

Bill No. CS/CS/SB 180, 1st Eng. (2025)

Amendment No.

CHAMBER ACTION

Senate

House

.

Representative McFarland offered the following:

Amendment (with title amendment)

Remove everything after the enacting clause and insert:

Section 1. Section 83.63, Florida Statutes, is amended to read:

83.63 Casualty damage.—If the premises are damaged or destroyed other than by the wrongful or negligent acts of the tenant so that the enjoyment of the premises is substantially impaired:

(1) The tenant may terminate the rental agreement and immediately vacate the premises. The tenant may vacate the part of the premises rendered unusable by the casualty, in which case

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the tenant's liability for rent shall be reduced by the fair rental value of that part of the premises damaged or destroyed. If the rental agreement is terminated, the landlord shall comply with s. 83.49(3).

(2) The tenant must be given:

(a) The opportunity to collect his or her belongings from the premises when it is safe to do so; or

(b) Notice of the date by which the tenant will be able to collect his or her belongings from the premises, which must occur within a reasonable time.

Section 2. Section 163.31795, Florida Statutes, is created to read:

163.31795 Participation in the National Flood Insurance Program.—

(1) For purposes of this section, the term:

(a) "Cumulative substantial improvement period" means the period during which an aggregate of improvements or repairs are considered for purposes of determining substantial improvement as defined in s. 161.54(12).

(b) "Local government" has the same meaning as in s. 163.2514.

(2) 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.

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Section 3. Subsection (14) is added to section 163.31801, Florida Statutes, to read:

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—

(14) 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. However, if the replacement structure increases the demand on public facilities due to a significant increase in size, intensity, or capacity of use, a local government, school district, or special district may assess an impact fee in an amount proportional to the difference in the demand between the replacement structure and the original structure. Any such fee must be reasonably connected to, or have a rational nexus with, the need for additional capital facilities and the increased impact generated by the reconstruction or replacement of a previously existing structure.

Section 4. Paragraphs (a) and (b) of subsection (4) of section 193.155, Florida Statutes, are amended to read:

193.155 Homestead assessments.—Homestead property shall be assessed at just value as of January 1, 1994. Property receiving the homestead exemption after January 1, 1994, shall be assessed

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at just value as of January 1 of the year in which the property receives the exemption unless the provisions of subsection (8) apply.

(4)(a) Except as provided in paragraph (b) and s. 193.624, changes, additions, or improvements to homestead property shall be assessed at just value as of the first January 1 after the changes, additions, or improvements are substantially completed. Maintenance or repair of the homestead property, including roof or window replacement, may not be considered to be a change, an addition, or an improvement under this subsection.

(b)1. Changes, additions, or improvements that replace all or a portion of homestead property, including ancillary improvements, damaged or destroyed by misfortune or calamity shall be assessed upon substantial completion as provided in this paragraph. Such assessment must be calculated using the homestead property's assessed value as of the January 1 immediately before the date on which the damage or destruction was sustained, subject to the assessment limitations in subsections (1) and (2), when:

a. The square footage of the homestead property as changed or improved does not exceed 130 ~~140~~ percent of the square footage of the homestead property before the damage or destruction; or

b. The total square footage of the homestead property as changed or improved does not exceed 2,000 ~~1,500~~ square feet.

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89
90 When a homestead property is elevated above the base flood
91 elevation within a special flood hazard area, the square footage
92 underneath the homestead property that is used only for parking,
93 storage, or access is not included when determining the total
94 square footage of the homestead property as changed or improved
95 under this subparagraph.

96 2. The homestead property's assessed value must be
97 increased by the just value of that portion of the changed or
98 improved homestead property which is in excess of 130 ~~110~~
99 percent of the square footage of the homestead property before
100 the damage or destruction or of that portion exceeding 2,000
101 ~~1,500~~ square feet.

102 3. Homestead property damaged or destroyed by misfortune
103 or calamity which, after being changed or improved, has a square
104 footage of less than 100 percent of the homestead property's
105 total square footage before the damage or destruction shall be
106 assessed pursuant to subsection (5).

107 4. Changes, additions, or improvements assessed pursuant
108 to this paragraph must be reassessed pursuant to subsection (1)
109 in subsequent years. This paragraph applies to changes,
110 additions, or improvements commenced within 5 years after the
111 January 1 following the damage or destruction of the homestead.

112 **Section 5. Paragraph (b) of subsection (1) of section**
113 **215.559, Florida Statutes, is amended to read:**

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114 215.559 Hurricane Loss Mitigation Program.—A Hurricane
115 Loss Mitigation Program is established in the Division of
116 Emergency Management.

117 (1) The Legislature shall annually appropriate \$10 million
118 of the moneys authorized for appropriation under s.

119 215.555(7)(c) from the Florida Hurricane Catastrophe Fund to the
120 division for the purposes set forth in this section. Of the
121 amount:

122 (b) Three million dollars in funds shall be used to
123 construct or retrofit facilities used as public hurricane
124 shelters. Each year the division shall prioritize the use of
125 these funds for projects included in the annual report ~~of the~~
126 ~~Shelter Development Report~~ prepared in accordance with s.
127 252.385(3). The division shall ~~must~~ give funding priority to
128 projects located in counties ~~regional planning council regions~~
129 that have shelter deficits, projects that are publicly owned,
130 other than schools, and ~~to~~ projects that maximize the use of
131 state funds.

132 **Section 6. Section 250.375, Florida Statutes, is amended**
133 **to read:**

134 250.375 Medical officer authorization.—A servicemember
135 trained to provide medical care who is serving under the
136 direction of the Florida National Guard State Surgeon and is
137 assigned to a military duty position and authorized by the
138 Florida National Guard to provide medical care within the scope

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of the servicemember's professional licensure by virtue of such
duty position may provide such medical care to military
personnel and civilians within this state ~~physician who holds an~~
~~active license to practice medicine in any state, a United~~
~~States territory, or the District of Columbia,~~ while serving as
~~a medical officer~~ with or in support of the Florida National
Guard, pursuant to federal or state orders, ~~may practice~~
~~medicine on military personnel or civilians~~ during an emergency
or declared disaster ~~or during federal military training.~~

**Section 7. Paragraphs (y) through (dd) of subsection (2)
of section 252.35, Florida Statutes, are redesignated as
paragraphs (x) through (cc), respectively, paragraphs (a), (c),
and (n) and present paragraph (x) of that subsection are
amended, and a new paragraph (dd) is added to that subsection,
to read:**

252.35 Emergency management powers; Division of Emergency
Management.—

(2) The division is responsible for carrying out the
provisions of ss. 252.31-252.90. In performing its duties, the
division shall:

(a) Prepare a state comprehensive emergency management
plan, which must ~~shall~~ be integrated into and coordinated with
the emergency management plans and programs of the Federal
Government. The division shall adopt the plan as a rule in
accordance with chapter 120. The plan must be implemented by a

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164 continuous, integrated comprehensive emergency management
165 program. The plan must contain provisions to ensure that the
166 state is prepared for emergencies and minor, major, and
167 catastrophic disasters, and the division shall work closely with
168 local governments and agencies and organizations with emergency
169 management responsibilities in preparing and maintaining the
170 plan. The state comprehensive emergency management plan must be
171 operations oriented and:

172 1. Include an evacuation component that includes specific
173 regional and interregional planning provisions and promotes
174 intergovernmental coordination of evacuation activities. This
175 component must, at a minimum: contain guidelines for lifting
176 tolls on state highways; ensure coordination pertaining to
177 evacuees crossing county lines; set forth procedures for
178 directing people caught on evacuation routes to safe shelter;
179 establish strategies for ensuring sufficient, reasonably priced
180 fueling locations along evacuation routes; and establish
181 policies and strategies for emergency medical evacuations.

