

HB 603

2012

A bill to be entitled
An act relating to growth management; amending s.
163.3180, F.S.; prohibiting a local government from
applying transportation or school concurrency or
requiring proportionate-share contribution or
construction for new development for a specified
period; providing an exception; providing for an
extension of the prohibition under certain conditions;
providing application; providing for future
expiration; amending s. 163.31801, F.S.; prohibiting
certain counties, municipalities, and special
districts from imposing certain new or existing impact
fees for a specified period; providing an exception;
providing for an extension of the prohibition under
certain conditions; providing application; providing
for future expiration; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (7) is added to section 163.3180,
Florida Statutes, to read:

163.3180 Concurrency.—

(7) (a) Notwithstanding any law, ordinance, or resolution
to the contrary, a local government may not apply transportation
or school concurrency within its jurisdiction and may not
require a proportionate-share contribution or construction for
new development until July 1, 2015, unless authorized by the

HB 603

2012

28 affirmative vote of two-thirds of the local government's
29 governing authority.

30 (b) Paragraph (a) does not apply to proportionate-share
31 contribution or construction assessed on existing developments
32 before July 1, 2012.

33 (c) In order to maintain the exemption from transportation
34 or school concurrency and proportionate-share contribution or
35 construction pursuant to paragraph (a), a new development must
36 receive a certificate of occupancy by July 1, 2016. If the
37 certificate of occupancy is not received by July 1, 2016, the
38 local government may apply transportation or school concurrency
39 and require the appropriate proportionate-share contribution or
40 construction for the development that would have been applied
41 but for this subsection. Any outstanding obligation related to
42 the proportionate-share contribution or construction runs with
43 the land and is enforceable against any person claiming a fee
44 interest in the land subject to that obligation.

45 (d) This subsection does not apply if it requires any
46 modification to a local government's financing that would
47 invalidate existing contracts, including debt obligations or
48 covenants and agreements relating to bonds validated or issued
49 by the local government.

50 (e) Upon written notification to the local government, a
51 developer may elect to have the local government apply
52 transportation or school concurrency and proportionate-share
53 contribution or construction to a development.

54 (f) This subsection expires July 1, 2016.

HB 603

2012

55 Section 2. Subsection (6) is added to section 163.31801,
56 Florida Statutes, to read:

57 163.31801 Impact fees; short title; intent; definitions;
58 ordinances levying impact fees.—

59 (6) (a) Notwithstanding any law, ordinance, or resolution
60 to the contrary, a county, municipality, or special district may
61 not impose any new or existing impact fee or any new or existing
62 fee associated with the mitigation of transportation impacts on
63 new development until July 1, 2015, unless authorized by the
64 affirmative vote of two-thirds of the governing authority of the
65 county, municipality, or special district. Any governing
66 authority of a local government imposing an impact fee in
67 existence on July 1, 2011, must reauthorize the imposition of
68 the fee pursuant to this paragraph.

69 (b) Paragraph (a) does not apply to any impact fee or fee
70 associated with the mitigation of transportation impacts
71 previously enacted by law, ordinance, or resolution assessed on
72 existing development before July 1, 2012.

73 (c) In order to maintain the exemption from impact fees
74 and fees associated with the mitigation of transportation
75 impacts pursuant to paragraph (a), a new development must
76 receive a certificate of occupancy by July 1, 2016. If the
77 certificate of occupancy is not received by July 1, 2016, the
78 county, municipality, or special district may impose the
79 appropriate impact fees and fees associated with the mitigation
80 of transportation impacts on the development that would have
81 been applied but for this subsection. Any outstanding obligation
82 related to impact fees and fees associated with the mitigation

HB 603

2012

83 of transportation impacts on the development runs with the land
84 and is enforceable against any person claiming a fee interest in
85 the land subject to that obligation.

86 (d) This subsection does not apply if it requires any
87 modification to the financing of a county, municipality, or
88 special district that would invalidate existing contracts,
89 including debt obligations or covenants and agreements relating
90 to bonds validated or issued by the county, municipality, or
91 special district.

92 (e) Upon notification to the county, municipality, or
93 special district, a developer may elect to have impact fees and
94 fees associated with the mitigation of transportation impacts
95 imposed on a development.

96 (f) This subsection expires July 1, 2016.

97 Section 3. This act shall take effect July 1, 2012.