u> 525 <u>specification of areas of deficiency within 30 days after</u> 526 receiving the application.

527 (b) Ten percent of the application fee if the municipality 528 fails to issue written notification of completeness or written 529 specification of areas of deficiency within 30 days after

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530	receiving the additional information pursuant to paragraph
531	<u>(3)(b).</u>
532	(c) Twenty percent of the application fee if the
533	municipality fails to issue written notification of completeness
534	or written specification of areas of deficiency within 10 days
535	after receiving the additional information pursuant to paragraph
536	<u>(3)(c).</u>
537	(d) Fifty percent of the application fee if the
538	municipality fails to approve, approves with conditions, or
539	denies the application within 30 days after conclusion of the
540	120-day or 180-day timeframe specified in subsection (2).
541	(e) One hundred percent of the application fee if the
542	municipality fails to approve, approves with conditions, or
543	denies an application 31 days or more after conclusion of the
544	120-day or 180-day timeframe specified in subsection (2).
545	
546	A municipality is not required to issue a refund if the
547	applicant and the municipality agree to an extension of time,
548	the delay is caused by the applicant, or the delay is
549	attributable to a force majeure or other extraordinary
550	circumstance.
551	(5)(3) When a municipality denies an application for a
552	development permit or development order, the municipality shall
553	give written notice to the applicant. The notice must include a
554	citation to the applicable portions of an ordinance, rule,
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555 statute, or other legal authority for the denial of the permit 556 or order.

557 <u>(6)(4)</u> As used in this section, the terms "development 558 permit" and "development order" have the same meaning as in s. 559 163.3164, but do not include building permits.

560 (7) (5) For any development permit application filed with the municipality after July 1, 2012, a municipality may not 561 562 require as a condition of processing or issuing a development 563 permit or development order that an applicant obtain a permit or approval from any state or federal agency unless the agency has 564 565 issued a final agency action that denies the federal or state 566 permit before the municipal action on the local development 567 permit.

568 (8) (6) Issuance of a development permit or development 569 order by a municipality does not create any right on the part of 570 an applicant to obtain a permit from a state or federal agency 571 and does not create any liability on the part of the 572 municipality for issuance of the permit if the applicant fails 573 to obtain requisite approvals or fulfill the obligations imposed 574 by a state or federal agency or undertakes actions that result 575 in a violation of state or federal law. A municipality shall 576 attach such a disclaimer to the issuance of development permits and shall include a permit condition that all other applicable 577 state or federal permits be obtained before commencement of the 578 579 development.

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580 (9) (7) This section does not prohibit a municipality from 581 providing information to an applicant regarding what other state 582 or federal permits may apply. 583 Section 8. Except as otherwise expressly provided in this 584 act, this act shall take effect October 1, 2025. 585 586 587 TITLE AMENDMENT 588 Remove everything before the enacting clause and insert: 589 A bill to be entitled 590 An act relating to local government land regulation; 591 amending s. 125.022, F.S.; requiring counties to 592 specify minimum information necessary for certain 593 applications; revising timeframes for processing 594 applications for approval of development permits or 595 development orders; defining the term "substantive 596 change"; providing refund parameters in situations 597 where the county fails to meet certain timeframes; 598 providing exceptions; amending s. 163.3162, F.S.; 599 providing that production of ethanol from certain

plants or plant products does not constitute chemical
manufacturing or chemical refining; providing for
construction and retroactive application; amending s.
163.3180, F.S.; prohibiting a school district from
collecting, charging, or imposing certain fees unless

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605 they meet certain requirements; providing a standard 606 of review for actions challenging such fees; amending 607 s. 553.80, F.S.; specifying certain purposes for which local governments may use certain fees to carry out 608 609 activities relating to obtaining or finalizing a building permit; amending s. 163.31801, F.S.; revising 610 611 the voting threshold required for approval of certain 612 impact fee increase ordinances by local governments, school districts, and special districts; requiring 613 614 that certain impact fee increases be implemented in specified increments; prohibiting a local government 615 616 from increasing an impact fee rate beyond certain 617 phase-in limitations under certain circumstances; 618 deleting retroactive applicability; amending s. 619 163.3184, F.S.; providing that if comprehensive plan 620 amendments are not adopted at a specified hearing, 621 such amendments must be formally adopted within a 62.2 certain time period or they are deemed withdrawn; 623 increasing the time period within which comprehensive 624 plan amendments must be transmitted; providing for 625 construction and retroactive application; amending s. 626 166.033, F.S.; requiring municipalities to specify minimum information necessary for certain 627 applications; revising timeframes for processing 628 629 applications for approval of development permits or 370861

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dates.

630	development orders; defining the term "substantive
631	change"; providing refund parameters in situations
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