182 2. Include a shelter component that includes specific
183 regional and interregional planning provisions and promotes
184 coordination of shelter activities between the public, private,
185 and nonprofit sectors. This component must, at a minimum:
186 contain strategies to ensure the availability of adequate public
187 shelter space in each county ~~region of the state~~; establish
188 strategies for refuge-of-last-resort programs; provide

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189 strategies to assist local emergency management efforts to
190 ensure that adequate staffing plans exist for all shelters,
191 including medical and security personnel; provide for a
192 postdisaster communications system for public shelters;
193 establish model shelter guidelines for operations, registration,
194 inventory, power generation capability, information management,
195 and staffing; and set forth policy guidance for sheltering
196 people with special needs.

197 3. Include a postdisaster response and recovery component
198 that includes specific regional and interregional planning
199 provisions and promotes intergovernmental coordination of
200 postdisaster response and recovery activities. This component
201 must provide for postdisaster response and recovery strategies
202 according to whether a disaster is minor, major, or
203 catastrophic. The postdisaster response and recovery component
204 must, at a minimum: establish the structure of the state's
205 postdisaster response and recovery organization; establish
206 procedures for activating the state's plan; set forth policies
207 used to guide postdisaster response and recovery activities;
208 describe the chain of command during the postdisaster response
209 and recovery period; describe initial and continuous
210 postdisaster response and recovery actions; identify the roles
211 and responsibilities of each involved agency and organization;
212 provide for a comprehensive communications plan; establish
213 procedures for coordinating and monitoring statewide mutual aid

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214 agreements reimbursable under federal public disaster assistance
215 programs; provide for rapid impact assessment teams; ensure the
216 availability of an effective statewide urban search and rescue
217 program coordinated with the fire services; ensure the existence
218 of a comprehensive statewide medical care and relief plan
219 administered by the Department of Health; and establish systems
220 for coordinating volunteers and accepting and distributing
221 donated funds and goods.

222 4. Include additional provisions addressing aspects of
223 preparedness, response, recovery, and mitigation as determined
224 necessary by the division.

225 5. Address the need for coordinated and expeditious
226 deployment of state resources, including the Florida National
227 Guard. In the case of an imminent major disaster, procedures
228 should address predeployment of the Florida National Guard, and,
229 in the case of an imminent catastrophic disaster, procedures
230 should address predeployment of the Florida National Guard and
231 the United States Armed Forces.

232 6. Establish a system of communications and warning to
233 ensure that the state's population and emergency management
234 agencies are warned of developing emergency situations,
235 including public health emergencies, and can communicate
236 emergency response decisions.

237 7. Establish guidelines and schedules for annual exercises
238 that evaluate the ability of the state and its political

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subdivisions to respond to minor, major, and catastrophic disasters and support local emergency management agencies. Such exercises shall be coordinated with local governments and, to the extent possible, the Federal Government.

8. Assign lead and support responsibilities to state agencies and personnel for emergency support functions and other support activities.

9. Include the public health emergency plan developed by the Department of Health pursuant to s. 381.00315.

10. Include an update on the status of the emergency management capabilities of the state and its political subdivisions. The update must include the emergency management capabilities related to public health emergencies, as determined in collaboration with the Department of Health.

The complete state comprehensive emergency management plan must be submitted to the President of the Senate, the Speaker of the House of Representatives, and the Governor on February 1 of every even-numbered year.

(c) Assist political subdivisions in preparing and maintaining emergency management plans. Such assistance must include the development of a template for comprehensive emergency management plans, including plans for natural disasters, and guidance on the development of mutual aid agreements.

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(n) Implement training programs to maintain this state's status as a national leader in emergency management and improve the ability of state and local emergency management personnel to prepare and implement emergency management plans and programs. This must ~~shall~~ include a continuous training program for agencies and individuals who ~~that~~ will be called on to perform key roles in state and local postdisaster response and recovery efforts and for local government personnel on federal and state postdisaster response and recovery strategies and procedures. The division shall 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 s. 252.38(1)(b). Such training may be provided by the division or, for county personnel, by a foundation that is a not-for-profit corporation under s. 501(c)(3) of the Internal Revenue Code and has a governing board that includes in its membership county commissioners and professional county staff. If training is provided by a foundation, such training must be approved by the division.

~~(x) Report biennially to the President of the Senate, the Speaker of the House of Representatives, the Chief Justice of~~

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~~the Supreme Court, and the Governor, no later than February 1 of every odd-numbered year, the status of the emergency management capabilities of the state and its political subdivisions. This report must include the emergency management capabilities related to public health emergencies, as determined in collaboration with the Department of Health.~~

(dd) Conduct, by April 1 of each year, an annual hurricane readiness session in each region designated by the division to facilitate coordination between all emergency management stakeholders. Each county emergency management director or his or her designee shall, and other county and municipal personnel may, attend the session for his or her region. A session must include, but is not limited to, guidance on timelines for preparation and response, information on state and federal postdisaster resources and assistance, guidance to promote efficient and expedited rebuilding of the community after a hurricane, best practices for coordination and communication among entities engaged in postdisaster response and recovery, and discussion of any outstanding county or municipal preparedness or readiness needs.

Section 8. Subsection (4) of section 252.355, Florida Statutes, is renumbered as subsection (5), paragraph (b) of subsection (2) is amended, and a new subsection (4) is added to that section, to read:

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313 252.355 Registry of persons with special needs; notice;
314 registration program.—

315 (2) In order to ensure that all persons with special needs
316 may register, the division shall develop and maintain a special
317 needs shelter registration program. During a public health
318 emergency in which physical distancing is necessary, as
319 determined by the State Health Officer, the division must
320 maintain information on special needs shelter options that
321 mitigate the threat of the spread of infectious diseases.

322 (b) To assist in identifying persons with special needs,
323 home health agencies, hospices, nurse registries, home medical
324 equipment providers, the Department of Veterans' Affairs, the
325 Department of Children and Families, the Department of Health,
326 the Agency for Health Care Administration, the Department of
327 Education, the Agency for Persons with Disabilities, the
328 Department of Elderly Affairs, and memory disorder clinics
329 shall, and any physician licensed under chapter 458 or chapter
330 459 and any pharmacy licensed under chapter 465 may, annually
331 provide registration information to all of their special needs
332 clients or their caregivers. The Florida Housing Finance
333 Corporation shall enter into memoranda of understanding with the
334 Department of Elderly Affairs and with the Agency for Persons
335 with Disabilities to ensure special needs registration
336 information is provided to residents of low-income senior
337 independent living properties and independent living properties

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338 for persons with intellectual or developmental disabilities
339 funded by the Florida Housing Finance Corporation, respectively.
340 The division shall develop a brochure that provides information
341 regarding special needs shelter registration procedures. The
342 brochure must be easily accessible on the division's website.
343 All appropriate agencies and community-based service providers,
344 including aging and disability resource centers, memory disorder
345 clinics, home health care providers, hospices, nurse registries,
346 and home medical equipment providers, shall, and any physician
347 licensed under chapter 458 or chapter 459 may, assist emergency
348 management agencies by annually registering persons with special
349 needs for special needs shelters, collecting registration
350 information for persons with special needs as part of the
351 program intake process, and establishing programs to educate
352 clients about the registration process and disaster preparedness
353 safety procedures. A client of a state-funded or federally
354 funded service program who has a physical, mental, or cognitive
355 impairment or sensory disability and who needs assistance in
356 evacuating, or when in a shelter, must register as a person with
357 special needs. The registration program shall give persons with
358 special needs the option of preauthorizing emergency response
359 personnel to enter their homes during search and rescue
360 operations if necessary to ensure their safety and welfare
361 following disasters.

