

By the Committee on Community Affairs; and Senator Ingoglia

578-02516-25

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A bill to be entitled
An act relating to platting; amending s. 177.071,
F.S.; requiring that plat or replat submittals be
reviewed and approved administratively by a designee
or designees of the appropriate local governing body;
requiring such designee or designees to review such
plat or replat submittal for compliance within a
specified timeframe; requiring that written comments
be provided to the applicant if the plat or replat
submittal fails to meet specified requirements;
requiring that the plat or replat submittal be
approved, approved with conditions, or denied within a
specified timeframe; providing an exception;
prohibiting certain entities from requesting or
requiring an applicant to file a written extension of
time; creating s. 177.1115, F.S.; requiring the
appropriate governing body, within a specified
timeframe after the recordation of the plat, to issue
certain information; authorizing an applicant to
engage a specified private provider under certain
circumstances; requiring that such provider submit
specified information to the governing body for
verification; requiring the governing body to complete
verification within a specified timeframe; requiring
that the information submitted by the provider is
deemed approved if the governing body fails to verify
it within the specified timeframe; prohibiting the
governing body from collecting an addressing fee under
certain circumstances; providing an effective date.

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Be It Enacted by the Legislature of the State of Florida:

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

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

177.1115 Issuance of address and an individual parcel identification number after final plat is recorded; private

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59 provider alternative; penalty.—

60 (1) Within 14 business days after the recordation of a plat
61 by the circuit court clerk or other recording officer, the
62 appropriate governing body shall issue the street and mailing
63 address, along with the individual parcel identification number,
64 as contained in the plat offered for recording pursuant to s.
65 177.091.

66 (2) If the appropriate governing body does not issue the
67 required street and mailing address, along with the individual
68 parcel identification number, within the 14-business-day period
69 prescribed in subsection (1), the applicant may engage a private
70 provider, duly registered in this state, to create the required
71 address and parcel identification number in accordance with
72 applicable local, state, and national addressing standards.

73 (a) Upon completion, the private provider shall submit the
74 assigned address and parcel identification number to the
75 governing body for verification. The governing body must
76 complete its verification process within 5 business days after
77 receiving the submission.

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

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

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