2025 LEGISLATIVE SESSION

LEGISLATIVE BILL SUMMARIES

Florida League of Cities

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SPOTLIGHT BILLS

- **Affordable Housing**: SB 1730 (Calatayud) – Oppose (see page 55)
- **Affordable Housing**: HB 247 (Conerly) and SB 184 (Gaetz) – Oppose (see page 58)
- **Community Redevelopment Agencies**: SB 110 (Simon), HB 991 (Giallombardo) and SB 1242 (McClain) – Oppose (see page 14)
- **Education**: HB 1267 (Busatta) – Oppose (see page 91)
- **Emergencies**: HB 1535 (McFarland) – Oppose (see page 17)
- **Emergency Preparedness and Response:** SB 180 (DeCeglie) – Monitor (see page 24)
- **Government Administration:** HB 5009 (Budget) – Monitor (see page 93)
- **Local Option Taxes:** SB 1664 (Trumbull) and HB 1221 (Miller) – Oppose (see page 44)
- **Real Property and Land Use and Development**: HB 943 (Lopez, V.) – Oppose (see page 66)
- **Recovery Residencies**: SB 954 (Gruters) and HB 1163 (Owen) – Monitor (see page 110)
- **Sales Tax Reductions**: HB 7031 (Ways & Means) – Monitor (see page 50)
- **Tax Package**: SB 7034 (Finance and Tax) – Monitor (see page 51)
- **Taxation**: HB 7033 (Ways & Means) – Oppose (see page 71)
- **Utility Relocation**: HB 703 (W. Robinson) and SB 818 (McClain) – Oppose (see page 123)

BUILDING AND DEVELOPMENT

Building and Plumbing Permits for the Use of Onsite Sewage Treatment and Disposal Systems (Monitor) – Failed

HB 287 (Conerly) revises current law relating to the issuance of local government building and plumbing permits for buildings that use onsite sewage treatment and

Bills are in alphabetical order by subject area
Bills highlighted in yellow are still under consideration

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disposal systems (OSTDS). Current law prohibits a city or county from issuing a building or plumbing permit for a building that requires an OSTDS unless the owner or builder "has received" a construction permit for the OSTDS from the Department of Environmental Protection (DEP). The bill revises this statement to prohibit the local government from issuing such permits unless the owner or builder has "applied for" the OSTDS permit from DEP. **SB 1120** (Ingoglia) prohibits a city or county from requiring as a condition of issuing a building permit for a single-family dwelling that an applicant first obtain a construction permit from DEP for the OSTDS. SB 1120 also specifies that a construction permit for an OSTDS for a single-family dwelling is valid in perpetuity from the date of issuance, except for work seaward of the coastal construction control line. (O'Hara)

Building Permits for a Single-family Dwelling (Oppose) – Failed
CS/SB 1128 (Ingoglia) and **CS/HB 1035** (Esposito) provide that a building permit issued by a local government pursuant to section 553.79, Florida Statutes, for a single-family dwelling may not expire before the effective date of the next edition of the Florida Building Code, which is updated every three years. The bills also specify that a permit application for the construction of a single-family dwelling in a jurisdiction for which a state of emergency was issued within 24 months before the application and which is signed and sealed by a licensed architect or engineer that the plans comply with the Florida Building Code is deemed approved. The bills require the applicable local government to issue the building permit within two days after such approval. SB 1128 was amended to specify that it does not preclude a local government from reviewing a project for compliance with zoning and land use regulations; to require the architect or engineer to provide proof of good standing with applicable regulatory bodies and proof of professional liability insurance; and that a local government will be indemnified from all claims arising from the plans review specified in the bill. CS/HB 1035 was substantially amended. It prohibits local governments from requiring a building permit for any work on a single-family dwelling valued at less than $7500, except for electrical, plumbing, or structural work

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(excluding doors and windows). In addition, if an applicant is using a local government plans reviewer, the amended CS/HB 1035 requires a local government to approve, approve with conditions, or deny within five business days of receiving a complete and sufficient application the following building permits for an existing single-family dwelling if the work is valued at less than $15,000: structural, accessory structure, alarm, electrical, irrigation, landscaping, mechanical, plumbing, or roofing. (O'Hara)