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(4) 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, shall 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 shall be allowed to use the special needs shelter with the person with special needs.

Section 9. Subsection (2) of section 252.3611, Florida Statutes, is amended, and subsection (5) is added to that section, to read:

252.3611 Transparency; audits.—

(2) If ~~When~~ the duration of a declaration of a state of an emergency issued by the Governor exceeds 90 days:

(a) 1. The Executive Office of the Governor or the appropriate agency, within 72 hours after ~~of~~ executing a contract executed with moneys authorized for expenditure to support the response to the declared state of emergency, must the Executive Office of the Governor or the appropriate agency ~~shall~~ submit a copy of such contract to the Legislature. For contracts executed during the first 90 days of the declared state of emergency, the Executive Office of the Governor or the appropriate agency shall submit a copy to the Legislature within the first 120 days of the declared state of emergency.

2. All contracts executed to support the response to a declared state of emergency, including contracts executed before

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387 a declared state of emergency to secure resources or services in
388 advance or anticipation of an emergency, must be posted on the
389 secure contract tracking system required under s. 215.985(14).

390 (b) The Executive Office of the Governor or the
391 appropriate agency shall submit monthly reports to the
392 Legislature of all state expenditures, revenues received, and
393 funds transferred by an agency during the previous month to
394 support the declared state of emergency.

395 (5) Annually, by January 15, the division shall report to
396 the President of the Senate, the Speaker of the House of
397 Representatives, and the chairs of the appropriations committee
398 of each house of the Legislature on expenditures related to
399 emergencies incurred over the year from November 1 of the
400 previous year. The report must include:

401 (a) A separate summary of each emergency event, whether
402 complete or ongoing, and key actions taken by the division.

403 (b) Details of expenditures, separated by emergency event
404 and agency, for preparing for, responding to, or recovering from
405 the event. The report must specify detailed expenditures for the
406 entire report time period; specify total expenditures for the
407 event; and indicate amounts that are being or are anticipated to
408 be reimbursed by the Federal Emergency Management Agency or
409 other federal entity, amounts ineligible for reimbursement, and
410 any amounts deobligated by the Federal Emergency Management
411 Agency or other federal entity for reimbursement. The division

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shall review expenditures by state agencies to ensure that efforts, purchases, contracts, or expenditures are not duplicated.

(c) An accounting of all inventory and assets purchased, separated by emergency event and agency, for preparing for, responding to, or recovering from the event, including motor vehicles, boats, computers, and other equipment, and the current status of such assets, including divestment, sale, or donation by the state. The report must include a detailed accounting for the entire report time period and specify a total for the event.

Section 10. Paragraph (a) of subsection (1) of section 252.363, Florida Statutes, is amended to read:

252.363 Tolling and extension of permits and other authorizations.—

(1)(a) The declaration of a state of emergency issued by the Governor for a natural emergency tolls the period remaining to exercise the rights under a permit or other authorization for the duration of the emergency declaration. Further, the emergency declaration extends the period remaining to exercise the rights under a permit or other authorization for 24 months in addition to the tolled period. The extended period to exercise the rights under a permit or other authorization may not exceed 48 months in total in the event of multiple natural emergencies for which the Governor declares a state of emergency. The tolling and extension of permits and other

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authorizations under this paragraph shall apply retroactively to September 28, 2022, except in the case of the formal determination of the delineation of the extent of wetlands under s. 373.421, in which case tolling and extension of determinations under this paragraph shall apply retroactively to January 1, 2023. This paragraph applies to the following:

1. The expiration of a development order issued by a local government.

2. The expiration of a building permit.

3. The expiration of a permit issued by the Department of Environmental Protection or a water management district pursuant to part IV of chapter 373.

4. Permits issued by the Department of Environmental Protection or a water management district pursuant to part II of chapter 373 for land subject to a development agreement under ss. 163.3220-163.3243 in which the permittee and the developer are the same or a related entity.

5. The buildout date of a development of regional impact, including any extension of a buildout date that was previously granted as specified in s. 380.06(7)(c).

6. The expiration of a development permit or development agreement authorized by Florida Statutes, including those authorized under the Florida Local Government Development Agreement Act, or issued by a local government or other governmental agency.

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462 7. The formal determination of the delineation of the
463 extent of wetlands under s. 373.421.

464 **Section 11. Subsection (4) of section 252.365, Florida**
465 **Statutes, is amended to read:**

466 252.365 Emergency coordination officers; disaster-
467 preparedness plans.—

468 (4) On or before May 1 of each year, the head of each
469 agency shall notify the Governor and the division in writing of
470 the person initially designated as the emergency coordination
471 officer for such agency and her or his alternate and of any
472 changes in persons so designated thereafter.

473 **Section 12. Section 252.3655, Florida Statutes, is amended**
474 **to read:**

475 252.3655 Natural hazards risks and mitigation interagency
476 coordinating group ~~workgroup~~.—

477 (1)(a) An interagency coordinating group ~~workgroup~~ is
478 created for the purpose of sharing information on the current
479 and potential risks and impacts of natural hazards throughout
480 this ~~the~~ state, coordinating the ongoing efforts of state
481 agencies in addressing and mitigating the risks and impacts of
482 natural hazards, and collaborating on statewide initiatives to
483 address and mitigate the risks and impacts of natural hazards.
484 As used in this section, the term "natural hazards" includes,
485 but is not limited to, extreme heat, drought, wildfire, sea-
486 level change, high tides, storm surge, saltwater intrusion,

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stormwater runoff, flash floods, inland flooding, and coastal flooding.

(b) The agency head, or his or her designated senior manager, from each of the following agencies shall serve on the coordinating group:

1. Chief Resilience Officer of the Statewide Office of Resilience.

2. Department of Agriculture and Consumer Services.

3. Department of Commerce.

4. Department of Environmental Protection.

5. Department of Financial Services.

6. Department of Law Enforcement.

7. Department of Highway Safety and Motor Vehicles.

8. Department of Military Affairs.

9. Division of Emergency Management.

10. Department of Transportation.

11. Fish and Wildlife Conservation Commission.

12. Office of Insurance Regulation.

13. Public Service Commission.

14. Each water management district ~~Each agency within the executive branch of state government, each water management district, and the Florida Public Service Commission shall select from within such agency a person to be designated as the agency liaison to the workgroup.~~

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511 (c) The director of the Division of Emergency Management,
512 or his or her designee, shall serve as the administrator liaison
513 ~~to and coordinator~~ of the coordinating group ~~workgroup~~.

