Lowndes

Insights

SB 180 Passes Despite Opposition: What It Means for Florida Development

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Senate Bill 180 (SB 180), a comprehensive act related to emergencies, includes restrictions on county or municipal regulations after certain natural emergencies. In particular, SB 180 provides that:

Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR1323 4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt:

- any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes;
- more restrictive or burdensome amendments to its comprehensive plan or land development regulations; or
- more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order.

View list of counties/municipalities

This provision applies retroactively from August 1, 2024, through October 1, 2027.

Additionally, a county listed in a federal disaster declaration located entirely or partially within 100 miles of the track of a hurricane, or a municipality located within such a county, for one year after a hurricane makes landfall, may not propose or adopt:

- a moratorium on construction, reconstruction, or redevelopment of any property;
- a more restrictive or burdensome amendment to its comprehensive plan or land development regulations; or
- a more restrictive or burdensome procedure concerning review, approval, or issuance of a site plan, development permit, or

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The Governor signed SB 180 on June 26, 2025.