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1 A bill to be entitled 2 An act relating to certificates of use; creating s. 3 125.01032, F.S.; prohibiting certain local 4 governmental entities from adopting or maintaining in 5 effect any ordinance, rule, or other measure which 6 requires a certificate of use before execution of a 7 purchase or lease agreement; providing exceptions; 8 providing requirements for the adoption or maintenance 9 in effect of any ordinance, rule, or other measure which requires a certificate of use; providing for 10 11 termination and expiration of such ordinances, rules, or other measures within a specified period; 12 13 prohibiting such ordinances, rules, or other measures from being extended or renewed; providing an 14 15 exception; providing an effective date. 16 17 Be It Enacted by the Legislature of the State of Florida: 18 19 Section 1. Section 125.01032, Florida Statutes, is created 20 to read: 21 125.01032 Ordinances and rules requiring certificates of 22 use.-23 Except as otherwise provided in this section, a (1) 24 county, municipality, or other local governmental entity may not 25 adopt or maintain in effect any ordinance, rule, or other Page 1 of 3

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26 measure which requires a certificate of use before the execution 27 of any purchase or lease agreement unless specifically provided 28 by general law. 29 (2) A county, municipality, or other local governmental 30 entity may not adopt or maintain in effect any ordinance, rule, or other measure which requires a certificate of use unless a 31 32 property owner, landlord, or property manager provides all of the following to any prospective lessee for his or her proper 33 34 due diligence before the execution of any purchase or lease 35 agreement: (a) Certification that all buildings on the property are 36 37 or are not structurally sound. (b) Certification that all mechanical, electrical, and 38 39 plumbing systems on the property are or are not operational, with projections as to their operational life expectancy if 40 41 applicable. 42 (c) Certification that all work performed on the property 43 has been properly permitted under the Florida Building Code. 44 (d) Past and present copies of all architectural, mechanical, electrical, plumbing, and fire drawings, written 45 specifications, and permits issued for all construction and 46 47 maintenance work on the property, including every alteration and 48 repair, converting use, and build out, requested by or on behalf of the owner or a tenant. 49 50 (e) Disclosure of all previous uses of the property,

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51	regardless of whether the property was occupied by the owner or
52	a tenant.
53	(f) Written assurance that the purchase or lease agreement
54	is not binding until a certificate of use is awarded.
55	(3) Any ordinance, rule, or other measure which requires a
56	certificate of use shall terminate and expire within 1 year
57	after the effective date of this act and may not be extended or
58	renewed except by the adoption or maintenance in effect of a new
59	ordinance, rule, or other measure meeting all the requirements
60	of this section.
61	Section 2. This act shall take effect July 1, 2023.
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