514 (d) Each agency representative liaison shall provide
515 information from his or her respective agency, including all
516 relevant reports, on the current and potential risks and impacts
517 of natural hazards to this state ~~to his or her agency~~, agency
518 resources available, and efforts made by the agency to address
519 and mitigate the risks and impacts of ~~against~~ natural hazards,
520 ~~and efforts made by the agency to address the impacts of natural~~
521 ~~hazards~~.

522 (e) 1. The coordinating group ~~workgroup~~ shall meet in
523 person or by means of communications media technology as
524 provided in s. 120.54(5) (b)2. at least ~~teleconference on a~~
525 ~~quarterly basis~~ to share information, leverage agency resources,
526 coordinate ongoing efforts, and provide information for
527 inclusion in the annual progress report submitted pursuant to
528 subsection (2). Agency heads for the agencies listed in
529 paragraph (b) shall meet in person at least annually to
530 collectively strategize and prioritize state efforts.

531 2. Information regarding the coordinating group, including
532 meeting agendas and reports, must be posted in a conspicuous
533 location on the division's website.

534 (2) (a) On behalf of the coordinating group ~~workgroup~~, the
535 ~~division of Emergency Management~~ shall prepare an annual

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progress report on the implementation of the state's hazard mitigation plan, developed and submitted in accordance with 42 U.S.C. s. 5165 and any implementing regulations, as it relates to natural hazards. At a minimum, the annual progress report must:

1. Assess each agency's ~~the relevance, level, and significance of current agency~~ efforts to address and mitigate the risks and impacts of natural hazards; ~~and~~

2. Strategize and prioritize ongoing efforts to address and mitigate the risks and impacts of natural hazards;

3. Provide recommendations regarding statutory changes and funding that may assist in addressing or mitigating the risks and impacts of natural hazards; and

4. Provide recommendations for state and local natural hazard mitigation strategies.

~~(b) Each liaison is responsible for ensuring that the workgroup's annual progress report is posted on his or her agency's website.~~

~~(c)~~ By January 1 of each year, ~~2019, and each year thereafter~~, the division on behalf of the coordinating group ~~workgroup~~ shall submit the annual progress report to the Governor, the President of the Senate, and the Speaker of the House of Representatives.

Section 13. Paragraphs (c) and (d) of subsection (5) of section 252.37, Florida Statutes, are redesignated as paragraphs

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(d) and (e), respectively, a new paragraph (c) is added to that subsection, and subsection (7) is added to that section, to read:

252.37 Financing.—

(5) Unless otherwise specified in the General Appropriations Act:

(c) If the division intends to accept or apply for federal funds for a division-administered program that is new, that will be implemented in a manner that is innovative or significantly different from the manner in which the program is typically administered, or that will require a state match for which the division will be required to seek new budget authority, the division must notify the Legislature of its intent to accept or apply for the federal funds. The notice must detail the federal program under which the funds will be accepted or applied for, the intended purpose and use of the funds, and the amount of funds, including the estimated state match.

(7) The division shall take steps to maximize the availability and expedite the distribution of financial assistance from the Federal Government to state and local agencies. Such steps must include the standardization and streamlining of the application process for financial assistance through the federal Public Assistance Program and provision of assistance to applicants in order to mitigate the risk of noncompliance with federal program requirements. The division

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shall use federal funds allocated as management costs or other funds as appropriated to implement this subsection.

Section 14. Section 252.3713, Florida Statutes, is created to read:

252.3713 Hazard Mitigation Grant Program.—

(1) The division shall administer the Hazard Mitigation Grant Program as authorized and described in s. 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended by Pub. L. No. 103-181, Pub. L. No. 103-337, and Pub. L. No. 106-390.

(2) The division may retain no more than 25 percent of the total federal allocation of funds received for use within the state. A minimum of 75 percent of any funds received pursuant to a declared disaster must be distributed for use by the subrecipients in the counties specified in the Presidential Disaster Declaration for that disaster. However, a subrecipient may elect to share some or all of its allocation with the division to be used for projects benefiting the region in which the subrecipient is located.

(3) The division and subrecipients shall consider projects that fulfill the following purposes when adopting mitigation strategies and plans and applying for funds under the grant program:

(a) Reducing shelter space deficits through retrofitting of existing shelters and hardening of public buildings that are

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not schools. Reducing deficits in shelter space intended to
accommodate individuals with special needs must be prioritized
before addressing deficits in other types of shelter space.

Additionally, general population shelters which are retrofitted
must also account for federal accessibility standards and state
accessibility standards in part II of chapter 553.

(b) Mitigating impacts to public infrastructure, including
roads, bridges, and stormwater, water, and sewer systems, to
enhance resistance to natural hazards and prevent and reduce
losses.

(c) Mitigating impacts to school facilities which will
reduce future disaster losses and make the facilities more
resistant to natural hazards.

(d) Retrofitting of regional and local emergency
management or operations centers.

(e) Other projects that the division may define by rule.

(4) The division may coordinate with other state agencies
and political subdivisions to develop and implement innovative
approaches to funding mitigation projects using grants under the
Hazard Mitigation Grant Program, including, but not limited to,
combining funding received from multiple federal and state
programs. The division, in cooperation with other state agencies
that administer federal grant programs, shall ensure that:

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(a) Projects funded through multiple programs comply with all applicable federal and state requirements of the respective programs under which funding was received.

(b) Funding is used for projects in the geographic areas specified in the grant of funding.

(5) A fiscally constrained county may request that the division administer the grant for such county. A fiscally constrained county may request additional assistance from the division in preparing applications for grants and developing a structure for implementing, monitoring the execution of, and closing out projects.

(6) The division shall adopt rules to implement this section.

Section 15. Paragraph (a) of subsection (2) of section 252.373, Florida Statutes, is amended to read:

252.373 Allocation of funds; rules.—

(2) The division shall allocate funds from the Emergency Management, Preparedness, and Assistance Trust Fund to local emergency management agencies and programs pursuant to criteria specified in rule. Such rules shall include, but are not limited to:

(a) Requiring that, at a minimum, a local emergency management agency either:

1. Have a program director who works at least 40 hours a week in that capacity; or

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2. If the county has fewer than 75,000 population or is party to an interjurisdictional emergency management agreement entered into pursuant to s. 252.38(3)(c) ~~s. 252.38(3)(b)~~, that is recognized by the Governor by executive order or rule, have an emergency management coordinator who works at least 20 hours a week in that capacity.

Section 16. Paragraphs (a) and (b) of subsection (3) of section 252.38, Florida Statutes, are redesignated as paragraphs (b) and (c), respectively, a new paragraph (a) is added to that subsection, and paragraph (a) of subsection (1) is amended, to read:

252.38 Emergency management powers of political subdivisions.—Safeguarding the life and property of its citizens is an innate responsibility of the governing body of each political subdivision of the state.

(1) COUNTIES.—

(a) In order to provide effective and orderly governmental control and coordination of emergency operations in emergencies within the scope of ss. 252.31-252.90, each county within this state shall be within the jurisdiction of, and served by, the division. Except as otherwise provided in ss. 252.31-252.90, each local emergency management agency shall have jurisdiction over and serve an entire county. Unless part of an interjurisdictional emergency management agreement entered into pursuant to paragraph (3)(c) ~~(3)(b)~~ which is recognized by the

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Governor by executive order or rule, each county must establish and maintain such an emergency management agency and shall develop a county emergency management plan and program that is coordinated and consistent with the state comprehensive emergency management plan and program. Counties that are part of an interjurisdictional emergency management agreement entered into pursuant to paragraph (3) (c) ~~(3) (b)~~ which is recognized by the Governor by executive order or rule shall cooperatively develop an emergency management plan and program that is coordinated and consistent with the state comprehensive emergency management plan and program.

