

FLORIDA HOUSE OF REPRESENTATIVES BILL ANALYSIS

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BILL #: [CS/HB 1143](#)

TITLE: Local Government Land Development Regulations and Orders

SPONSOR(S): Nix

COMPANION BILL: [CS/SB 948](#) (McClain)

LINKED BILLS: None

RELATED BILLS: None

Committee References

[Intergovernmental Affairs](#)

14 Y, 2 N, As CS

[Housing, Agriculture & Tourism](#)

[State Affairs](#)

SUMMARY

Effect of the Bill:

The bill creates the Florida Starter Homes Act, which limits the ability of local governments to restrict the development of dwellings containing four or fewer dwelling units. Specifically, the bill:

- Restricts the development regulations a local government may adopt for residential property that is connected to a public water or sewer system.
- Prohibits local governments from requiring more than one parking space per dwelling unit for residential lots under a certain size or any parking requirements for lots located near a public transit stop.
- Requires local governments to allow the placement of off-site constructed residential dwelling according to the same standards that apply to site-built homes.
- Requires local governments to adopt a process for lot splits.
- Provides an expedited timeline for the review of development applications, including development permits, orders, and plats.

The bill also revises requirements concerning the placement of manufactured homes to provide that such homes placed on a lot in a recreational vehicle park are not subject to taxation as mobile homes or required to make payments to the Florida Mobile Home Relocation Fund.

Fiscal or Economic Impact:

The bill may have an indeterminate fiscal impact on local governments and an indeterminate positive economic impact on the private sector.

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ANALYSIS

EFFECT OF THE BILL:

Florida Starter Homes Act

The bill provides that if a residential lot¹ is connected to a public water and sewer system, or will be connected as part of a lot split plan or subdivision plan, a local government may not impose a [regulation](#)² that does any of the following:

- Prohibits, limits, or otherwise restricts the development of a starter home.³

¹ The bill defines a “residential lot” as a lot that is zoned for residential use or on which at least one type of starter home is an existing or lawful use, excluding lots located within areas of critical state concern.

² The bill defines a “regulation” as a comprehensive plan, a development order, or a land development regulation as those terms are defined in the Community Planning Act or any other local government ordinance, resolution, policy, action, procedure, condition, guideline, development agreement, or land development code.

³ The bill defines a “starter home” as any dwelling with one, two, three, or four dwelling units, including single-family detached homes, single-family attached homes, townhouses, duplexes, triplexes, and quadruplexes.

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- Requires any minimum setback on the sides or a minimum setback greater than 10 feet from the rear and 20 feet from the front (unless the lot abuts a driveway, alley, or common open space such as a courtyard or pocket park, in which case no minimum setback from the front is allowed).
- Requires a minimum dimension of a lot exceeding 20 feet, if the lot meets the minimum lot size requirement.
- Requires more than 30 percent of lot area to be reserved for open space or permeable surface.
- Limits the maximum building height to less than three stories or 35 feet above grade or, if applicable, three stories or 35 feet above the base flood elevation established by Federal Emergency Management Agency.
- Requires a maximum floor area ratio of less than three.⁴
- Requires the property owner to occupy the property.
- Requires a minimum size for a starter home which is greater than that required by the Florida Building Code.
- Requires a maximum residential density, typically measured in dwelling units per acre, which is more restrictive than the density authorized by the bill.
- Requires a minimum lot size that is greater than 1,200 square feet for existing lots, lots created by a lot split, or lots created by subdivision. (Section 3)

The bill requires each local government's comprehensive plan and land development regulations to allow a lot to front or abut a shared space instead of a public right-of-way. (Section 3)

The bill prohibits local governments from:

- Requiring more than one parking space per dwelling unit for residential lots that are 4,000 square feet or less or any parking space requirements for residential lots within a one-half mile radius of a public transit stop.
- Imposing a regulation that prohibits, limits, or otherwise restricts lot splits or the development of starter homes on a residential lot that contains historic property, except for regulations concerning building design elements and regulations that prohibit the demolition or alteration of a structure or building that is individually listed in the National Register of Historic Places, or that is a contributing structure or building within a historic district which was listed in the National Register of Historic Places before January 1, 2000. (Section 3)

Off-site Constructed Dwellings

The bill requires local governments to allow off-site constructed residential dwellings to be placed on any residential lot where at least one type of starter home is allowed.⁵ The bill prohibits local governments from:

