

Impact of the 2025 State of Florida Legislative Session on Community Development

September 9, 2025
Regular Board Meeting



CHARLOTTE COUNTY
FLORIDA

Bills that affected Community Development

Several bills affect daily Department operations, workflows, processes, and budget.

- SB 180
- HB 551
- HB 683
- HB 913
- SB954
- SB784

SB 180

- Prohibits communities from having a cumulative time period for enforcing substantial damage/improvements (50% rule).
 - Doesn't affect Charlotte County, removed one year cumulative look back after Hurricane Ian.
 - Currently enforce 50% rule permit to permit.
- Requires the Department to develop a post storm permitting plan and post it on our website.
 - Process for expediting permits, highlight frequently requested permits and what doesn't require a permit.
 - Anticipate additional staffing and vendors.

SB 180

- Prohibits the County from increasing building permit fees or inspection fees for 180 days post emergency declaration for tropical storm or hurricane.
- Requires the permitting office to be open for a minimum of 40 hours per week and provide additional locations when necessary.
 - Adding additional 30 minutes to lobby hours.
 - Already have west county office on San Casa Blvd.

SB 180

- No moratoriums on construction or more restrictive or burdensome amendments to comprehensive plan or land development regulations for one year after federal emergency declaration or if within 100 miles of the storm track.
- Those specifically affected by Hurricanes Helene and Milton - prohibition in place until Oct. 1, 2027.
- Will be five years that County has been preempted which affects the County's resiliency efforts.

HB 551

- Requires the Department (and Fire District) to issue certain Fire Sprinkler and Fire Alarm permits within 2 days of application.
 - Coordinated with Englewood Fire Prevention & IT for software adjustments.
 - Work can start upon submission of the permit.

HB 683

- Prohibits permitting staff from asking for copies of contracts or any associated documents including material costs, labor costs, or overhead or profit.
 - Make alterations to 50% rule packet.
 - Unsure how this will affect our Community Rating System (CRS) audit in the future.
- Requires the Department to issue single trade permits within 5 days or less.

HB 913

- Changed criteria for condos and Milestone Inspections.
 - From three stories to three habitable stories. Reduced number of buildings affected in the county from 184 to 104.
- Added additional responsibility to the local jurisdictions for reporting to the state.

SB 954

- Adopt ordinance for reviewing and approving certified recovery residences.
 - Include a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence.
 - Determination completed within 60 days.
 - Code change coming. Must be adopted by Jan. 1, 2026.

SB 784

- Plat and Replat Approvals
 - Final approval and signatures completed administratively
 - Code change coming

Questions