(3) EMERGENCY MANAGEMENT POWERS; POLITICAL SUBDIVISIONS.—

(a) Each political subdivision shall notify the division on or before May 1 each year 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.

Section 17. Section 252.381, Florida Statutes, is created to read:

252.381 Information related to natural emergencies; poststorm county and municipal permitting; operations.—

(1) Each county and municipality must post on its publicly accessible website:

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708 (a) A frequently asked questions web page related to
709 natural emergency response, emergency preparedness, and public
710 relief for residents following an emergency. The web page must
711 answer questions concerning resident evacuations; safety tips;
712 generator, food and drinking water, and wastewater and
713 stormwater safety; damage assessment; debris cleanup; accessing
714 assistance through the Federal Emergency Management Agency and
715 this state; building recovery; natural emergency guidance;
716 applicable laws; and what to do before, during, and after an
717 emergency.

718 (b) A disaster supply list and a list of emergency
719 shelters.

720 (c) Links to information about flood zones.

721 (d) A checklist for residents explaining next steps to
722 take during postdisaster recovery.

723 (e) Information specific to persons with disabilities,
724 including, but not limited to, guidelines for special needs
725 shelter registration; an explanation of how to register for
726 special needs shelters and where to obtain assistance with that
727 process; guidelines as to the level of care that is or is not
728 provided at a special needs shelter as well as situations when
729 either a general population shelter or hospital should be
730 considered; and any other postdisaster assistance or resources
731 available to affected persons with disabilities impacted by a
732 disaster.

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733 (2) (a) Each county and municipality shall develop a
734 poststorm permitting plan to expedite recovery and rebuilding by
735 providing for special building permit and inspection procedures
736 after a hurricane or tropical storm. The plan must, at a
737 minimum:

738 1. Ensure sufficient personnel are prepared and available
739 to expeditiously manage postdisaster building inspection,
740 permitting, and enforcement tasks. The plan must anticipate
741 conditions that would necessitate supplemental personnel for
742 such tasks and address methods for fulfilling such personnel
743 needs, including through mutual aid agreements as authorized in
744 s. 252.40, other arrangements, such as those with private sector
745 contractors, or supplemental state or federal funding. The plan
746 must include training requirements and protocols for
747 supplemental personnel to ensure compliance with local
748 floodplain management requirements that apply within the county
749 or municipality.

750 2. Account for multiple or alternate locations where
751 building permit services may be offered in person to the public
752 following a hurricane or tropical storm during regular business
753 hours.

754 3. Specify a protocol to expedite permitting procedures
755 and, if practicable, for the waiver or reduction of applicable
756 fees in accordance with and in addition to the procedures and
757 waivers provided for under s. 553.7922. The plan must identify

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the types of permits that are frequently requested following a hurricane or tropical storm and methods to expedite the processing of such permits.

4. Specify procedures and resources necessary to promote expeditious debris removal following a hurricane or tropical storm.

(b) Each county and municipality shall update the plan no later than May 1 annually.

(3) (a) By May 1 annually, each county and municipality shall publish on its website a hurricane and tropical storm recovery permitting guide for residential and commercial property owners. The guide must describe:

1. The types of poststorm repairs that require a permit and applicable fees.

2. The types of poststorm repairs that do not require a permit.

3. The poststorm permit application process and specific modifications the county or municipality commonly makes to expedite the process, including the physical locations where permitting services will be offered.

4. Local requirements for rebuilding specific to the county or municipality, including elevation requirements following substantial damage and substantial improvement pursuant to the National Flood Insurance Program (NFIP) and any local amendments to the building code.

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783 (b) As soon as practicable following a hurricane or
784 tropical storm, a county or municipality within the area for
785 which a state of emergency pursuant to s. 252.36 for such
786 hurricane or tropical storm is declared shall publish updates on
787 its website to the information required under paragraph (a)
788 which are specific to such storm, including any permitting fee
789 waivers or reductions.

790 (4) For 180 days after a state of emergency is declared
791 pursuant to s. 252.36 for a hurricane or tropical storm, a
792 county or municipality within the area for which the state of
793 emergency is declared may not increase building permit or
794 inspection fees.

795 (5) On or before May 1, 2026, each county and municipality
796 must provide an online option for receiving, reviewing, and
797 accessing substantial damage and substantial improvement
798 letters. The county or municipality must allow homeowners to
799 provide an e-mail address where they can receive digital copies
800 of such letters.

801 (6) As soon as reasonably practicable following the
802 landfall and passage of a hurricane or tropical storm, each
803 county and municipality that has experienced a direct impact
804 from a natural emergency must use its best efforts to open a
805 permitting office at which residents can access government
806 services for at least 40 hours per week.

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Section 18. Subsections (2) and (3) of section 252.385, Florida Statutes, are amended to read:

252.385 Public shelter space; public records exemption.—

(2)(a) The division shall administer a program to survey existing schools, universities, community colleges, and other state-owned, municipally owned, and county-owned public buildings and any private facility that the owner, in writing, agrees to provide for use as a public hurricane evacuation shelter to identify those that are appropriately designed and located to serve as such shelters. The owners of the facilities must be given the opportunity to participate in the surveys. The state university boards of trustees, district school boards, community college boards of trustees, and the Department of Education are responsible for coordinating and implementing the survey of public schools, universities, and community colleges with the division or the local emergency management agency.

~~(b) By January 31 of each even-numbered year, the division shall prepare and submit a statewide emergency shelter plan to the Governor and Cabinet for approval, subject to the requirements for approval in s. 1013.37(2). The emergency shelter plan must project, for each of the next 5 years, the hurricane shelter needs of the state, including periods of time during which a concurrent public health emergency may necessitate more space for each individual to accommodate physical distancing. In addition to information on the general~~

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~~shelter needs throughout this state, the plan must identify the general location and square footage of special needs shelters, by regional planning council region. The plan must also include information on the availability of shelters that accept pets. The Department of Health shall assist the division in determining the estimated need for special needs shelter space and the adequacy of facilities to meet the needs of persons with special needs based on information from the registries of persons with special needs and other information.~~

(3)(a) The division shall annually provide by October 15 to the Governor, the President of the Senate, and the Speaker of the House of Representatives a report that includes,~~and the Governor~~ a list of facilities recommended to be retrofitted using state funds. State funds should be maximized and targeted to projects in counties ~~regional planning council regions~~ with hurricane evacuation shelter deficits. Additionally, the division shall prioritize on the list of recommended facilities other state-owned, municipal-owned, and county-owned public buildings, other than schools, for retrofitting using state funds. The owner or lessee of a public hurricane evacuation shelter that is included on the list of facilities recommended for retrofitting is not required to perform any recommended improvements.

(b) The report required in paragraph (a) must include a statewide emergency shelter plan that must project, for each of

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the next 5 years, the hurricane shelter needs of the state. In addition to information on the general shelter needs throughout this state, the plan must identify, by county, the general location and square footage of special needs shelters. The plan must also include information on the availability of shelters that accept pets. The Department of Health and the Agency for Persons with Disabilities shall assist the division in determining the estimated need for special needs shelter space, the estimated need for general shelter space to accommodate persons with developmental disabilities, including, but not limited to, autism, and the adequacy of facilities to meet the needs of persons with special needs based on information from the registries of persons with special needs and other information.