Building Regulation (Monitor) – Failed

HB 707 (Franklin) and **SB 1298** (Simon) revise various statutes relating to building code administrators and inspectors. The bills remove licensed building code administrators and inspectors from being eligible for an exemption from certain continuing education requirements. The bills authorize local building officials to perform services for certain educational authorities pursuant to an interagency service agreement. They revise the definition of "residential inspector" to exclude triplexes and to include certain townhomes of three stories or less. They require the Florida Building Code Administrators and Inspectors Board to establish a certain application with voluntary categories for each category of plans examiners, require the board to amend eligibility criteria for certain inspector certifications, and require the board to create certain internship programs. The bills exempt owners of property acting as their own contractors from certain requirements in Chapter 489, Part II, relating to construction contracting and authorize the owner (excluding a corporate entity) to sign a building permit application and disclosure statement. The bills revise section 489.1195, Florida Statutes, to define the term "change of contractor" and to revise requirements associated with a change in contractor. They revise section 713.135, Florida Statutes, relating to notice of commencement and applicability of lien by requiring an applicant to file a notice of commencement if a direct contract is greater than $7,500 and revising requirements associated with a notice of commencement. SB 1298 also includes procedures for a business organization to designate a new qualifying agent and for such agent to apply to the Department of

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Business and Professional Regulation for a change in contractor, and procedures for the local building official to address the change in contractor to designate a new qualifying agent. **SB 740** (Harrell) does not include any of the foregoing provisions, but it includes a provision that removes licensed building code administrators and inspectors from being eligible for an exemption from certain continuing education requirements. (O'Hara)

Construction Contracting (Monitor) – Failed
HB 755 (Daley) and **SB 1262** (Burgess) revise various laws relating to construction contracting. Of relevance to municipalities are provisions that direct the Department of Business and Professional Regulation to develop a standardized disciplinary form to be used by local construction regulation boards to uniformly report violations of state law relating to construction contracting. The bills require local construction regulation boards to search the Department's automated system for any recorded disciplinary forms before issuing a license or registration and to report annually to the Department about the implementation of these requirements. (O'Hara)

Department of Business and Professional Regulation (Oppose) – Failed
CS/HB 1461 (Yarkosky) and **SB 1452** (Truenow) are bills revising the powers and authority of the Department of Business and Professional Regulation (DBPR) and the divisions and professional boards administered by the agency. CS/HB 1461 was amended to impose new restrictions on the regulation and issuance of building permits by local governments. It prohibits a local enforcement agency from denying the issuance of a certificate of occupancy to a property owner based on noncompliance with a Florida-friendly landscaping ordinance if the owner was issued a permit for the property within one year of the declaration of a natural disaster. In addition, it prohibits a local enforcement agency from denying the issuance of a building permit for the alteration, modification, or repair of a single-family residential structure if: 1) the repair is completed within one year after the declaration of a state of emergency; 2) does not alter the footprint of the structure;

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and 3) does not affect more than 50% of the structure. The amended bill also specifies that a building permit is not required for the construction of playground equipment, a fence, or a landscape irrigation system on single-family residential property. Lastly, the bill directs DBPR to conduct a study and make recommendations regarding the following: a uniform process for permit inspections, including a uniform process for virtual inspections; how building officials can most efficiently perform the most common building inspections and how to reduce the number of inspections performed; and the creation of a uniform permitting process for common building permits. (O'Hara)

Fire Prevention (Monitor) – Passed

CS/CS/HB 551 (Borrero) (companion **CS/CS/CS/SB 1078** (McClain) revises the simplified permitting process in section 553.7932, Florida Statutes, for certain fire alarms and fire sprinkler system projects. The bill requires local governments to establish, by October 1, 2025, a simplified permitting process that complies with the minimum requirements of the Florida Building Code's simplified permitting process for fire alarm or sprinkler system projects of 20 or fewer alarm devices or sprinklers. The bill amends current law. It requires a local enforcement agency to issue a permit within two business days after submission of a completed application and authorizes a contractor to begin work immediately after submission of a completed application (before the local enforcement agency issues the permit.) The bill provides that a local enforcement agency must provide an inspection within three business days after such inspection is requested. The bill provides for a refund of a percentage of the permit fee for each business day the local government fails to comply with deadlines for issuing permits or completing inspections, with specified exceptions. The bill modifies provisions relating to a contractor's requirement to make fire alarm project plans and specifications available to the inspector and prohibits the local enforcement agency from requiring documentation for areas or devices outside the scope of permitted work. The bill revises the definitions of "fire alarm system project" and "fire sprinkler system project" to clarify when the