- Imposing any regulation that treats an off-site constructed residential dwelling differently or more restrictively than a single-family detached dwelling allowed on the same residential lot.
- Treating off-site constructed residential dwellings differently than factory-built buildings based on the method or location of construction.
- Imposing a regulation that differently or more restrictively treats an off-site constructed residential dwelling based on its method of construction or the presence of components built off site. (Section 3)

The bill provides that any regulation that governs off-site constructed residential dwellings must be reasonable, may not have the effect of excluding off-site constructed residential dwellings, and must be uniformly enforced without any distinction as to the type of housing. (Section 3)

The bill provides that local governments may continue to apply generally applicable architectural, aesthetic, design, setback, height, or bulk standards to off-site constructed residential dwellings, provided such standards

⁴ Floor area ratio is the measurement of a building's floor area in relation to the size of the lot or parcel that the building is located on. Metropolitan Council, [Calculating Floor Area Ratio](#) (last visited Feb. 10, 2026).

⁵ The bill defines an "off-site constructed residential dwelling" as a manufactured building as defined in [s. 553.36, F.S.](#) which is intended for use as at least one type of starter home, or a manufactured home as defined in [s. 320.01\(2\)\(b\), F.S.](#) which is constructed in whole or in part off-site and is treated as real property.

apply equally to site-built single-family dwellings allowed on the same residential lot. Local governments may also adopt compatibility standards for architectural features, but such standards are limited to:

- Roof pitch.
- Square footage of livable space.
- Type and quality of exterior finishing materials.
- Foundation enclosure.
- Existence and type of attached structures.
- Building setbacks, lot dimensions, and the orientation of the home on the lot.

Lot Split

The bill requires each local government to provide a process through which an applicant may seek review and approval of a lot split.⁶ Applications for a lot split must be administratively approved without further action by the governing body of the local government if the lot split complies with the requirements of the bill. Local governments are only allowed to consider the following when reviewing application for a lot split:

- That the applicant provides the relevant documentation and pays a fee for the cost of review of such documentation.
- Lots created by the lot split comply with applicable zoning regulations that govern the parent parcel.
- The parent parcel was not created by a lot split or subdivision during the previous 12 months. (Section [3](#))

Review of Development Applications

The bill provides an expedited procedure for local governments to review development applications, including applications for [development permits and orders](#) and applications for [platting](#). (Sections [1](#), [2](#), [3](#), and [4](#))

The bill requires local governments to confirm the receipt of a development application within five business days of receipt. The local government must review the application for completeness within 15 business days of receipt and provide a written notification to the applicant indicating that all required information has been submitted or specifying in writing with particularity any areas that are deficient. (Section [3](#))

If the applicant is deficient, the applicant has 60 business days to address any deficiencies by submitting the required additional information. Upon receipt of the additional information, the local government must review the information within 10 business days. If the application is still deficient, the local government may make up to two additional requests for information, with five business days to review any additional information received from those requests. Local governments are prohibited from raising a new area of deficiency in a subsequent request for additional information unless the deficiency was caused by a material change introduced by the applicant in the additional information provided to the local government. Before making a third request for additional information, the local government must offer the applicant a meeting to discuss and resolve any outstanding areas of deficiency. If the applicant believes that a request for additional information is not authorized by law, the local government, at the applicant's request, must process the application for approval or denial. If a local government deems an application incomplete after making three requests for additional information, the local government must process the application for approval or denial. (Section [3](#))

At any point during the timeframes specified above, an applicant may request, and the local government must grant, an extension of time for up to 60 business days. However, a local government may not impose an extension of time or require an applicant to request an extension of time. (Section [3](#))

Within 60 days after the local government has deemed the application complete, or 90 days for applications that require final action through a quasi-judicial hearing or a public hearing, the local government must approve, approve with conditions, or deny the development application. Any denial of the application must include written findings supporting the local government's decision. (Section [3](#))

⁶ The bill defines a "lot split" as the division of a parent parcel into no more than eight residential lots.