Section 19. Section 252.421, Florida Statutes, is created to read:

252.421 Management of roadway debris related to natural emergencies.—The division shall coordinate with fiscally constrained counties, as described in s. 218.67(1), included in a declared state of emergency for a category 3 or higher hurricane and the Department of Transportation to provide such counties with state resources to remove debris from roadways, including roadways that are publicly accessible but not maintained by the county.

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Section 20. Section 252.422, Florida Statutes, is created to read:

252.422 Restrictions on county or municipal regulations after a hurricane.—

(1) As used in this section, the term "impacted local government" means a county 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 or a municipality located within such a county.

(2) For 1 year after a hurricane makes landfall, an impacted local government may not propose or adopt:

(a) A moratorium on construction, reconstruction, or redevelopment of any property.

(b) A more restrictive or burdensome amendment to its comprehensive plan or land development regulations.

(c) A more restrictive or burdensome procedure concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined in s. 163.3164.

(3) Notwithstanding subsection (2), a comprehensive plan amendment, land development regulation amendment, site plan, development permit, or development order approved or adopted by an impacted local government before or after the effective date of this act may be enforced if:

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906 (a) The associated application is initiated by a private
907 party other than the impacted local government and the property
908 that is the subject of the application is owned by the
909 initiating private party;

910 (b) The proposed comprehensive plan amendment was
911 submitted to reviewing agencies pursuant to s. 163.3184 before
912 landfall; or

913 (c) The proposed comprehensive plan amendment or land
914 development regulation is approved by the state land planning
915 agency pursuant to s. 380.05.

916 (4) (a) Any person may file suit against any impacted local
917 government for declaratory and injunctive relief to enforce this
918 section.

919 (b) A county or municipality may request a determination
920 by a court of competent jurisdiction as to whether such action
921 violates this section. Upon such a request, the county or
922 municipality may not enforce the action until the court has
923 issued a preliminary or final judgment determining whether the
924 action violates this section.

925 (c) Before a plaintiff may file suit, the plaintiff shall
926 notify the impacted local government by setting forth the facts
927 upon which the complaint or petition is based and the reasons
928 the impacted local government's action violates this section.
929 Upon receipt of the notice, the impacted local government shall
930 have 14 days to withdraw or revoke the action at issue or

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otherwise declare it void. If the impacted local government does not withdraw or revoke the action at issue within the time prescribed, the plaintiff may file suit. The plaintiff shall be entitled to entry of a preliminary injunction to prevent the impacted local government from implementing the challenged action during pendency of the litigation. In any action instituted pursuant to this paragraph, the prevailing plaintiff shall be entitled to reasonable attorney fees and costs.

(d) In any case brought under this section, any party is entitled to the summary procedure provided in s. 51.011, and the court shall advance the cause on the calendar.

Section 21. Section 252.505, Florida Statutes, is created to read:

252.505 Breach of contract during emergency recovery periods for natural emergencies.—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. As used in this section, the term "emergency recovery period" means a 1-year period that begins on the date that the Governor initially declared a state of emergency for a natural emergency.

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956 **Section 22. Subsection (4) is added to section 373.423,**
957 **Florida Statutes, to read:**

958 373.423 Inspection.—

959 (4) (a) By September 1, 2026, the department shall submit a
960 Flood Inventory and Restoration Report to the Division of
961 Emergency Management. The department must work with water
962 management districts, local governments, and operators of public
963 and private stormwater management systems to compile the
964 necessary information for the report, which must:

965 1. Identify priority infrastructure needs within each
966 water management district jurisdiction that may result in
967 flooding or property damage or threaten human health if left
968 unaddressed;

969 2. Identify locations that have both historic flooding
970 occurrences, based on flood zones identified by the Federal
971 Emergency Management Agency, and the potential to flood from
972 future significant storm events, such as hurricanes and tropical
973 storms;

974 3. For each location identified in subparagraph 1. or
975 subparagraph 2., include an inspection and maintenance schedule
976 and specific information on the age of the infrastructure,
977 upstream impacts, and other factors that may lead to system
978 failure if unaddressed; and

979 4. Include a list of facilities prioritized for funding to
980 address flooding issues.

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981 (b) The owner of any priority infrastructure identified in
982 the report must submit an inspection and maintenance schedule to
983 the department.

984 (c) The department must review and update the report on a
985 biannual basis. The report must provide information regarding
986 compliance with the inspection and maintenance schedules,
987 include any additional revisions based on storm event
988 experience, and revise the list of facilities as new flooding
989 events take place and new projects are implemented to alleviate
990 infrastructure deficiencies which led to flooding events. The
991 department must submit an updated report to the Division of
992 Emergency Management by September 1 of each year in which the
993 report is due.

994 **Section 23. Subsection (1) of section 400.063, Florida**
995 **Statutes, is amended to read:**

996 400.063 Resident protection.—

997 (1) The Health Care Trust Fund shall be used for the
998 purpose of collecting and disbursing funds generated from the
999 license fees and administrative fines as provided for in ss.
1000 393.0673(5), 400.062(3), 400.121(2), and 400.23(8). Such funds
1001 shall be for the sole purpose of paying for the appropriate
1002 alternate placement, care, and treatment of residents who are
1003 removed from a facility licensed under this part or a facility
1004 specified in s. 393.0678(1) in which the agency determines that
1005 existing conditions or practices constitute an immediate danger

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to the health, safety, or security of the residents. If the agency determines that it is in the best interest of the health, safety, or security of the residents to provide for an orderly removal of the residents from the facility, the agency may utilize such funds to maintain and care for the residents in the facility pending removal and alternative placement. The maintenance and care of the residents shall be under the direction and control of a receiver appointed pursuant to s. 393.0678(1) or s. 400.126(1). However, funds may be expended in an emergency upon a filing of a petition for a receiver, upon the declaration of a state of local emergency pursuant to s. 252.38(3)(b)5. ~~s. 252.38(3)(a)5.~~, or upon a duly authorized local order of evacuation of a facility by emergency personnel to protect the health and safety of the residents.

Section 24. Subsection (7) of section 403.7071, Florida Statutes, is amended, and subsection (8) is added to that section, to read:

403.7071 Management of storm-generated debris.—Solid waste generated as a result of a storm event that is the subject of an emergency order issued by the department may be managed as follows:

(7) Unless otherwise specified in a contract or franchise agreement between a local government and a private solid waste or debris management service provider, a private solid waste or debris management service provider is not required to collect

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storm-generated yard trash, debris, or waste. Local governments are authorized and encouraged to add an addendum to existing contracts or franchise agreements for collection of storm-generated debris.

(8)(a) Each county and municipality shall apply to the department for authorization of at least one debris management site as described in subsection (2) and shall annually seek preauthorization for any previously approved debris management sites, as allowed by the department.

(b) A municipality may jointly apply for authorization of a debris management site with a county or at least one adjacent municipality, if the parties develop and approve a memorandum of understanding. Such memorandum must clearly outline the capacity of the debris management site and location of the site relative to each party. The memorandum of understanding must be approved annually as part of the preauthorization process described in paragraph (a).

