

**The Florida Senate**  
**BILL ANALYSIS AND FISCAL IMPACT STATEMENT**

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

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Prepared By: The Professional Staff of the Committee on Community Affairs

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BILL: SB 784

INTRODUCER: Senator Ingoglia

SUBJECT: Issuance of an Address and an Individual Parcel Identification Number

DATE: March 14, 2025

REVISED: \_\_\_\_\_

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Hackett	Fleming	CA	<b>Pre-meeting</b>
2.			JU	
3.			RC	

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**I. Summary:**

SB 784 provides that within 2 weeks after a plat is recorded, the appropriate governing body must issue the street and mailing address and individual parcel identification number contained in the plat. Failure to do so will result in a 10 percent reduction for the building permit fee for each business day the governing body fails to issue the required information.

The bill takes effect July 1, 2025.

**II. Present Situation:**

**Platting**

In Florida law, “plat” means a map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of all applicable state requirements and of any local ordinances.<sup>1</sup> Generally, platting is required whenever a developer wishes to subdivide a large piece of property into smaller parcels and tracts. These smaller areas become the residential lots, streets and parks of a new residential subdivision.<sup>2</sup>

State law establishes consistent minimum requirements for the establishment of plats, and local governing bodies have the power to regulate and control the platting of lands.<sup>3</sup> Prior to approval by the appropriate governing body, the plat must be reviewed for conformity with state and local

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<sup>1</sup> Section 177.031(14), F.S.

<sup>2</sup> Harry W. Carls, Florida Condo & HOA Law Blog, May 17, 2018, *Why is a Plat so Important?*, <https://www.floridacondohoalawblog.com/2018/05/17/why-is-a-plat-so-important/> (last visited Mar. 11, 2025).

<sup>3</sup> Section 177.011, F.S.

law and sealed by a professional surveyor and mapper who is either employed by or under contract to the local governing body.<sup>4</sup>

Before a plat is offered for recording with the clerk of the circuit court, it must be approved by the appropriate governing body, and evidence of such approval must be placed on the plat. If not approved, the governing body must return the plat to the professional surveyor and mapper or the legal entity offering the plat for recordation.<sup>5</sup>

Jurisdiction over plat approval is as follows:<sup>6</sup>

- 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.

Every plat of a subdivision offered for recording must have certain information, including providing:<sup>7</sup>

- The name of the plat in bold legible letters, and the name of the subdivision, professional surveyor and mapper or legal entity, and street and mailing address on each sheet.
- The section, township, and range immediately under the name of the plat on each sheet included, along with the name of the city, town, village, county, and state in which the land being platted is situated.
- The dedications and approvals by the surveyor and mapper and local governing body, and the circuit court clerk's certificate and the professional surveyor and mapper's seal and statement.
- All section lines and quarter section lines occurring within the subdivision. If the description is by metes and bounds, all information called for, such as the point of commencement, course bearings and distances, and the point of beginning. If the platted lands are in a land grant or are not included in the subdivision of government surveys, then the boundaries are to be defined by metes and bounds and courses.
- Location, width, and names of all streets, waterways, or other rights-of-way.
- Location and width of proposed easements and existing easements identified in the title opinion or property information report must be shown on the plat or in the notes or legend, and their intended use.
- All lots numbered either by progressive numbers or, if in blocks, progressively numbered in each block, and the blocks progressively numbered or lettered, except that blocks in numbered additions bearing the same name may be numbered consecutively throughout the several additions.

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<sup>4</sup> Section 177.081(1), F.S.

<sup>5</sup> Section 177.071(1) F.S.

<sup>6</sup> *Id.*

<sup>7</sup> Section 177.091, F.S.

- Sufficient survey data to positively describe the bounds of every lot, block, street easement, and all other areas shown on the plat.
- Designated park and recreation parcels.
- All interior excepted parcels clearly indicated and labeled “Not a part of this plat.”
- The purpose of all areas dedicated clearly indicated or stated on the plat.
- That all platted utility easements must provide that such easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services interferes with the facilities and services of an electric, telephone, gas, or other public utility.

### **Addresses and Parcel Identification Numbers**

Parcel identification numbers are the general method by which individual parcels are identified across a variety of governmental functions. Generally, identification numbers are assigned and maintained by the county’s property appraiser, rather than the local building code authority. Street addresses are typically intrinsic to the platting process.

A local government using a pre-platting process may work with appropriate local government agencies to issue an address and a temporary parcel identification number for lot lines and lot sizes based on the metes and bounds of the plat contained in the application.<sup>8</sup>

### **III. Effect of Proposed Changes:**

The bill creates s. 177.1115, F.S., to provide that within 2 weeks after a plat is recorded, the appropriate governing body must issue the street and mailing address and individual parcel identification number contained in the plat. Failure to do so will result in a 10 percent reduction for the building permit fee for each business day the governing body fails to issue the required information.

The bill takes effect July 1, 2025.

### **IV. Constitutional Issues:**

#### **A. Municipality/County Mandates Restrictions:**

None.

#### **B. Public Records/Open Meetings Issues:**

None.

#### **C. Trust Funds Restrictions:**

None.

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<sup>8</sup> Section 177.073(5), F.S.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None identified.

**V. Fiscal Impact Statement:**

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

None.

**VI. Technical Deficiencies:**

The bill does not specify to whom the governing body must issue the required information for the purpose of creating a nexus between issuance and a particular building permit application.

**VII. Related Issues:**

None.

**VIII. Statutes Affected:**

This bill creates section 177.1115 of the Florida Statutes.

**IX. Additional Information:**

A. Committee Substitute – Statement of Changes:

(Summarizing differences between the Committee Substitute and the prior version of the bill.)

None.

B. Amendments:

None.