

Governor Approves SB 784: Platting Reform in Florida

Article

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06.25.2025

On June 20, 2025, Governor DeSantis approved the final version of SB 784 which removed certain timing requirements. In our article titled "SB 784: Platting Reform in Florida," published on June 18, 2025, we included two bullet points summarizing statutory requirements for plat review and approval based on an earlier version of Senate Bill 784 (2025).

The final version of the bill, signed into law on June 20, 2025, includes revised provisions. Please see below for additional details:

Prior version of SB 784:

- Review submitted plats within 15 calendar days to determine compliance with statutory requirements and issue written comments identifying any deficiencies;
- Approve, approve with conditions, or deny plats within 30 working days of submittal, unless the applicant requests an extension. Local governments may not initiate extensions on their own;

Final version of SB 784:

- Within 7 days of submittal, provide written notice acknowledging receipt, identifying any missing documents or information required, and providing information regarding the approval process including requirements and timeframes;
- Approve, approve with conditions, or deny the submittal within the timeframe identified in the initial written notice. Denial must be accompanied by an explanation citing unmet requirements. Local governments may not request or require the applicant to file a written extension of time.

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