

THE FLORIDA SENATE
2025 SUMMARY OF LEGISLATION PASSED
Committee on Community Affairs

SB 582 — Unlawful Demolition of Historical Buildings and Structures

by Senator Leek

The bill authorizes a code enforcement board or special magistrate to impose fines above the limits specified in statute for the demolition of a structure listed on the National Register of Historic Places or that is a contributing resource to a National Register-listed district.

To impose the fine, the code enforcement board or special magistrate must find, based on competent substantial evidence, that the demolition of the historic structure must have been knowing and willful, not permitted, and not the result of a natural disaster.

The bill limits such fines to no more than 20 percent of the fair or just market valuation of the property before demolition, as determined by the property appraiser.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2025.

Vote: Senate 34-0; House 115-1