

CHAPTER 2024-232

Senate Bill No. 702

An act relating to attorney fees and costs; creating s. 57.106, F.S.; defining the term “property rights”; requiring courts to award reasonable attorney fees and costs to a prevailing defendant in certain civil actions under specified circumstances; providing an effective date.

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

Section 1. Section 57.106, Florida Statutes, is created to read:

57.106 Recovery of attorney fees and costs in certain disputes regarding property rights.—

(1) For the purposes of this section, the term “property rights” includes, but is not limited to, use rights, ingress and egress rights, and those rights incident to land bordering upon navigable waters as described in s. 253.141.

(2) In a civil action brought against the owner of a parcel of real property to resolve a dispute concerning property rights, the court must award reasonable attorney fees and costs to the prevailing defendant if the improvements made to the property by the defendant property owner were made in substantial compliance with, or in reliance on, environmental or regulatory approvals or permits issued by a political subdivision of the state or a state agency.

Section 2. This act shall take effect upon becoming a law.

Approved by the Governor June 13, 2024.

Filed in Office Secretary of State June 13, 2024.