If a local government fails to meet any of the above timeframes, the bill provides that the application is deemed approved and the local government must issue written notification of approval by the next business day and issue to the applicant a refund equal to 100 percent of the application fee. This requirement does not apply in the event of delay caused by the applicant or if the delay is attributable to a force majeure or other extraordinary circumstance. (Section [3](#))

These timeframes do not supersede any other timeframes provided in state law which are less restrictive than this subsection for property owners or development, such as a shorter timeframe for a local government to review documentation or to approve a development application. (Section [3](#))

Private Parties

The bill does not prohibit the ability of a condominium association, a homeowners' association, or a cooperative from adopting or approving governing documents, or a property owner from establishing deed restrictions, that provide more restrictive terms than the Florida Starter Homes Act if the adoption, approval, or establishment of such documents or deed restrictions is voluntary and not imposed by a local government. (Section [3](#))

Preemption

The bill provides that local government regulations contrary to the provisions of the Florida Starter Homes Act are void and unenforceable to the extent of any conflict. (Section [3](#))

Placement of Manufactured Housing

The bill provides that manufactured homes that are placed on a lot in a recreational vehicle park are not subject to taxation as mobile homes or required to make payments to the Florida Mobile Home Relocation Fund. (Section [5](#))

Effective Date

The bill provides an effective date of July 1, 2026. (Section [6](#))

FISCAL OR ECONOMIC IMPACT:

LOCAL GOVERNMENT:

The bill may have an indeterminate fiscal impact on local governments, as the provisions of the bill may result in local governments needing to hire additional staff to meet the requirements of the bill and may result in additional revenue to local governments to the extent additional residential development occurs that would not have otherwise occurred.

PRIVATE SECTOR:

The bill may have an indeterminate positive economic impact on the private sector to the extent the provisions of the bill result in faster approvals and fewer local restrictions for proposed residential development, resulting in lower costs for homebuilders.

RELEVANT INFORMATION

SUBJECT OVERVIEW:

[Comprehensive Planning](#)

The Community Planning Act⁷ provides counties and municipalities with the power to plan for future development by adopting comprehensive plans.⁸ Each county and municipality must maintain a comprehensive plan to guide future development and growth.⁹

All development, both public and private, and all development orders approved by local governments must be consistent with the local government's comprehensive plan.¹⁰ A comprehensive plan is intended to provide for the future use of land, which contemplates a gradual and ordered growth, and establishes a long-range maximum limit on the possible intensity of land use.¹¹

A locality's comprehensive plan lays out the locations for future public facilities, including roads, water and sewer facilities, neighborhoods, parks, schools, and commercial and industrial developments.¹² A comprehensive plan is made up of 10 required elements, each laying out regulations for a different facet of development.¹³ Local governments may also include optional elements in their comprehensive plan.¹⁴ The 10 required elements are:

- Capital improvements.
- Future land use plan.
- Transportation.
- General sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge.
- Conservation.
- Recreation and open space.
- Housing.
- Coastal management.
- Intergovernmental coordination.
- Property rights.¹⁵

Comprehensive plans must include at least two planning periods, one covering the first 10-year period occurring after the plan's adoption and one covering a period of at least 20 years.¹⁶ Additional planning periods are permissible and accepted as part of the planning process.

Comprehensive Plan Amendments

Comprehensive plan amendments are generally governed by the state expedited review process, which typically begins with an initial public hearing during which the local government's governing body decides whether to transmit the proposed amendment to the reviewing agencies.¹⁷ The local government's decision must be by an

⁷ [Ch. 163, Part II, F.S.](#)

⁸ [S. 163.3167\(1\), F.S.](#)

⁹ [S. 163.3167\(2\), F.S.](#)

¹⁰ [S. 163.3194\(1\)\(a\), F.S.](#)

¹¹ See, e.g., *Sarasota County, Fla. Comprehensive Plan, Future Land Use Element, FLU Policy 1.1.1* (last visited Feb. 10, 2026).

¹² [S. 163.3177\(1\), F.S.](#)

¹³ [S. 163.3177\(6\), F.S.](#)

¹⁴ [S. 163.3177\(1\)\(a\), F.S.](#)

¹⁵ [S. 163.3177\(3\), \(6\)\(a\)-\(i\), F.S.](#)

¹⁶ [S. 163.3177\(5\)\(a\), F.S.](#)

¹⁷ Section [163.3184\(1\)\(c\), F.S.](#), provides that "reviewing agencies" are the state land planning agency (Department of Commerce), the appropriate regional planning council, the appropriate water management district, the Department of Environmental Protection, the Department of State, the Department of Transportation, the Department of Education (for plan amendments relating to public schools), the commanding officer of an affected military installation, the Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (for county plans and plan amendments), and, for municipal plans and plan amendments, the county in which the municipality is located. Amendments that do not use the state expedited review process include plan amendments that are in an area of critical state concern; propose a rural land stewardship area; propose a sector plan or an amendment to an adopted sector plan; or update a comprehensive plan based on an evaluation and appraisal, which use the state coordinated review process and small-scale development amendments that involve the use of 50 acres or fewer, only proposes a land use change to the future land use

affirmative vote of at least a majority of the governing body's members present at the hearing.¹⁸ Within 10 working days of such hearing, the local government must transmit the plan amendment and appropriate supporting data and analyses to the reviewing agencies for expedited comment¹⁹ and to any other local government or governmental agency that filed a written request for such transmittal with the local government.²⁰ Interested persons may also provide the local government with written or oral comments, recommendations, or objections to the plan amendment.²¹