Section 25. Section 489.1132, Florida Statutes, is created to read:

489.1132 Regulation of hoisting equipment used in construction, demolition, or excavation work during a hurricane.—

(1) As used in this section, the term:

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1054 (a) "Controlling entity" means the general contractor,
1055 prime contractor, or construction manager with overall
1056 responsibility for a construction project.

1057 (b) "Hoisting equipment" means power-operated cranes,
1058 derricks, and hoists used in construction, demolition, or
1059 excavation work that are regulated by the Occupational Safety
1060 and Health Administration.

1061 (c) "Mobile crane" means a type of hoisting equipment
1062 incorporating a cable-suspended latticed boom or hydraulic
1063 telescoping boom designed to be moved between operating
1064 locations by transport over a roadway. The term does not include
1065 a mobile crane with a boom length of less than 25 feet or a
1066 maximum rated load capacity of less than 15,000 pounds.

1067 (d) "Tower crane" means a type of hoisting equipment using
1068 a vertical mast or tower to support a working boom in an
1069 elevated position if the working boom can rotate to move loads
1070 laterally either by rotating at the top of the mast or tower or
1071 by the rotation of the mast or tower itself, whether the mast or
1072 tower base is fixed in one location or ballasted and moveable
1073 between locations.

1074 (2) (a) When a tower crane or mobile crane is located on a
1075 worksite, a hurricane preparedness plan for the crane must be
1076 available for inspection at the worksite.

1077 (b) In preparation for a hurricane, the controlling entity
1078 must ensure that hoisting equipment is secured in the following

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manner no later than 24 hours before the impacts of the hurricane are anticipated to begin:

1. All hoisting equipment must be secured in compliance with manufacturer recommendations relating to hurricane and high-wind events, including any recommendations relating to the placement, use, and removal of advertising banners and rigging.

2. Tower crane turntables must be lubricated before the event.

3. Fixed booms on mobile cranes must be laid down whenever feasible.

4. Booms on hydraulic cranes must be retracted and stored.

5. The counterweights of any hoists must be locked below the top tie-in.

6. Tower cranes must be set in the weathervane position.

7. All rigging must be removed from hoist blocks.

8. All power at the base of tower cranes must be disconnected.

(3) A person licensed under this part who intentionally violates this section is subject to discipline under ss. 455.227 and 489.129.

(4) The Florida Building Commission shall establish best practices for the utilization of tower cranes and hoisting equipment on construction job sites during hurricane season and report its findings to the Legislature by December 31, 2026.

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Section 26. Subsection (6) of section 553.902, Florida Statutes, is amended to read:

553.902 Definitions.—As used in this part, the term:

(6) "Renovated building" means a residential or nonresidential building undergoing alteration that varies or changes insulation, HVAC systems, water heating systems, or exterior envelope conditions, if the estimated cost of renovation exceeds 30 percent of the assessed value of the structure. However, if the alteration is a result of a natural disaster that is the subject of a declaration of a state of emergency by the Governor, the estimated cost of renovation must exceed 75 percent of the fair market value of the building before the natural disaster.

Section 27. The Division of Emergency Management shall consult with local governments, the Department of Business and Professional Regulation, the Department of Environmental Protection, and any other appropriate agencies to develop recommendations for statutory changes necessary to streamline the permitting process for repairing and rebuilding structures damaged during natural emergencies. By July 1, 2026, the division shall provide a report containing such recommendations to the President of the Senate and the Speaker of the House of Representatives.

Section 28. (1) Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane

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1128 Helene (DR-4828), or Hurricane Milton (DR-4834), and each
1129 municipality within one of those counties, may not propose or
1130 adopt any moratorium on construction, reconstruction, or
1131 redevelopment of any property damaged by such hurricanes;
1132 propose or adopt more restrictive or burdensome amendments to
1133 its comprehensive plan or land development regulations; or
1134 propose or adopt more restrictive or burdensome procedures
1135 concerning review, approval, or issuance of a site plan,
1136 development permit, or development order, to the extent that
1137 those terms are defined by s. 163.3164, Florida Statutes, before
1138 October 1, 2027, and any such moratorium or restrictive or
1139 burdensome comprehensive plan amendment, land development
1140 regulation, or procedure shall be null and void ab initio. This
1141 subsection applies retroactively to August 1, 2024.

1142 (2) Notwithstanding subsection (1), any comprehensive plan
1143 amendment, land development regulation amendment, site plan,
1144 development permit, or development order approved or adopted by
1145 a county or municipality before or after the effective date of
1146 this act may be enforced if:

1147 (a) The associated application is initiated by a private
1148 party other than the county or municipality.

1149 (b) The property that is the subject of the application is
1150 owned by the initiating private party.

1151 (3) (a) A resident of or the owner of a business in a
1152 county or municipality may bring a civil action for declaratory

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1153 and injunctive relief against the county or municipality for a
1154 violation of this section. Pending adjudication of the action
1155 and upon filing of a complaint showing a violation of this
1156 section, the resident or business owner is entitled to a
1157 preliminary injunction against the county or municipality
1158 preventing implementation of the moratorium or the comprehensive
1159 plan amendment, land development regulation, or procedure. If
1160 such civil action is successful, the resident or business owner
1161 is entitled to reasonable attorney fees and costs.

1162 (b) Attorney fees and costs and damages may not be awarded
1163 pursuant to this subsection if:

1164 1. The resident or business owner provides the governing
1165 body of the county or municipality written notice that a
1166 proposed or enacted moratorium, comprehensive plan amendment,
1167 land development regulation, or procedure is in violation of
1168 this section; and

1169 2. The governing body of the county or municipality
1170 withdraws the proposed moratorium, comprehensive plan amendment,
1171 land development regulation, or procedure within 14 days; or, in
1172 the case of an adopted moratorium, comprehensive plan amendment,
1173 land development regulation, or procedure, the governing body of
1174 a county or municipality notices an intent to repeal within 14
1175 days after receipt of the notice and repeals the moratorium,
1176 comprehensive plan amendment, land development regulation, or
1177 procedure within 14 days thereafter.

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(4) This section expires June 30, 2028.

Section 29. The Division of Law Revision is directed to replace the phrase "the effective date of this act" wherever it occurs in this act with the date this act becomes a law.

Section 30. This act shall take effect upon becoming a law.

T I T L E A M E N D M E N T

Remove everything before the enacting clause and insert:

A bill to be entitled

An act relating to emergencies; amending s. 83.63, F.S.; requiring certain tenants to be given specified opportunities or notice; creating s. 163.31795, F.S.; defining the terms "cumulative substantial improvement period" and "local government"; prohibiting certain local governments from adopting ordinances for substantial improvements or repairs to a structure which include cumulative substantial improvement periods; amending s. 163.31801, F.S.; prohibiting certain entities from assessing impact fees for specified replacement structures; providing an exception; providing construction; amending s. 193.155, F.S.; providing that repair and maintenance of specified property is not a change, an addition, or

