

SB 180 Summary (2025 Legislative Session)

SB 180 is a bill that predominantly relates to emergency management. The bill is 48 pages long and encompasses many different topics that are meant to aid in recovery and rebuilding after a natural disaster, like a hurricane. However, there are provisions that preempt local governments from passing “more restrictive or burdensome” regulations than what were in effect as of August 1, 2024. Below is a summary of the changes this bill covers that relate to local land development regulations:

Section 18:

- “Impacted local government” is defined as 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.
- **For one year after a hurricane makes landfall, an impacted local government may not propose or adopt:**
 - **A moratorium on construction, reconstruction, or redevelopment of any property.**
 - **A more restrictive or burdensome amendment to its comprehensive plan or land development regulations.**
 - **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.**
 - These prohibitions do not apply to amendments that are initiated by a private party other than the impacted local government and the property that is the subject of the application is owned by the initiating private party.
- Any person may file suit against any impacted local government for declaratory and injunctive relief to enforce this section.

Section 28:

- **Each county listed in the Federal Disaster Declaration for Hurricane Debby, Hurricane Helene, or Hurricane Milton, 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... before October 1, 2027.**

- **Any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This subsection applies retroactively to August 1, 2024.**
- This section expires June 30, 2028.

This act shall take effect upon becoming a law.

IMPACT OF BILL:

The intent of this bill is to make it easier for people to rebuild homes and businesses that were damaged or destroyed by a hurricane. The provisions in Sections 18 and 28 of this bill are far reaching in terms of local regulation of land development. If signed, until October 1, 2027, Martin County cannot adopt any more restrictive or burdensome comprehensive plan amendments or land development regulations. In addition, any more restrictive or more burdensome amendments than what were in effect as of August 1, 2024 are void. This only applies to Board-initiated amendments and does not exclude a private property owner from applying for more restrictive or burdensome regulations on their own private property.

There are currently two Board-initiated comprehensive plan amendments that would likely be impacted by these provisions – the Rural Lifestyle amendment and the Freestanding Urban Service District amendments. These amendments were initiated by the Board of County Commissioners after August 1, 2024, and likely fall under the purview of these provisions where the amendments would be null and void.