Within 180 days after receipt of any agency comments, the local government must generally hold a second public hearing to determine whether to adopt the plan amendment.²² Where the proposed amendment is a small-scale development amendment,²³ however, the local government must hold only the public adoption hearing; the initial public hearing is not required.²⁴ In either case, plan amendment adoption must be by an affirmative vote of at least a majority of the governing body's members present at the hearing, and failure to hold a timely adoption hearing causes the amendment to be withdrawn unless the timeframe is extended by agreement with specified notice to the Department of Commerce (Department), and other parties.²⁵

Within 10 working days of the adoption hearing, the local government must transmit the plan amendment to the Department and any affected person who provided timely comments on the amendment.²⁶ The Department must review the amendment package for any deficiencies and send notice of such deficiencies to the local government within five working days of receipt of the amendment package.²⁷ If no deficiencies are found, the amendment takes effect 31 days after the Department notifies the local government that the amendment package is complete for the expedited state review process, 31 days after the adoption of the amendment for small-scale development amendments, or pursuant to the Department's notice of intent determining the amendment is in compliance for the state coordinated review process.²⁸

Land Development Regulations

Comprehensive plans are implemented via land development regulations. Land development regulations are ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, sign regulations, or any other regulations controlling the development of land.²⁹

Each county and municipality must adopt and enforce land development regulations that are consistent with and that implement its adopted comprehensive plan.³⁰ Local governments are encouraged to use innovative land development regulations³¹ and may adopt measures for the purpose of increasing affordable housing using land use mechanisms.³²

map for a site-specific small-scale development activity, and only applies to property not located within an area of critical state concern, absent an exception related to affordable housing development. [Ss. 163.3184\(2\)\(b\)-\(c\), \(4\)](#) and [163.3187, F.S.](#)

¹⁸ [S. 163.3184\(11\), F.S.](#)

¹⁹ The expedited review process is set out in [s. 163.3184\(3\), F.S.](#)

²⁰ [S. 163.3184\(3\), F.S.](#)

²¹ [S. 163.3184\(1\), \(3\), \(4\), F.S.](#)

²² [S. 163.3184\(3\)\(c\)1., F.S.](#) Plan amendments under the expedited state review process must be adopted within 180 days of the second public hearing held to consider the amendments.

²³ Small-scale comprehensive plan amendments are generally not reviewed by the Department. *See* [ss. 163.3184\(2\)\(b\)](#) and [163.3187, F.S.](#)

²⁴ [Ss. 163.3184\(2\)](#) and [163.3187\(2\), F.S.](#)

²⁵ [S. 163.3184\(3\), \(4\), and \(11\), F.S.](#)

²⁶ *Id.*

²⁷ [S. 163.3184\(3\)\(c\)3. and \(4\)\(e\)3., F.S.](#)

²⁸ [Ss. 163.3184\(3\)\(c\)4., 163.3184\(4\)\(e\)4.-5., and 163.3187\(5\)\(c\), F.S.](#)

²⁹ [S. 163.3164\(26\), F.S.](#)

³⁰ [S. 163.3202\(1\), F.S.](#)

³¹ [S. 163.3202\(3\), F.S.](#)

³² [S. 125.01055](#) and [166.04151, F.S.](#)

Development Orders and Permits

Under the Community Planning Act, a development permit is any official action of a local government permitting the development of land.³³ Development permits include, but are not limited to, building permits, zoning permits, subdivision approval, rezoning, certifications, special exceptions, and variances.³⁴ A development order is issued by a local government and grants, denies, or grants with conditions an application for a development permit.³⁵

Within five business days after receiving an application for approval of a development permit or development order, a county or municipality must confirm receipt of the application. The county or municipality has 30 days from receipt of an application to review it for completeness and issue a written notification to the applicant indicating that all required information is submitted or specify any areas that are deficient.³⁶ If the application is deficient, the applicant has 30 days to address the deficiencies by submitting the required additional information.