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simplified permitting process applies to alterations of such systems. The bill revises the information required to be included in a uniform summary inspection report for fire protection system and hydrant inspections to require deficiencies to be separated into critical and noncritical categories and to include a brief description of impairment deficiencies. The contractor's detailed inspection report must be submitted with the uniform summary inspection report. It specifies that a county or municipality may only enforce an ordinance providing for a local amendment to the Florida Fire Prevention Code if such ordinance was transmitted to the Florida Building Commission and the State Fire Marshal as of the date the permit was submitted. CS/CS/HB 551 passed the House (112-2) and the Senate (37-0) and is awaiting approval by the Governor. (O'Hara)

Florida Building Code (Monitor) – Failed

SB 1548 (Leek) and **HB 1477** (Partington) direct a local government that has any excess funds from building code enforcement that it is prohibited from carrying forward to first use such funds for performing necessary services and repairs on its stormwater management system. The bills prohibit state funds from being used for such stormwater improvements if the local government has excess funds from building code enforcement and prohibit the local government from receiving state funds through a local budget request to its legislative delegation unless it has no excess funds for stormwater improvements. If a local government determines its stormwater management system does not require services or repairs, the bills direct that such funds must be used to rebate and reduce fees and for other purposes specified under current law section 553.80(7)(a)2., Florida Statutes. In addition, the bills provide that a local government is not eligible for state funds if the local government has been subject to a legislative committee's audit within one year of the local government's budget request or if such local government does not submit its local funding initiative request to its legislative delegation. (O'Hara)

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Florida Building Code (Monitor) – Failed

SB 838 (DiCeglie) amends the Florida Building Code to prohibit a local government from adopting a local lookback ordinance for substantial improvements or repairs to a structure that is more stringent than the Florida Building Code. The bill does not define "local lookback ordinance," but the term generally means an ordinance that authorizes a governmental entity to review past building permits or construction projects within a specific timeframe to check for compliance with current building codes, even if the project was completed before the new ordinance was enacted. The bill further provides that a local lookback ordinance adopted before July 2025 is void and unenforceable. (O'Hara)

Platting/Issuance of Address and Individual Parcel Identification Numbers (Oppose) – Passed

CS/CS/CS/SB 784 (Ingoglia) (companion **CS/CS/CS/HB 381** (Holcomb)) amends section 177.071, Florida Statutes, to require that plat or replat submittals be reviewed and approved administratively. A county or municipal governing body must designate an administrative authority to review, process, approve, approve with conditions, or deny the submittal. The appropriate governing body's designee has seven days from receipt of the application to acknowledge the application, provide information regarding the plat approval process, identify any missing information in the application, and inform the applicant of applicable timeframes for reviewing, approving, or processing the application. Unless the applicant requests an extension of time, the administrative authority shall approve, approve with conditions, or deny the submittal within the timeframe identified in the written notice. If the submittal is not approved, the administrative authority must notify the applicant in writing of the specific reasons, with citations, for the denial. The administrative authority may not request or require the applicant to file a written extension of time. The bill also makes conforming changes to section 177.111, Florida Statutes. CS/CS/CS/SB 784 passed the Senate (36-0) and the House (115-0) and is awaiting action by the Governor. (O'Hara)

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Panelized Construction (Monitor) – Failed

SB 902 (Martin) and **HB 1511** (Greco) define the term "panelized construction" as any building with non-concealed mechanical, electrical, and plumbing components created by the off-site fabrication of structural components or panels, which are then transported to the construction site for assembly. The term includes walls, floors, and roof sections typically made from wood, metal, or concrete. The bills provide that panelized construction is not required to have state approval but must comply with all local requirements of the governmental agency having jurisdiction at the installation site. HB 1511 also authorizes a county or a municipality to use panelized construction for immediate and temporary shelter purposes on property designated by a county for camping and sleeping by homeless persons. It specifies that panelized construction that does not have permanent fixtures for plumbing and sanitation and is not affixed to a foundation used for immediate and temporary shelter purposes is not considered a dwelling unit for purposes of the Florida Building Code. Further, such structures that meet the structural wind and load requirements of the local jurisdiction and which are approved by a licensed engineer are subject to review by the local enforcement agency as alternative materials, design, and methods of construction and equipment. (O'Hara)

