

The Florida Senate  
**HOUSE MESSAGE SUMMARY**

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Prepared By: The Professional Staff of the Committee on Community Affairs

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[2025s00180.hms.ca]

BILL: CS/CS/SB 180, 1st Eng.

INTRODUCER: Appropriations Committee; Community Affairs Committee; and Senator DiCeglie

SUBJECT: Emergency Preparedness and Response

DATE: April 29, 2025

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**I. Amendments Contained in Message:**

**House Amendment — 392939** (delete all)

**II. Summary of Amendments Contained in Message:**

**House Amendment — 392939** is the substance of CS/CS/SB 180 with the following differences:

- Changes the relating-to clause from “Emergency Preparedness and Response” to “Emergencies.”
- Removes the provision allowing the Department of Environmental Protection to waive or reduce match requirements for beach renourishment projects in counties impacted by Hurricanes Debby, Helene, or Milton.
- Adds a provision requiring tenants be allowed access to belongings, or notice when access will be available, after damage to the premises.
- Prohibits imposition of impact fees for replacement structures if the land use is the same as the original, unless a replacement structure increases demand on public facilities
- Removes language providing for a property tax assessment limitation on agricultural equipment unable to be used due to Hurricanes Debby, Helene, or Milton.
- Adds the following provisions related to homestead assessments:
  - Prohibits the consideration of maintenance or repair, including roofs or windows, as a change, addition, improvement requiring assessment at just value.
  - If the home is elevated above the base flood elevation, prohibits the consideration of areas under a homestead which are used for parking, storage, or access as a change, addition, or improvement.
  - Increases the threshold before a property appraiser must assess repairs at just value to 130 percent of the sq. ft. before destruction or 2,000 total sq. ft.
- Revises provisions related to DEM’s emergency management responsibilities related to reporting, planning assistance to local governments, and inventories.
- Requires the Florida Housing Finance Corporation to enter into an MOU with the Department of Elder Affairs and the Agency for Persons with Disabilities to ensure special needs registry information is provided to residents of low-income senior facilities and properties for persons with intellectual or developmental disabilities.

- Allows caregivers and those they care for with special needs to stay together at special needs shelters.
- Revises emergency expenditure transparency and audit requirements to no longer require the Auditor General to post audits on their website.
- Provides for the tolling and extension of a formal determination of the delineation of the extent of wetlands in the event a state of emergency is declared for a natural emergency, which applies retroactively to January 1, 2023.
- Deletes a requirement for agency emergency coordination officers to coordinate with DEM on preparedness and recovery.
- Revises DEM's responsibilities related to the administration of the Hazard Mitigation Grant Program.
- Revises local government responsibilities following storms, including adding the requirement to provide online access to Substantial Damage/Substantial Improvement determination letters.
- Removes language revising the hurricane evacuation clearance time for the Florida Keys.
- Requires DEM to coordinate with fiscally constrained counties and DOT to provide state resources for debris removal.
- Requires local government emergency response contracts to include a provision requiring a contractor to pay damages and a penalty for breach of contract.
- Replaces a provision related to municipal storm sewer inspections with requirements for DEP to report on, identify, and inspect infrastructure and locations at risk of flood.
- Adds provisions relating to the regulation of hoisting equipment during a hurricane.
- Raises the threshold in current law for requiring a building to meet energy efficiency requirements when the building is renovated after a natural disaster.
- Requires DEM to consult with local governments, DBPR, DEP and other agencies to recommend statutory changes to streamline permitting after natural emergencies.
- Prohibits moratoriums or burdensome regulations on redevelopment by local governments within 100 miles of a hurricane storm track and by local governments affected by Hurricanes Debby, Helene, or Milton.
- Removes a provision requiring OPPAGA to study the effects of local government actions, including moratoriums and regulations on redevelopment following hurricanes.