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1203 an improvement under certain circumstances; revising
1204 the square footage limitations for certain changes,
1205 additions, and improvements to damaged property;
1206 providing construction; amending s. 215.559, F.S.;
1207 removing a reference to a certain report; revising
1208 public hurricane shelter funding prioritization
1209 requirements for the Division of Emergency Management;
1210 amending s. 250.375, F.S.; authorizing certain
1211 servicemembers to provide medical care in specified
1212 circumstances; amending s. 252.35, F.S.; revising
1213 requirements for the state comprehensive emergency
1214 management plan; requiring such plan to include an
1215 update on the status of certain emergency management
1216 capabilities; requiring the division to collaborate
1217 with the Department of Health; revising
1218 responsibilities of the division; requiring the
1219 division to develop a certain template; revising the
1220 purpose of certain training programs; requiring the
1221 division to set the minimum number of training hours
1222 that specified individuals must complete biennially;
1223 authorizing such training to be provided by certain
1224 entities; requiring the division to conduct an annual
1225 hurricane readiness session in each region designated
1226 by the division for a specified purpose; requiring all
1227 county emergency management directors, and authorizing

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other county and municipal personnel, to attend such session; requiring that the session include specified topics and needs; removing a specified reporting requirement; amending s. 252.355, F.S.; authorizing the Department of Veterans' Affairs to provide certain information to specified clients or their caregivers; requiring the Florida Housing Finance Corporation to enter into memoranda of understanding with specified agencies for a certain purpose; providing that specified persons may use special needs shelters in certain circumstances; amending s. 252.3611, F.S.; directing specified entities to submit specified contracts and reports to the Legislature under specified conditions; requiring such contracts to be posted on a specified secure contract system; requiring the division to report annually to the Legislature specified information on expenditures relating to emergencies; providing requirements for such report; amending s. 252.363, F.S.; providing for the tolling and extension of certain determinations; providing for retroactive application; amending s. 252.365, F.S.; requiring agency heads to notify the Governor and the division of the person designated as the emergency coordination officer annually by a specified date; amending s. 252.3655, F.S.; creating

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the natural hazards risks and mitigation interagency coordinating group; providing the purpose of the group; providing for the membership and administration of the group; requiring agency representatives to provide information relating to natural hazards to this state, agency resources, and efforts to address and mitigate risks and impacts of natural hazards; requiring the group to meet in person or by communications media technology at least quarterly for specified purposes; requiring specified agency heads to meet at least annually to strategize and prioritize state efforts; requiring the division, on behalf of the group, to prepare an annual progress report and submit such report to the Governor and Legislature; revising requirements for such report; amending s. 252.37, F.S.; requiring the division to notify the Legislature of its intent to accept or apply for federal funds under certain circumstances; requiring the division to take steps to maximize the availability and expedite the distribution of financial assistance from the Federal Government to state and local agencies; requiring that such steps include the standardization and streamlining of the application process for federal financial assistance and the provision of assistance to applicants for a

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specified purpose; requiring the division to use certain federal funds to implement such requirements; creating s. 252.3713, F.S.; requiring the division to administer the Hazard Mitigation Grant Program; authorizing the division to retain a specified percentage of the funds for use within this state; requiring the remaining percentage to be distributed for use by certain recipients; authorizing subrecipients to make a certain election for a specified use; requiring the consideration of certain projects; authorizing the division to coordinate with specified entities under certain circumstances; requiring the division to ensure that certain requirements are met and certain projects are funded; authorizing fiscally constrained counties to request that the division administer their grants; authorizing such counties to request certain assistance from the division; requiring the division to adopt rules; amending s. 252.373, F.S.; conforming a cross-reference; amending s. 252.38, F.S.; requiring political subdivisions to annually provide specified notification to the division before a specified date; creating s. 252.381, F.S.; requiring counties and municipalities to post certain information on their websites; requiring counties and municipalities to

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1303 develop a poststorm permitting plan; providing
1304 requirements for such plan; requiring counties and
1305 municipalities to update such plan by a specified date
1306 annually; requiring counties and municipalities to
1307 publish on their websites a specified storm recovery
1308 guide by a specified date annually; providing
1309 requirements for such guide; requiring certain
1310 counties and municipalities to publish on their
1311 websites updates to such guide as soon as practicable
1312 following a storm; prohibiting certain counties and
1313 municipalities from increasing building permit or
1314 inspection fees within a specified timeframe;
1315 requiring counties and municipalities to allow
1316 individuals to receive certain letters electronically
1317 on or before a specified date; requiring certain
1318 counties and municipalities to use their best efforts
1319 to open a permitting office for a minimum number of
1320 hours per week; amending s. 252.385, F.S.; revising
1321 reporting requirements for the division; revising
1322 requirements for a specified list; requiring the
1323 Department of Health and the Agency for Persons with
1324 Disabilities to assist the division with certain
1325 determinations; creating s. 252.421, F.S.; requiring
1326 the division to coordinate with certain counties for a
1327 specified purpose; creating s. 252.422, F.S.; defining

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the term "impacted local government"; prohibiting impacted local governments from proposing or adopting certain moratoriums, amendments, or procedures for a specified timeframe; authorizing the enforcement of certain amendments, plans, permits, and orders under certain circumstances; authorizing any person to file suit to enforce specified provisions; authorizing counties and municipalities to request a specified determination by a court; prohibiting counties and municipalities from taking certain actions until the court has issued a preliminary or final judgment; requiring plaintiffs to provide certain notification before filing suit; requiring impacted local governments to take certain actions upon receipt of such notification or a suit may be filed; providing for reasonable attorney fees and costs; authorizing the use of a certain summary procedure; requiring the court to advance the cause on the calendar; creating s. 252.505, F.S.; requiring certain contracts to include a specified provision; defining the term "emergency recovery period"; amending s. 373.423, F.S.; requiring the Department of Environmental Protection to submit a Flood Inventory and Restoration Report to the division by a specified date; requiring the department to work with specified entities to

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1353 compile information for the report; providing
1354 specifications for the report; requiring the owner of
1355 certain infrastructure to submit certain information
1356 to the department; requiring the department to review
1357 and update the report biannually; requiring the
1358 department to submit an updated report to the division
1359 by a specified date; amending s. 400.063, F.S.;
1360 conforming a cross-reference; amending s. 403.7071,
1361 F.S.; providing that local governments are authorized
1362 and encouraged to add certain addendums to certain
1363 contracts and agreements; requiring counties and
1364 municipalities to apply to the department for
1365 authorization to designate at least one debris
1366 management site; authorizing municipalities to apply
1367 jointly with a county or adjacent municipality for
1368 authorization of a debris management site if such
1369 entities approve a memorandum of understanding;
1370 providing requirements for such memorandum; creating
1371 s. 489.1132, F.S.; providing definitions; requiring a
1372 hurricane preparedness plan to be available for
1373 inspection at certain worksites; requiring certain
1374 equipment to be secured in a specified manner no later
1375 than 24 hours before the impacts of a hurricane are
1376 anticipated to begin; providing penalties; requiring
1377 the Florida Building Commission to establish specified

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best practices and report findings to the Legislature by a specified date; amending s. 553.902, F.S.; revising the definition of the term "renovated building"; requiring the division to consult with specified entities to develop certain recommendations and provide a report to the Legislature by a specified date; prohibiting certain counties from proposing or adopting certain moratoriums, amendments, or procedures for a specified timeframe; declaring that such moratoriums, amendments, or procedures are null and void; providing for retroactive application; authorizing the enforcement of certain amendments, plans, permits, and orders under certain circumstances; authorizing certain residents and business owners to bring a civil action for declaratory and injunctive relief against a county or municipality that violates specified provisions; providing for reasonable attorney fees and costs under specified circumstances; providing for future expiration; providing a directive to the Division of Law Revision; providing an effective date.

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