Preemption of the Regulation of Hoisting Equipment (Support) – Failed

HB 6009 (Cross) and **SB 346** (Rouson) remove provisions of current law that preempt the regulation of hoisting equipment to the state. (O'Hara)

Private Provider Building Inspection Services (Oppose) – Failed

HB 695 (Gentry) and **SB 1474** (DiCeglie) substantially revise current laws relating to private provider building inspectors to grant additional authority and autonomy to private providers and to remove authority from local building officials. The bills add private providers to the list of persons required to be appointed to the Florida Building Code Administrators and Inspectors Board and the Florida Building Commission. The bills purport to "clarify" that local building officials may only review

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private provider submissions for "completeness," prohibit local building officials from re-doing or duplicating private provider services, and prohibit local building officials from conducting site visits when the owner or builder is using a private provider. The bills prohibit a local government from charging additional fees (including an administrative fee) for building inspections if the owner or contractor hires a private provider to perform such services. They revise provisions relating to a private provider's notice of required inspections. The bills prohibit local governments from requiring private providers to use electronic portals or submission systems to submit documents. They provide that a local building official is not responsible for the regulatory administration or supervision of building code inspection services performed by a private provider and provide that private providers are vested with the authority of, and must serve as, the local building official with respect to certain services, including the issuance of building permits. The bills require that building permits issued by a private provider be available on the private provider association's website, accessible to the public only by payment of a fee. In addition, they provide that a private provider is solely responsible for securing the review and approval of other local, regional, or state entities and utilities. The bills require private providers to use forms provided by the Florida Building Commission rather than forms acceptable to the local building official. The bills create a cause of action for damages and injunctive relief by private providers against local building officials or local governments for violating provisions of laws applicable to private providers, for "disparaging" private providers, or for "interfering" with private providers. (O'Hara)

Private Providers/Alternative Plans Review and Inspections (Monitor) – Failed
CS/SB 1134 (Calatayud) and **CS/CS/HB 1071** (Benarroch) revise current law relating to alternative plans review and inspections pursuant to section 553.791, Florida Statutes. The bills revise the definition of "single-trade inspection" and add "single-trade plans review" within the definition to include any inspection or plans review focused on a single construction trade. The bills add "solar energy and energy storage installations or alterations" within this definition. For single-trade plans review, the

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bills authorize a private provider to use any automated or software-based plans review system to determine compliance with one or more applicable codes. The bills require a local building official to issue a requested permit to a private provider for single-trade plans review for single-family or two-family dwellings no more than five days after receipt of the permit application. CS/CS/HB 1071 was amended to reduce the permit issuance timeframe from five days to two business days. (O'Hara)

Underground Utility and Excavation Contractors (Monitor) – Failed
SB 808 (Yarborough) and **HB 869** (Sapp) revise the current law definition of "underground utility and excavation contractor" in Chapters 489 and 633, Florida Statutes, to specify that an underground utility and excavation contractor may install piping that is an integral part of a fire protection system up to a specified distance from a building. The bills make conforming changes to various statutes within both chapter laws to reflect the revised definition. (O'Hara)

Other Bills of Interest
HB 207 (Blanco) and SB 1788 – Door Alarms for Multifamily Residential Properties
HB 1251 (Bankson) and **SB 638** (Martin) – Home Inspectors
SB 1108 (McClain) – Fire Detection and Alarm Documents

CYBERSECURITY

Cybersecurity (Monitor) – Failed
SB 770 (Harrell), **SB 1536** (Collins), and **HB 1293** (Giallombardo) expand and clarify roles for the Florida Digital Service while creating new requirements for the state chief technology officer. The bills tighten incident reporting requirements for local governments, reducing the reporting timeline for cybersecurity incidents from 48 to 12 hours and for ransomware incidents from 12 to 6 hours. (Wagoner)

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Cybersecurity Incident Liability (Support) – Failed
CS/CS/HB 1183 (Giallombardo) and **SB 1576** (DiCeglie) exempt cities, counties, and political subdivisions of the state from liability in connection with a cybersecurity incident if the local entity has substantially complied with current training and cybersecurity standards required by section 282.3185, Florida Statutes. CS/HB 1183 was amended in the first committee stop to define the terms "disaster recovery" and "personal information." Further, the amendment removed the provision relating to the Local Government Cybersecurity Grant and participating in the grant to obtain liability protections. As amended, CS/HB 1183 expands the bill's liability protections related to cybersecurity incidents to include all political subdivisions of the state, which include cities. (Wagoner)

Other Bills of Interest
SB 7026 (Harrell) – Information Technology

ECONOMIC DEVELOPMENT

Condominium Associations (Monitor) – Passed
CS/CS/HB 913 (Lopez, V.), and **CS/CS/CS/SB 1742** (Bradley) are comprehensive bills regulating condominium and cooperative associations. While they share similar goals, they contain distinct provisions that impose significant new obligations on cities and counties—particularly in the areas of building safety enforcement, local ordinance requirements, and state-mandated reporting.

