

FLORIDA HOUSE OF REPRESENTATIVES BILL ANALYSIS

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BILL #: HB 381 TITLE: Issuance of Address and Individual Parcel Identification Numbers SPONSOR(S): Holcomb	COMPANION BILL: SB 784 (Ingoglia) LINKED BILLS: None RELATED BILLS: None
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Committee References

[Housing, Agriculture & Tourism](#)



[Intergovernmental Affairs](#)



[Commerce](#)

SUMMARY

Effect of the Bill:

Requires the local government responsible for reviewing and approving a plat to issue street and mailing addresses, along with individual parcel identification numbers, within two weeks after a final plat has been recorded; imposes a financial penalty on the local government for failing to meet the deadline.

Fiscal or Economic Impact:

None

[JUMP TO](#)

[SUMMARY](#)

[ANALYSIS](#)

[RELEVANT INFORMATION](#)

[BILL HISTORY](#)

ANALYSIS

EFFECT OF THE BILL:

The bill requires local governments to issue the street and mailing address, along with the individual parcel identification numbers within two weeks after a final [plat](#) is recorded by the circuit court clerk or other recording officer. (Section [1](#)).

The bill imposes a penalty on a local government that fails to comply with the 2-week deadline; the building permit fee is reduced by 10% for each business day the local government fails to issue the street, mailing address and parcel identification number. (Section [1](#)).

The effective date of the bill is July 1, 2025. (Section [2](#)).

RELEVANT INFORMATION

SUBJECT OVERVIEW:

Platting

A “plat” is a map or detailed representation of the subdivision of lands, providing a complete and precise depiction of the subdivision, along with other information that complies with all applicable state requirements and local ordinances.¹ Platting ensures that when subdividing property into lots, all streets, alleys, easements, rights-of-way, public areas, utilities, and sewer and stormwater improvements are identified.²

While state laws provide the minimum requirements for the platting of lands, local governments may adopt additional requirements.³

¹ S. [177.031\(14\), F.S.](#)

² S. [177.091, F.S.](#); LakelandLaw.com, *The Basics of Platting Property*, (May 28, 2020), [LakelandLaw.com](#) (last visited Feb. 19, 2025).

³ S. [177.011, F.S.](#); Jimerson Birr, *Platting*, [Jimerson Birr](#) (last visited Feb. 21, 2025).

STORAGE NAME: h0381.HAT

DATE: 3/9/2025

The authority for plat approval is designated as follows:⁴

- When the plat to be submitted for approval is located wholly within the boundaries of a municipality, the governing body of the municipality has exclusive jurisdiction to approve the plat.
- When a plat lies wholly within the unincorporated areas of a county, the governing body of the county has exclusive jurisdiction to approve the plat.
- When a plat lies within the boundaries of more than one governing body, two plats must be prepared and each governing body has exclusive jurisdiction to approve the plat within its boundaries, unless the governing bodies having said jurisdiction agree that one plat is mutually acceptable.

Many local governments have a process to approve a preliminary plat before approving a final plat, and once a preliminary plat is approved, a developer may be allowed to commence construction before the plat is approved. For example, the City of Jacksonville, the Village of Royal Palm Beach, and the City of Tallahassee allow for a preliminary plat approval process.⁵

The fee to have a plat approved differs between local governments. For instance:

- The city of Orlando charges either \$1,200 or \$3,000, depending on the type of plat being submitted.⁶
- Madison County charges either \$1500, \$1700, or \$2000, depending on whether it is a preliminary or final plat and whether improvements are required; additionally, Madison County charges a \$50 fee per lot, along with consultant fees.⁷

Once a final plat is approved, it is submitted to the clerk of the circuit court for recording.⁸

RECENT LEGISLATION:

YEAR	BILL #	HOUSE SPONSOR(S)	SENATE SPONSOR	OTHER INFORMATION
2024	CS/CS/HB 665	McClain	Ingolia	The bill was laid on the table. SB 812, similar, was approved by the Governor.

BILL HISTORY

COMMITTEE REFERENCE	ACTION	DATE	STAFF DIRECTOR/ POLICY CHIEF	ANALYSIS PREPARED BY
Housing, Agriculture & Tourism Subcommittee			Curtin	Rodriguez
Intergovernmental Affairs Subcommittee				
Commerce Committee				

⁴ S. [177.071\(1\), F.S.](#)

⁵ City of Jacksonville Code of Ordinances s. 654-109; Village of Royal Palm Beach Code of Ordinances s. 22-22; City of Tallahassee Code of Ordinances s. 9-92.

⁶ City of Orlando, *Fees—Commercial Development*, [City of Orlando](#) (last visited Feb. 25, 2025).

⁷ Madison County Florida, *Planning & Zoning Fees*, [Madison County](#) (last visited Feb. 25, 2025).

⁸ S. [177.073\(1\)\(b\), F.S.](#)