



201 Highland Ave NE  
PO Box 296  
Largo, FL 33779  
LARGO.COM

May 20, 2021

Honorable Ron DeSantis  
Executive Office of Governor  
State of Florida  
The Capitol  
400 S. Monroe Street  
Tallahassee, FL 32399-0001

Re: Veto Request for CS/HB 403 Home-Based Businesses

Dear Governor DeSantis,

On behalf of the City of Largo, I am writing to urge you to veto Committee Substitute/House Bill 403-Home Based Businesses. Homeowners work hard to ensure they invest in a home and neighborhood in which they understand the surroundings. This bill will change neighborhoods from quiet sanctuaries to bustling places of business and that may cause health and safety concerns for homeowners as well as business patrons of home based businesses.

The City of Largo proudly supports our business community and promotes entrepreneurship while providing technical support to those starting a business. The City's regulations allow for home based businesses that will not generate a large amount of customers and disrupt the neighborhood such as swimming pool maintenance, lawn care, and accounting.

Unfortunately, the final product pending before you in CS/HB 403 was drastically amended on the last day of session to remove essential elements needed to properly balance the desire to operate a home-based business with the potential adverse impacts on the property rights of surrounding homeowners. Key provisions that were included in CS/CS/SB 266 but were not included in CS/HB 403 include:

- The ability for local governments to set common-sense limitations on hours of operation. CS/HB 403 prohibits local governments from regulating a home-based business differently from other businesses in a commercial zone. The hours of operation for a business in a commercial district may not be appropriate for a business in a residential neighborhood.
- The ability for local governments to place limits on business signs, exterior storage and traffic generated by a home-based business. Again, these types of matters should be tailored to the residential setting where a home-based business operates rather than defaulting to the same regulations used in commercial or industrial zones.
- The ability for local governments to prohibit business activities from occurring within view of the street.

The passage of CS/HB 403 was extremely contentious in the Florida Senate, where on the last day of the 2021 Session, the bill narrowly passed on a 19-18 vote. In a clear violation of Senate rules, three senators who were present in the Senate chamber failed to record a vote. The Senate subsequently requested the House return the bill to allow the Senate to take a valid vote. The House adjourned sine die prior to responding to the Senate's request.

YOUR COMMUNITY OF CHOICE  
*Naturally*



Governor DeSantis  
RE: Veto Request for CS/HB 403 Home-Based Businesses  
May 20, 2021  
Page 2 of 2

If allowed to become law, CS/HB 403 will be a significant preemption of Home Rule powers and the ability of local government to balance competing property rights. Additionally, the bill will void existing local ordinances or regulations that have tailored unique solutions to homeowner and business concerns.

For these reasons, Largo requests you veto CS/HB 403. The City strongly opposes legislation that eliminates the ability of the City to make choices that are best for residents and for preserving the character of the City's residential neighborhoods.

Thank you for the opportunity to share the City's concerns about CS/HB 403 and thank you for your service to the citizens of Florida, especially in the midst of the challenges brought about by the COVID-19 pandemic.

Respectfully,



Woody Brown  
Mayor  
wobrown@largo.com | 727.587.6702



YOUR COMMUNITY OF CHOICE  
*Naturally*