

New Measures Adopted to Aid Natural Disaster Recovery Efforts

[Senate Bill 250](#) changes the 6 month statutory extension for development permits pursuant to section 252.363, Florida Statutes to 24 months and limits these extensions to a total of 48 months. These changes apply retroactively to September 28, 2022 (the day Hurricane Ian hit the State of Florida). Senate Bill 250 also protects the validity of temporary shelters erected after natural disasters. Local governments are also empowered to take out larger loans for recovery efforts but are prohibited from substantially altering land use provisions in select areas affected by recent hurricanes. Senate Bill 250 also provides that when a permanent residential structure was damaged and rendered uninhabitable during a state of emergency, a county may not prohibit the placement of one temporary shelter on the residential property for up to 36 months. Temporary shelters must be inhabited, safe, and the resident must make a good faith effort to rebuild their home.

Municipalities are allowed to make inspection teams to review expedited permits for temporary housing solutions. The bill expands local governments' ability to obtain larger loans for emergency recovery than otherwise possible. Local governments impacted by natural disasters must approve special processing procedures to expedite permit issuance for permits that do not require technical review. Any county located 100 miles from where hurricane Ian or Nicole made landfall may not adopt any moratorium on construction or redevelopment of any damaged property, adopt more restrictive amendments to its comprehensive plan or permit review procedures. Any such measure adopted after September 28, 2022 is declared null and void. This moratorium ban does not apply if the measure in question was initiated by a private party other than the county or municipality. This provision is set to expire on June 30, 2025.

The bill also amends section 823.11, Florida Statutes, which concerns derelict vessel removal, to allow local governments and other state agents to immediately begin the process of vessel removal during a state of emergency. The bill also places funds from General Revenue and Federal Grants on reserve for emergency management. Finally, independent fire control districts located within 50 miles of where Hurricane Ian made landfall are granted an extension to submit its performance review due in 2023 to 2024.

SB 250 was signed by the governor on June 29, 2023 and became effective on July 1, 2023.