

Senate Bill 180

Enacted June 26, 2025

Main Provisions of SB180, signed June 26, 2025

- Prohibits construction moratoriums as well as “more burdensome or restrictive” comprehensive plan amendments and land development regulations for counties and municipalities within a 100-mile radius of the track of a declared hurricane for one year following a declared storm.
- If moratorium prohibitions are violated, a person may file suit against a local government for declaratory and injunctive relief after allowing the local government 14 days to withdraw or revoke the action or otherwise declare it void. Prevailing plaintiff is entitled to reasonable attorney fees and costs.
- Requires Florida Division of Emergency Management (FDEM) to specify the minimum number of training hours for officials responsible for construction and maintenance of public infrastructure. Must be completed biennially.
- Requires all local government contracts for goods and services related emergency response to include breach of contract provisions requiring contractors to pay actual, consequential and liquidated damages and a \$5,000 penalty upon breach during an emergency declared as a state of emergency.

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- Requires local governments to coordinate with WMDs and other stormwater management system operators to identify critical infrastructure within their stormwater services area.
- Local governments must develop a post-storm permitting plan.
- Local governments must maintain emergency preparation and response information on their public website.
- Florida Department of Environmental Protection may waive or reduce beach erosion management project match requirements for counties impacted by Hurricanes Debby, Helene or Milton.

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- Requires agricultural equipment in disuse for 60 days due to Hurricanes Debby, Helene or Milton by assessed at salvage value on the 2025 property tax roll.
- Florida Division of Emergency Management (FDEM) shall prioritize shelter retrofit funding in counties where shelter deficits exist and for certain publicly owned projects.
- All municipalities are required to annually notify FDEM of their designated emergency contacts.
- The bill revised FDEM public shelter space reporting, planning and funding requirements.

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- Florida's Office of Program Policy Analysis and Government Accountability (OPPAGA) required to conduct study on actions taken by local governments after hurricanes related to comprehensive plans, land development regulations and procedures for review, approval or issuance of site plans, permits or development orders. Study will focus on impacts noted. Report due to Senate President and House Speaker by December 1, 2025, will make recommendations for legislative options to remove impediments to construction, reconstruction or redevelopment of any property damaged by a hurricane and prevent the

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• All municipalities are required to develop a post-storm permitting plan to expedite recovery and rebuilding by providing for special building permit and inspection procedure after a hurricane or tropical storm. Plan to be updated by each May 1. At a minimum, the plan must include:

- Provision of sufficient personnel for inspection, permitting and enforcement tasks
- Provision of alternate in-person location for building permit services 40 hrs/week
- Streamlining of permitting procedures including, when practicable, a waiver or reduction of fees
- Procedures to expedite storm debris removal

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- Both the Plan and a Hurricane and Tropical Storm Recovery Permitting Guide must be published on the public website by May 1. The Permitting Guide must describe:
 - Types of post-storm repairs that require a permit and applicable fees
 - Types of post-storm repairs that do not require a permit
 - Post-storm permit application process and specific modifications the municipality commonly makes to expedite the process, including the physical locations where permitting services will be offered
 - Local requirements for rebuilding specific to the municipality, including elevation requirements following substantial damage and substantial

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- For 180 days after a state of emergency for a storm is declared, a municipality may not increase building permit or inspection fees
- Local government, school districts, special districts may not assess an impact fee for the reconstruction or replacement of a previously existing structure if the replacement structure is of the same land use and the original structure and does not increase the impact on public facilities beyond that of the original structure. If there is an increase, a proportional amount of impact fee may be charged

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- Local governments participating in the NFIP may not adopt or enforce an ordinance for substantial improvements or repairs to a structure which includes a cumulative substantial improvement or "lookback period". The bill provides that maintenance or repair of a homestead property, including roof or window replacement, may not be considered a change, addition or improvement, and that the assessment should remain at the property's assessed value as of the January 1 immediately before the date on which the property was damaged when the changed or improved square footage does not exceed 130% of the original area or the total square footage does not exceed 2,000 sf, rather than 110% and 1,500sf. By May 1, 2026,

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- On or before May 1 of each year, each political subdivision must notify FDEM of the person designated as its emergency contact, alternate and update any changes.

