



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

TO: County Emergency Management Directors

FROM: Kevin Guthrie, Executive Director, Florida Division of Emergency Management

SUBJECT: Senate Bill (SB) 180 Implementation Requirements

DATE: July 7, 2025

The Legislature passed SB 180 Emergencies on May 2, 2025, and Governor DeSantis signed it into law on June 26. The Florida Division of Emergency Management (FDEM) has identified numerous requirements which will now be the responsibility of local governments at both the county and municipal levels to implement immediately. Please see these requirements noted below for preparation and awareness purposes.

1. Impact Fees

With limited exceptions, a local government, school district, or special district 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 as the original structure and does not increase the impact on public facilities beyond that of the original structure.

2. Comprehensive Emergency Management Plans

FDEM will provide political subdivisions with a template for comprehensive emergency management plans, including plans for natural disasters, and guidance on the development of mutual aid agreements. We will develop and distribute this template which will include the requirements outlined in SB 180, such as the requirement that emergency comprehensive management plans must include an update to public health emergency capabilities, as determined in collaboration with the Department of Health.

3. Training Hours

FDEM will specify requirements for the minimum number of training hours that county or municipal administrators, county or city managers, county or municipal emergency management directors, and county or municipal public works directors or other officials responsible for the construction and maintenance of public infrastructure must complete biennially in addition to the training required pursuant to section 252.38(1)(b), Florida Statutes. FDEM will provide training to meet these requirements or approve training to be given by a not-for-profit corporation.

4. Special Needs Shelters

The caregiver of a person with special needs who is eligible for admission to a special needs shelter, and all persons for whom he or she is the caregiver, must be allowed to shelter together in the special needs shelter. If a person with special needs is responsible for the care of persons without special needs, those persons must be allowed to use the special needs shelter with the person with special needs.

5. Emergency Contacts

By May 1st of each year, each political subdivision must notify FDEM of the person designated as the emergency contact for the political subdivision and his or her alternate and of any changes in persons so designated thereafter. For a county, the emergency contact must be the county emergency management director.

6. Website Requirements

Each county and municipality must post on its publicly accessible website various recovery-related information, and a post-storm permitting plan for special building permit and inspection procedures after a hurricane or tropical storm. Counties and municipalities must also have an online option for receiving, reviewing, and accessing substantial damage and substantial improvement letters.

7. Building Permit or Inspection Fees

For 180 days after a state of emergency is declared pursuant to section 252.36, Florida Statutes for a hurricane or tropical storm, a county or municipality within the area for which the state of emergency is declared may not increase building permit or inspection fees.

8. Office Requirements

Counties and municipalities that have experienced a direct impact from a natural emergency must open a permitting office at which residents can access government services for at least 40 hours per week.

9. Contract Requirements

Effective January 1, 2026, each state or local government contract for goods or services related to emergency response for a natural emergency entered into, renewed, or amended on or after July 1, 2025, must include a provision that requires a vendor or service provider that breaches such contract during an emergency recovery period to pay a \$5,000 penalty and damages, which may be either actual and consequential damages or liquidated damages.

10. Debris Management Sites

Each county and municipality must apply for authorization of at least one debris management site as and must annually seek preauthorization for any previously approved debris management sites. Municipalities are authorized to apply jointly with a county or adjacent municipalities for authorization of a debris management site if the parties have a memorandum of understanding (MOU) outlining the capacity and location of the site relative to each party, and such MOU is approved annually as part of the preauthorization process.

11. Ordinance Changes Regarding Substantial Improvements or Repairs

A local government that is participating in the National Flood Insurance Program may not adopt or enforce an ordinance for substantial improvements or repairs to a structure which includes a cumulative substantial improvement period.

12. Moratoriums

Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome

amendments to its comprehensive plan or land development regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined by section 163.3164, Florida Statutes, before October 1, 2027, and any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This applies retroactively to August 1, 2024.

13. Tenant Rights

Rental tenants must be given an opportunity to collect their belongings or be given notice of a date by which they will be able to do so when rented premises are damaged or destroyed.

14. Hoisting Equipment

Requires hoisting equipment such as cranes to be secured in a specified manner no later than 24 hours before the impacts of a hurricane are anticipated to begin. The Florida Building Commission is to establish best practices for the utilization of tower cranes and hoisting equipment on construction job sites during hurricane season and report to the Legislature by December 31, 2026.

We are available to assist with implementation where practical. The costs to implement these new requirements at each county or municipal level will be borne by your governments and must be appropriately funded during budget development, which is ongoing for many of you.

We have attached the enrolled text of SB 180 and the staff analysis produced by the Legislature to this letter to ensure you have the exact requirements of the bill. **Please ensure your counsel receives a copy of the bill to ensure you are adequately prepared to implement it.**

Attachment: SB 180