



821174

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
03/18/2025	.	
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The Committee on Community Affairs (Ingoglia) recommended the following:

**Senate Amendment (with title amendment)**

Delete everything after the enacting clause  
and insert:

Section 1. Present subsections (1) and (2) of section 177.071, Florida Statutes, are redesignated as subsections (2) and (3), respectively, and a new subsection (1) is added to that section, to read:

177.071 Approval of plat by governing bodies.—

(1) Plat or replat submittals shall be reviewed and



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11 approved administratively by a designee or designees of the  
12 appropriate local governing body. Within 15 days after receipt  
13 of a plat or replat submittal, the designee or designees of the  
14 appropriate local governing body shall review the plat or replat  
15 submittal for compliance with s. 177.091. If it is determined  
16 that such plat or replat submittal fails to meet the  
17 requirements of s. 177.091, written comments specifying the  
18 areas of noncompliance must be provided to the applicant within  
19 the 15-day review period. The plat or replat submittal must be  
20 approved, approved with conditions, or denied within 30 working  
21 days from the date that the plat or replat is submitted, unless  
22 a written extension of this timeframe is requested by the  
23 applicant and approved by the governing body. An official,  
24 employee, agent, or designee of the governing body may not  
25 request or require the applicant to file a written extension of  
26 time.

27 Section 2. Section 177.1115, Florida Statutes, is created  
28 to read:

29 177.1115 Issuance of address and an individual parcel  
30 identification number after final plat is recorded; private  
31 provider alternative; penalty.—

32 (1) Within 14 business days after the recordation of a plat  
33 by the circuit court clerk or other recording officer, the  
34 appropriate governing body shall issue the street and mailing  
35 address, along with the individual parcel identification number,  
36 as contained in the plat offered for recording pursuant to s.  
37 177.091.

38 (2) If the appropriate governing body does not issue the  
39 required street and mailing address, along with the individual



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40 parcel identification number, within the 14-business-day period  
41 prescribed in subsection (1), the applicant may engage a private  
42 provider, duly registered in this state, to create the required  
43 address and parcel identification number in accordance with  
44 applicable local, state, and national addressing standards.

45 (a) Upon completion, the private provider shall submit the  
46 assigned address and parcel identification number to the  
47 governing body for verification. The governing body must  
48 complete its verification process within 5 business days after  
49 receiving the submission.

50 (b) If the governing body fails to verify the submitted  
51 address and parcel identification number within 5 business days,  
52 the address assigned by the private provider must be deemed  
53 approved for all official purposes.

54 (3) The governing body may not collect an addressing fee if  
55 it fails to issue the required address and parcel identification  
56 number within the timeframes specified in this section.

57 Section 3. This act shall take effect July 1, 2025.

58  
59 ===== T I T L E A M E N D M E N T =====

60 And the title is amended as follows:

61 Delete everything before the enacting clause  
62 and insert:

63 A bill to be entitled  
64 An act relating to platting; amending s. 177.071,  
65 F.S.; requiring that plat or replat submittals be  
66 reviewed and approved administratively by a designee  
67 or designees of the appropriate local governing body;  
68 requiring such designee or designees to review such



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69 plat or replat submittal for compliance within a  
70 specified timeframe; requiring that written comments  
71 be provided to the applicant if the plat or replat  
72 submittal fails to meet specified requirements;  
73 requiring that the plat or replat submittal be  
74 approved, approved with conditions, or denied within a  
75 specified timeframe; providing an exception;  
76 prohibiting certain entities from requesting or  
77 requiring an applicant to file a written extension of  
78 time; creating s. 177.1115, F.S.; requiring the  
79 appropriate governing body, within a specified  
80 timeframe after the recordation of the plat, to issue  
81 certain information; authorizing an applicant to  
82 engage a specified private provider under certain  
83 circumstances; requiring that such provider submit  
84 specified information to the governing body for  
85 verification; requiring the governing body to complete  
86 verification within a specified timeframe; requiring  
87 that the information submitted by the provider is  
88 deemed approved if the governing body fails to verify  
89 it within the specified timeframe; prohibiting the  
90 governing body from collecting an addressing fee under  
91 certain circumstances; providing an effective date.