



Manatee County Development Services
Inspections Division
1112 Manatee Ave W Bradenton, FL 34205
Main: (941) 748-4501 ext: 3890
inspections@mymanatee.org

Issued Building Permit Extension Instructions Tolling and Extension of Permits and Other Authorization

(Set Forth by Florida Statute 252.363)

To qualify for an executive order extension, the building permit must have been valid at the time of the declaration of the executive order.

- Any building permit issued after the declaration of the executive order is not eligible for the executive order.
- Any building permit that expired prior to the declaration of the executive order is not eligible for the executive order extension.

If the building permit that has expired, or will expire, **during** the executive order tolling period(s), it will remain valid so long as an executive order extension is applied for as soon as one becomes available. If the executive order extension is not applied for then the expiration date becomes valid.

Active Executive Orders

1. **24-156 – Hurricane Debby** (Extended under 2025-144 as of 7/16/2025 – expires on 9/14/2025).
 - Permits Issued and current as of 8/1/2024 will be eligible for tolling under this order.
 - Extensions can be applied for from 9/15/2025 – 12/13/2025, if the order is not extended.
2. **24-209 – Hurricane Helene** (Extended under 2025-143 as of 7/11/2025 – expires on 9/9/2025).
 - Permits Issued and current as of 9/23/2024 will be eligible for tolling under this order.
 - Extensions can be applied for from 9/10/2025 – 12/9/2025, if the order is not extended.
3. **24-215 – Hurricane Milton** (Extended under 25-119 as of 5/29/2025 – expires on 7/28/2025).
 - Permits Issued and current as of 10/5/2024 will be eligible for tolling under this order.
 - Extensions can be applied for from 7/29/2025 – 10/27/2025, if the order is not extended.
4. **22-219 – Hurricane Ian** (Extended under 25-125 as of 6/12/2025 – expires on 8/11/2025).
 - Permits Issued and current as of 9/23/2022 will be eligible for tolling under this order.
 - Extensions can be applied for from 8/12/2025-11/9/2025, if the order is not extended.

Select Year: 2024 ▾ Go

The 2024 Florida Statutes (including 2025 Special Session C)

Title XVII

Chapter 252

[View Entire Chapter](#)

MILITARY AFFAIRS AND RELATED MATTERS

EMERGENCY MANAGEMENT

252.363 Tolling and extension of permits and other authorizations.—

(1)(a) The declaration of a state of emergency issued by the Governor for a natural emergency tolls the period remaining to exercise the rights under a permit or other authorization for the duration of the emergency declaration. Further, the emergency declaration extends the period remaining to exercise the rights under a permit or other authorization for 24 months in addition to the tolled period. The extended period to exercise the rights under a permit or other authorization may not exceed 48 months in total in the event of multiple natural emergencies for which the Governor declares a state of emergency. The tolling and extension of permits and other authorizations under this paragraph shall apply retroactively to September 28, 2022. This paragraph applies to the following:

1. The expiration of a development order issued by a local government.
2. The expiration of a building permit.
3. The expiration of a permit issued by the Department of Environmental Protection or a water management district pursuant to part IV of chapter 373.
4. Permits issued by the Department of Environmental Protection or a water management district pursuant to part II of chapter 373 for land subject to a development agreement under ss. [163.3220-163.3243](#) in which the permittee and the developer are the same or a related entity.
5. The buildout date of a development of regional impact, including any extension of a buildout date that was previously granted as specified in s. [380.06\(7\)\(c\)](#).
6. The expiration of a development permit or development agreement authorized by Florida Statutes, including those authorized under the Florida Local Government Development Agreement Act, or issued by a local government or other governmental agency.

(b) Within 90 days after the termination of the emergency declaration, the holder of the permit or other authorization shall notify the issuing authority of the intent to exercise the tolling and extension granted under paragraph (a). The notice must be in writing and identify the specific permit or other authorization qualifying for extension.

(c) If the permit or other authorization for a phased construction project is extended, the commencement and completion dates for any required mitigation are extended such that the mitigation activities occur in the same timeframe relative to the phase as originally permitted.

(d) This subsection does not apply to:

1. A permit or other authorization for a building, improvement, or development located outside the geographic area for which the declaration of a state of emergency applies.
2. A permit or other authorization under any programmatic or regional general permit issued by the Army Corps of Engineers.
3. The holder of a permit or other authorization who is determined by the authorizing agency to be in significant noncompliance with the conditions of the permit or other authorization through the issuance of a warning letter or notice of violation, the initiation of formal enforcement, or an equivalent action.
4. A permit or other authorization that is subject to a court order specifying an expiration date or buildout

date that would be in conflict with the extensions granted in this section.

(2) A permit or other authorization that is extended shall be governed by the laws, administrative rules, and ordinances in effect when the permit was issued, unless any party or the issuing authority demonstrates that operating under those laws, administrative rules, or ordinances will create an immediate threat to the public health or safety.

(3) This section does not restrict a county or municipality from requiring property to be maintained and secured in a safe and sanitary condition in compliance with applicable laws, administrative rules, or ordinances.

History.—s. 494, ch. 2011-142; s. 12, ch. 2018-158; s. 13, ch. 2019-165; s. 1, ch. 2021-179; s. 4, ch. 2023-304.