

SB 1080 Summary (2025 Legislative Session)

SB 1080 is a bill relating to local government land regulation and impacts the timeframes for processing applications for approval of development permits or development orders. It also impacts timeframes for adopting and transmitting comprehensive plan amendments. Below is a summary of the changes this bill covers:

Section 1:

- Counties must specify in writing the minimum information that must be submitted in certain applications, including rezonings, special exceptions, and variances.
- Counties must provide written confirmation of receipt of application within five (5) business days after receiving the application.
- Counties have 30 days after receiving an application to provide written notification to applicant about the sufficiency or insufficiency of the application.
- For applications that do not require final action through a quasi-judicial hearing or a public hearing, counties must approve, approve with conditions, or deny the application for a development permit within 120 days after the county has deemed the application complete.
- For applications that require final action through a quasi-judicial hearing or a public hearing, counties must approve, approve with conditions, or deny the application for a development permit or development order **within 180 days after the county has deemed the application complete.**
 - Timeframes will restart if an applicant makes a substantive change to the application; “substantive change” defined as an applicant-initiated change of 15 percent or more in the proposed density, intensity, or square footage of a parcel.
- Counties must issue different percentage refunds to applicants based on missed review or final action deadlines.

Section 3:

- Impact fee increases must be implemented in at least two but not more than four equal annual increments.
- Local governments may not increase an impact fee rate beyond the phase-in limitations under this paragraph if the local government has not increased the impact fee within the past five years.

Section 5:

- Conflicting language was added about transmittal of comprehensive plan amendments. Staff needs to further evaluate the intention of the added language for consistency with existing state policy.

- If comprehensive plan amendments are not adopted at the second [adoption] public hearing, the amendments shall be formally adopted by the local government within 180 days after the second public hearing is held or the amendments are deemed withdrawn.
- Comprehensive plan amendments shall be transmitted to the state land planning agency within 30 working days after the final adoption hearing. Failure to transmit within 30 working days after the final adoption hearing means the amendments are deemed withdrawn.
 - The previous timeframe was ten working days to transmit the amendment to the state land planning agency after the final adoption hearing. If an amendment is being transmitted for review by the state land planning agency, that timeframe is still ten working days per Florida Statute.

This act shall take effect October 1, 2025.

IMPACT OF BILL:

Staff is continuing to monitor and evaluate the progression of this bill. It is likely that an amendment to Article 10 of the Land Development Regulations is needed to ensure the codified review timeframes are consistent with new regulations adopted by the state.

Section 3 regarding impact fees will likely not impact the County at this time. Martin County adopted a new impact fee schedule at the end of 2024 in compliance with all applicable laws, and this latest schedule went into effect on January 1, 2025. There will be a new impact fee schedule effective each year on January 1 for the next three years through 2028.

Staff is still evaluating the language in Section 5 about comprehensive plan amendments. The language references a plan amendment being “adopted” and “date of adoption” in a sentence that is discussing a transmittal hearing of the amendment to the state land planning agency.