Within 120 days after the county or municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the county or municipality must approve, approve with conditions, or deny the application for a development permit or development order.³⁷ Both the applicant and the local government may agree to an extension of time, particularly in the event of a force majeure or other extraordinary circumstance. An approval, approval with conditions, or denial of the application for a development permit or development order must include written findings supporting the local government's decision. These timeframes do not apply in an area of critical state concern.³⁸

When reviewing an application for a development permit or development order, not including building permit applications, a county or municipality may not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing.³⁹ If a county or municipality makes a request for additional information from the applicant and the applicant provides the information within 30 days of receiving the request, the county or the municipality may take the following actions:

- *First Request for Information:* Review the additional information and issue a letter to the applicant indicating that the application is complete or specify the remaining deficiencies within 30 days of receiving the information.⁴⁰
- *Second Request for Information:* Same as the first request but the letter must be issued within 10 days of receiving the additional information.⁴¹
- *Third Request for Information:* Deem the application complete within 10 days of receiving the additional information or proceed to process the application for approval or denial unless the applicant waived the county's or municipality's time limitations in writing.⁴²

Before a third request for information, the applicant must be offered a meeting to attempt to resolve outstanding issues.⁴³ If the applicant believes the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the applicant can request that the county or municipality proceed to process the application for approval or denial.⁴⁴

³³ [S. 163.3164\(16\), F.S.](#)

³⁴ *Id.* The provisions of [ss. 125.022](#) and [166.033, F.S.](#), however, do not apply to building permits. [S. 122.022\(6\)](#) and [166.033\(6\), F.S.](#)

³⁵ See [ss. 125.022, F.S.](#), [163.3164\(15\), F.S.](#), and [166.033, F.S.](#)

³⁶ [Ss. 125.022\(2\)](#) and [166.033\(2\), F.S.](#)

³⁷ *Id.*

³⁸ *Id.* Areas of critical state concern are designated in [s. 380.0552, F.S.](#), and ch. 28-36, F.A.C.

³⁹ [Ss. 125.022\(3\)\(a\)](#) and [166.033\(3\)\(a\), F.S.](#)

⁴⁰ [Ss. 125.022\(3\)\(b\)](#) and [166.033\(3\)\(b\), F.S.](#)

⁴¹ [Ss. 125.022\(3\)\(c\)](#) and [166.033\(3\)\(c\), F.S.](#)

⁴² [Ss. 125.022\(3\)\(d\)](#) and [166.033\(3\)\(d\), F.S.](#)

⁴³ *Id.*

⁴⁴ [Ss. 125.022\(3\)\(e\)](#) and [166.033\(3\)\(e\), F.S.](#)

A county or municipality that fails to meet the above timeframes is required to issue refunds to the applicant ranging from 10 percent to 100 percent of the application fee, if the parties did not agree to an extension of time or the delay was not caused by the applicant or a force majeure⁴⁵ or other extraordinary circumstance.⁴⁶

If a development permit or order is denied, the county or municipality must give written notice to the applicant and must reference the applicable legal authority for the denial of the permit.⁴⁷

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.⁴⁸ 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.⁴⁹

While state laws provide minimum requirements for the platting of lands, local governments may adopt additional requirements.⁵⁰ Prior to approval by the appropriate governing body, the plat must be reviewed for conformity with state and local laws and be sealed by a professional surveyor and mapper who is either employed by or under contract to the local governing body.⁵¹

Plats must be administratively approved by a county or municipality if the plat meets the requirements for recording.⁵² Each local government is responsible for designating an administrative authority to receive, review, and process plat submittals, including an official responsible for approving, approving with conditions, or denying a proposed plat. When a proposal for a plat is submitted, the administrative authority must provide written notice of receipt to the applicant within seven business days and identify any missing documents or information that would be necessary to process the application.⁵³ The written notice must include the local government’s timeframe for reviewing, approving, and otherwise processing plat applications. Unless the applicant requires an extension of time, the administrative authority must approve, approve with conditions, or deny the plat submittal with a written notice.⁵⁴ If the application is denied, the written notice must identify all areas of noncompliance and include specific citations to each requirement the application fails to meet.

If the application is approved, the approval must be placed on the plat before it is offered to the clerk of the circuit court for recording.⁵⁵

The authority for plat approval is designated as follows:

- When the plat to be submitted for approval is located wholly within the boundaries of a municipality, the municipality has exclusive jurisdiction to approve the plat.
- When a plat lies wholly within the unincorporated areas of a county, the county has exclusive jurisdiction to approve the plat.

