



FLORIDA DEPARTMENT *of*
ECONOMIC OPPORTUNITY

Notice of Legislative Change Concerning Property Rights

Dear Local Government Partners:

The Bureau of Community Planning and Growth would like to provide you with an update on legislation that recently became law. Statutory provisions in Chapter 163, Florida Statutes, related to comprehensive plans, were amended to require each local government to adopt a property rights element into their comprehensive plan. Inclusion of the property rights element is intended to protect private property rights and to ensure they are considered in local decision-making.

[House Bill 59](#), which became law on June 29, 2021, adds [Section 163.3177\(6\)\(i\), Florida Statutes](#). Effective **July 1, 2021**, each local government is now required to adopt a property rights element into its comprehensive plan. This new element must be adopted by the earlier of the date of its adoption of its next proposed plan amendment, or the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to [Section 163.3191, Florida Statutes](#).

Any proposed comprehensive plan amendment package submitted after July 1, 2021, will be returned to the local government if the package does not include a property rights element or if the comprehensive plan does not already include the required property rights element.

The Bureau of Community Planning and Growth is available to provide you with assistance. For any questions that you have regarding this matter, please contact Ray Eubanks, Plan Processing Administrator, by telephone at 850- 717-8483 or email at Ray.Eubanks@DEO.MyFlorida.com.