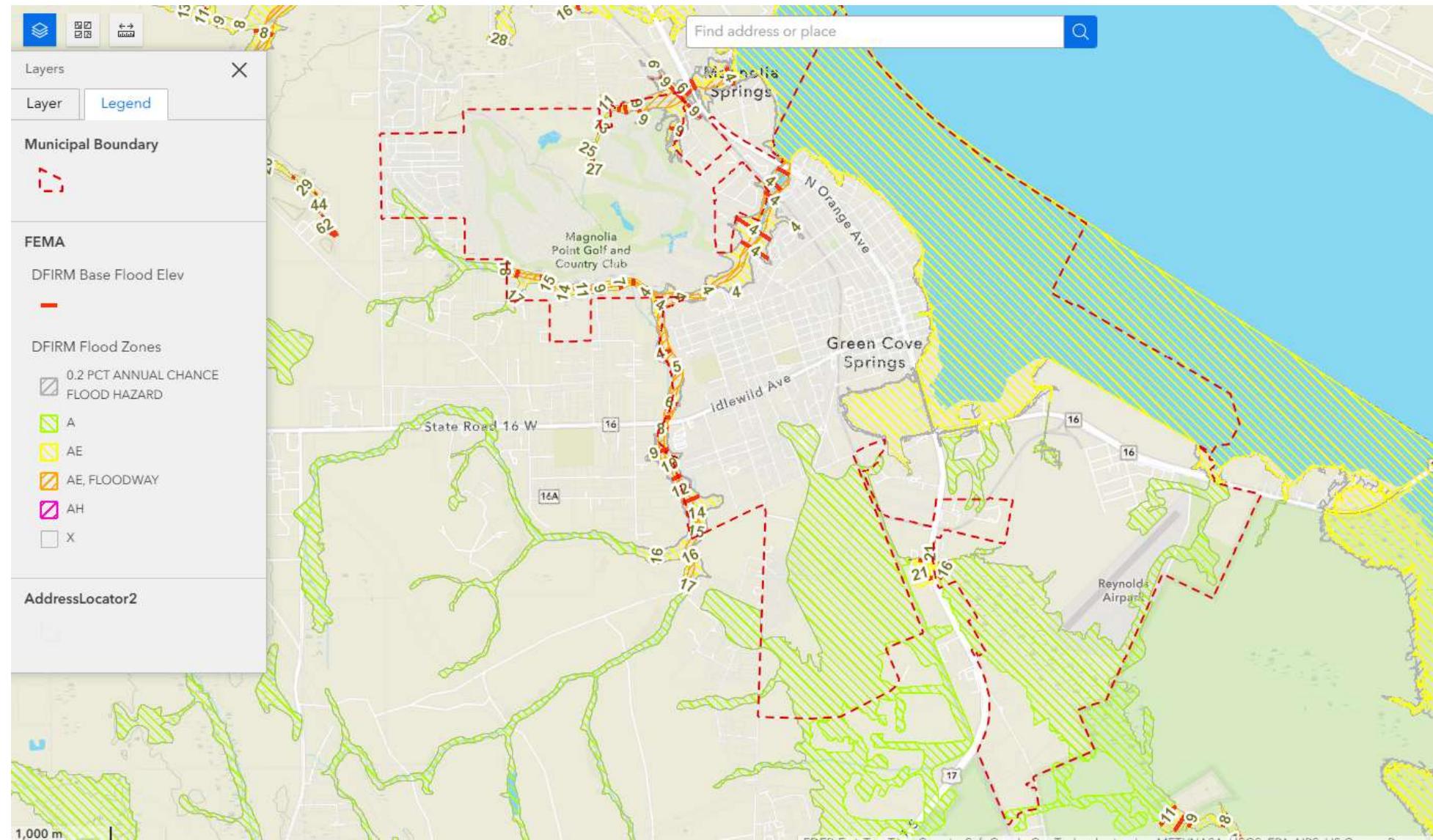
Municipalities that have enacted building moratoria and why

