



MEMORANDUM

DATE: June 2, 2025

TO: Doc Dougherty, City Manager

FROM: Jordan Smith, Director, Planning and Development Services

Re: Summary of Senate Bill 180

Senate Bill 180, recently passed by the Florida Legislature, is currently pending the Governor's signature. The bill includes significant restriction on local government authority related to land use and development. Key provisions include:

- **Applies Statewide:** Although the bill states certain provision apply only to counties and the municipalities therein listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-1322 4828), or Hurricane Milton (DR-4834), the disaster declarations cover all Florida counties, so there is statewide application.
- **No New Local Rules:** From August 1, 2024, to October 1, 2027, cities and counties cannot create new rules that make land development or permitting more restrictive or difficult than before.
- **No Moratoriums:** Local governments cannot pause or block construction or redevelopment of hurricane-damaged properties during this time. In perpetuity moving forward, no local government 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 may enact a moratorium on construction, reconstruction, or redevelopment of any property for one year after a hurricane makes landfall.
- **Applies Retroactively:** Any local rule passed since August 1, 2024, that violates this law is considered invalid from the start.
- **Enforcement by Lawsuits:** Residents or businesses can sue local governments that don't repeal these types of ordinances within 30 days of being asked. If successful, they can also recover attorney's fees.