



RESTORE COMMUNITY PLANNING FIX SENATE BILL 180

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1000 Friends of Florida urges that:

- The 2026 Florida Legislature repeals the draconian provisions in Senate Bill 180.
- All Floridians contact their state legislators and demand that SB 180 be fixed to restore community planning rights.
- All Floridians contact their local city and county commissioners and request that they formally oppose the damaging provisions of SB 180.

Resources:

- Senate Bill 180: www.flsenate.gov/Session/Bill/2025/180
- 1000 Friends of Florida Webpage: <http://1000fof.org/restorecommunityplanning/>
- *Analysis of 2025's Senate Bill 180* by Richard Grosso, Esq.:
1000fof.org/wp-content/uploads/2025/08/SB-180-detailed-grosso-analysis-.pdf
- Local impacts of SB 180: <https://1000fof.org/priorities/restorecommunityplanning/restore-community-planning-impacts/>

Summary:

With this legislation, which legal experts believe is unconstitutional, the state has stripped away local government home-rule authority to plan for the future and stolen the rights of citizens to help shape their communities through planning. These rights have been foundational to Florida's planning process since 1985.

SB 180, which just went into effect on July 1, 2025, decimates the ability of every county and municipal government in Florida and their citizens to adopt new policies, if they can be deemed more restrictive or burdensome, to address myriad critical community issues. These can include:

- Identifying appropriate locations, standards, and densities for new development,
- Protecting sensitive natural and agricultural lands,
- Managing water quality and supply (including stormwater),
- Enhancing community resilience to lessen impacts from and costs of natural disasters,
- Raising impact fees to keep up with increasing costs of infrastructure to accommodate new development.

To add insult to injury, it even reaches back a year to invalidate prior plans and laws that were properly adopted in accordance with the law before SB 180.

MOST DAMAGING SB 180 PROVISIONS

Section 18:

- **Limits the ability of "impacted local government[s] to enact planning and regulatory restrictions after a hurricane" effective for one year after each hurricane "impacts" Florida counties and municipalities** – This is codified in new Section 252.422, F.S., within the "State Emergency Management Act."
- **Establishes a very broad definition of "impacted local government" and does not limit the definition to counties or municipalities that actually sustained hurricane damage** – It includes any county (and its municipalities) "...listed in a federal disaster declaration located entirely or partially within 100 miles of the track of a storm declared to be a hurricane by the National Hurricane Center while the storm was categorized as a hurricane...."
- **Prohibits "impacted local government[s]" from proposing or adopting** the following measures for one year after a hurricane makes landfall:
 - **A moratorium** on construction, reconstruction, or redevelopment of any property;
 - **A more restrictive or burdensome amendment** to its comprehensive plan or land development regulations; or
 - **A more restrictive or burdensome procedure** concerning review, approval, or issuance of a site plan, development permit, or development order.
- **Does not define "more restrictive or burdensome"** – It should be assumed that lawyers for landowners may claim that any change that reduces any current options or adds any new standards for development is "more restrictive or burdensome."
- **Applies to vast areas beyond those directly impacted by hurricanes** – If a small part of a county is within the 100-mile range of a hurricane's path, the entire county and all its municipalities are included in the prohibitions.
- **Allows any "person" to sue to enforce its provisions** – This is exceptionally broad standing to sue, as previously a plaintiff must in some way be impacted.
- **Allows property owners to choose to be exempted from the above prohibitions** – This delegates the regulatory power of government to property owners and their developers.

Section 28:

- **Applies to every municipal and county government in Florida** – This is due to the federal disaster declarations for hurricanes Debbie, Helene, and Milton.
- **Enacts same prohibitions and many provisions as in Section 18 listed above on adopting "more restrictive or burdensome" planning provisions and moratoria.**
- **Is retroactive to August 1, 2024, and ends on October 1, 2027** – Any "more restrictive or burdensome" plan or code changes enacted during this period are deemed invalid.
- **Opens every local government to legal challenges over planning amendments, including retroactively** – Any resident or owner of a business in a county or municipality may sue.