

FLORIDA HOUSE OF REPRESENTATIVES BILL ANALYSIS

This bill analysis was prepared by nonpartisan committee staff and does not constitute an official statement of legislative intent.

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

[Housing, Agriculture & Tourism](#)
16 Y, 0 N, As CS



[Intergovernmental Affairs](#)



[Commerce](#)

SUMMARY

Effect of the Bill:

Requires the local governing body responsible for reviewing and approving a plat to issue street and mailing addresses, along with individual parcel identification numbers, within 20 business days 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 a local governing body responsible for reviewing and approving a plat to issue the street and mailing address, along with the individual parcel identification number within 20 business days 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 governing body that fails to comply with the 20 business day deadline, and the [addressing](#) 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).

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DATE: 3/19/2025

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

[Address Assignment](#)

While the procedures for obtaining an address differ between local governments, they typically require the submission of an application form, a survey map, proof of ownership, and compliance with local zoning regulations.⁹ Similarly, the timeframes and fees for obtaining an address vary depending on the jurisdiction. For instance:

- Leon County takes 45 days to issue a new address and street name, with a fee of \$156.00.¹⁰
- Bay County takes 5 to 7 business days, with a fee of \$55.00.¹¹
- Orange County, for a single-family residence, takes 3 business days, with a fee of \$20.00.¹²

RECENT LEGISLATION:

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

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.](#)

⁹ Land Buyers, *How to Get an Address for Land in Florida: A Detailed Guide*, (Jul. 30, 2024), [Land Buyers](#) (last visited Feb. 21, 2025).

¹⁰ Leon Florida's Capital County, *Addressing*, [Leon Florida's Capital County](#) (last visited Feb. 21, 2025).

¹¹ Bay County Florida, *What Information Do I Need to Get an Address for a New Home?* [Bay County Florida](#) (last visited Feb. 21, 2025).

¹² Orange County, *Addressing*, [Address Assignment](#) (last visited Feb. 28, 2025).

BILL HISTORY

COMMITTEE REFERENCE	ACTION	DATE	STAFF DIRECTOR/ POLICY CHIEF	ANALYSIS PREPARED BY
Housing, Agriculture & Tourism Subcommittee	16 Y, 0 N, As CS	3/18/2025	Curtin	Rodriguez
THE CHANGES ADOPTED BY THE COMMITTEE:	<ul style="list-style-type: none">Established a 20-business-day deadline, rather than a two-week deadline, for local governments to issue certain information.Replaced “building permit fee” with “addressing fee.”			
Intergovernmental Affairs Subcommittee				
Commerce Committee				

THIS BILL ANALYSIS HAS BEEN UPDATED TO INCORPORATE ALL OF THE CHANGES DESCRIBED ABOVE.