⁴⁵ Force majeure means “an event or effect that can be neither anticipated nor controlled; esp., an unexpected event that prevents someone from doing or completing something that he or she had agreed or officially planned to do.” Black’s Law Dictionary (12th ed. 2024).

⁴⁶ [Ss. 125.022\(4\)](#) and [166.033\(4\), F.S.](#)

⁴⁷ [Ss. 125.022\(5\)](#) and [166.033\(5\), F.S.](#)

⁴⁸ [S. 177.031\(14\), F.S.](#)

⁴⁹ [S. 177.091, F.S.](#); Clark, Campbell, Lancaster, Workman, and Airth, P.A, *The Basics of Platting Property* (May 28, 2020) (last visited Feb. 10, 2026).

⁵⁰ [S. 177.011, F.S.](#)

⁵¹ [S. 177.081\(1\), F.S.](#)

⁵² [S. 177.071\(1\), F.S.](#)

⁵³ [S. 177.071\(2\), F.S.](#)

⁵⁴ [S. 177.071\(3\), F.S.](#)

⁵⁵ [S. 177.071\(4\), F.S.](#)

- When a plat lies within the boundaries of more than one governing body, two plats must be prepared and each county or municipality has exclusive jurisdiction to approve the plat within its boundaries, unless each county or municipality agrees that one plat is mutually acceptable.⁵⁶

Every plat of a subdivision offered for recording must contain certain information, including:

- 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.
- 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.
- All platted utility easements, which 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.⁵⁷

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 final plat is approved. Generally, a preliminary plat is a technical, graphic representation of a proposed development, including plans for streets, utilities, drainage, easements, and lot lines, for a proposed subdivision. If a preliminary plat is required, it is generally a prerequisite for a final plat approval and the submission of any property improvement plans or permit applications.⁵⁸ For example, the City of Jacksonville, the Village of Royal Palm Beach, and the City of Tallahassee allow for a preliminary plat approval process.⁵⁹

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.⁶⁰
- Madison County charges either \$1,500, \$1,700, or \$2,000, 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.⁶¹

⁵⁶ *Id.*

⁵⁷ [S. 177.091, F.S.](#)

⁵⁸ See e.g., [City of Zephyrhills Code of Ordinances Art. XI, Part 11.03.00, s. 11.03.02.01.](#)

⁵⁹ [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.](#)

⁶⁰ City of Orlando, [Fees—Commercial Development](#) (last visited Feb. 10, 2026).

⁶¹ Madison County, [Planning & Zoning Fees, Madison County Resolution No. 2016-09-14A.](#) (last visited Feb. 10, 2026).

Once a final plat is approved, it is submitted to the clerk of the circuit court for recording.⁶²

Placement of Manufactured Homes

Current law provides that any residential manufactured building that has been certified by Department of Business and Professional Regulation may be placed on a mobile home lot located in a mobile home park, recreational vehicle park, mobile home condominium, cooperative, or subdivision, notwithstanding any other law or ordinance to the contrary.⁶³ Once placed on such a lot, the unit is treated as a mobile home for purposes of ch. 723, F.S., meaning all rights, obligations, and duties under the Mobile Home Park Lot Tenancy Law apply, including prospectus requirements and resident protections. Placement of a residential manufactured building requires the prior written approval of the park owner. These housing units are taxed as mobile homes and are subject to payments to the Florida Mobile Home Relocation Fund.

BILL HISTORY

COMMITTEE REFERENCE	ACTION	DATE	STAFF DIRECTOR/ POLICY CHIEF	ANALYSIS PREPARED BY
Intergovernmental Affairs Subcommittee	14 Y, 2 N, As CS	2/12/2026	Darden	Darden
THE CHANGES ADOPTED BY THE COMMITTEE:	<ul style="list-style-type: none"> Removed provisions requiring local government land use regulations to meet the strict scrutiny standard of review and providing a cause of action for third party enforcement of restrictions on land use. Revised timelines for local governments to approve development permits and orders and applications for platting. Retained current law requirements for public hearings or quasi-judicial panel review of certain development permits and orders. Removed provisions that would have limited the ability of private parties to regulate development subject to agreements or deed restrictions. Added language concerning local government regulation of off-site constructed dwellings and placement of residential manufactured dwellings. 			
Housing, Agriculture & Tourism Subcommittee				
State Affairs Committee				

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

⁶² See s. 177.073(1)(b), F.S.

⁶³ S. 553.382, F.S.