- City of Edgewater (Volusia County): One year moratorium effective January 6, 2025: The approved moratorium that includes two ordinances, one stating that building permits will stop being issued in areas that sustained the most damage from previous hurricanes and another one stating citywide development will be temporarily halted with some exclusions. Affected actions include annexations, rezonings, Comprehensive Plan amendments, site plans and plats. Applications submitted within the six months prior to the ordinance effective date were not affected. Proposed to allow time for the City to address infrastructure concerns from Hurricane Milton flooding. Staff goals included performing stormwater maintenance, enacting stormwater and housing impact fee ordinances, designing a stormwater master plan and updates to the land development code, comprehensive plan and stormwater code. Wide support from residents.
<https://mynews13.com/fl/orlando/news/2025/01/07/edgewater-will-implement-temporary-development-moratorium>
- City of Deltona (Volusia County): Nine month moratorium effective June 30, 2025: Approved moratorium is on new housing including planned-unit neighborhoods and apartments. Commercial and Industrial development not affected. Supporters stated the pause would allow city leaders to revise rules and standards for future residential development. Severe flooding from 2022 Hurricane Ian and 2024 Hurricane Milton.
<https://www.facebook.com/wvbeacon/posts/volusia-countys-largest-city-has-enacted-a-freeze-on-residential-building-but-wh/1278589324275153/>
- Manatee County (West Central Florida): No moratorium in effect at this time. Commissioner Bob McCann proposed a one year county-wide moratorium on January 7, 2025. The idea used the City of Edgewater as an example. Manatee County had also relaxed its wetland buffer requirements for new development.
<https://www.businessobserverfl.com/news/2025/jan/27/manatee-building-moratorium/>

What municipalities are doing about flood problems

- On May 6, 2025, Volusia County approved the direction of \$100 million of US Dept of Housing and Urban Development CDBG funds for stormwater improvements, future storm protection and voluntary buyouts of properties within flood zones in order to promote long-term resilience for the county. https://www.volusia.org/news/news-releases.stml?portalProcess_dd_0_1_1=showPublicEvent&calendar_entry_id=90836
- On January 28, 2025, Manatee County held their first Disaster Relief committee meeting to begin prioritization of over \$252 million in US HUD funding received to rebuild disaster-impacted areas and start the long-term recovery process. <https://www.mymanatee.org/connect/news-and-information/news-and-information/article-detail/grants-division-posts/2025/04/10/252m-cdbg-dr-grant-award-is-first-announced-at-board-of-county-commissioners-meeting-on-january-28--2025>
- Additionally, Manatee County Commissioners have increased impact fees, reintroduced wetland buffers, are individually reviewing development proposals and are updating land

In Green Cove Springs



What municipalities are doing about flood problems

- City of Edgewater works to mow canal and retention pond banks, repair eroded canal banks and swales, vacuums drainage pipes and has installed larger pumps to clear stormwater areas faster.
- In July, 2024, City of Deltona has also increased impact fees and stormwater fees and performs maintenance actions similar to Edgewater.
- City of Green Cove Springs utilizes mowing swales, clearing ditches, vacuuming pipes to prevent flooding.

From October 23, 2025 1000 Friends
of Florida Email

Senator Nick DiCeglie, sponsor of SB 180, has committed to introduce a bill in the upcoming legislative session to fix the bill.

Representative Abbott and Senator Gaetz have filed identical bills ([**HB 217**](#) and [**SB 218**](#)) that would exempt counties in limited areas of northeast, northwest and southeast Florida from the 3-year freeze for community plans. Most of state still unable to address local land use planning issues until at least 2027.

Over 60 organizations joined in letter to fix SB 180. Members have sent more than 2,000 emails.

Status as of October 27, 2025

- Legislative intent: part of an emergency management bill to speed up rebuilding efforts post-storm
- Supporters: intended to streamline disaster recovery by preventing local governments from adding new “burdensome and restrictive” development rules after a storm.
- Opponents and Local Government Impacts:
 - Halted or reversed local planning efforts, prevented some municipalities from updating their comprehensive plans, even if change has nothing to do with storm recovery.
 - More than 12 local governments denied this year, including Orange County, St. Johns County, City of Ocoee.
 - Developers threatening lawsuits over any proposed change to land development regulations.
- 24+ Lawsuits filed: single-subject rule, unconstitutionally vague, strips home rule authority.
- May be revisited in January 2026.