Both CS/CS/HB 913 and CS/CS/CS/SB 1742 require municipalities and counties to adopt ordinances mandating that condominium and cooperative associations—and any other property owners subject to milestone inspection requirements—begin repairs for substantial structural deterioration within 365 days of receiving a phase two inspection report. However, CS/CS/HB 913 goes further by explicitly requiring municipalities to evaluate whether buildings are unsafe for human occupancy if

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repairs are not timely scheduled or initiated. While CS/CS/CS/SB 1742 includes a similar repair mandate, it refers more generally to "local enforcement agencies" and does not include the House bill's detailed requirement that local officials make an occupancy determination.

Both bills also require local enforcement agencies to submit milestone inspection data to the Department of Business and Professional Regulation (DBPR) beginning October 1, 2025, and annually thereafter. This includes the number of buildings subject to inspections, completed inspections, extensions granted, permits issued, buildings deemed unsafe, and identifying information for the building code administrator. Only the House bill (CS/CS/HB 913) requires DBPR to forward this data to the Office of Program Policy Analysis and Government Accountability (OPPAGA) and allows OPPAGA to request additional information directly from local agencies. By contrast, CS/CS/CS/SB 1742 directs DBPR to contract with the University of Florida (UF) to produce an annual statewide analysis of milestone inspections, requiring local agencies to submit reports and respond to UF data requests.

In effect, while the data collection obligations are largely the same, CS/CS/CS/SB 1742 establishes a university-based research model, whereas CS/CS/HB 913 integrates the reporting process into Florida's state accountability structure through OPPAGA.

In sum, both bills significantly expand municipal responsibilities related to building safety, compliance monitoring, and state reporting—without providing any state funding to support local implementation, personnel, or technology infrastructure. CS/CS/HB 913 was passed in the Senate (37-0) and the House (112-0) and is awaiting approval by the Governor. (Wagoner)

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Contracting with Foreign Countries of Concern (Monitor) – Failed

HB 977 (Greco) and **SB 1538** (Collins) prohibit governmental entities from entering into a contract to purchase computers, printers, or videoconferencing devices if the foreign country of concern has ownership in the manufacturer or its affiliates. The bills also require governmental entities to require each entity that submits a bid or proposal to provide goods or services to sign an affidavit that testifies that there is no ownership interest by a government of a foreign country of concern in the entity, subsidiary, or parent company of the entity. (Wagoner)

Controlling Business Interests by Persons with Ties to Foreign Countries of Concern (Monitor) – Passed

CS/CS/HB 1543 (Busatta) and **CS/CS/SB 768** (Calatayud) provides that the Department of Health may not permit any lab under this law to use genetic sequencing software that is made in, by, or from a company based in a foreign country of concern. A licensee won't lose their license, insurance eligibility, or face legal penalties just for failing to confirm details about an indirect owner—unless they know that the indirect owner is from a foreign country of concern and is not following the rules in this section. CS/CS/SB 768 passed the Senate (37-0) and the House (114-0) and is awaiting action by the Governor. (Wagoner)

Construction Disruption Assistance (Monitor) – Failed

HB 215 (Eskamani) and **CS/CS/SB 324** (Smith, C.) establish the "Construction Disruption Assistance Act" to support small businesses directly impacted by government construction projects. An eligible small business is defined as a business with 50 or fewer employees whose primary access points are obstructed by state or local government construction activities. Grants may be awarded up to $25,000 per construction phase when there are verifiable reductions in revenue, operation costs, or property damage. The bill also provides access to a low-interest loan of up to $100,000 for a 3% interest rate to cover operational costs. CS/CS/SB 324 was amended to require the Department of Commerce to maintain and publish detailed

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information related to the construction disruption assistance program, such as a description of the application process, eligibility criteria, the timeline and procedures for review, approval, and disbursement of funds, and contact information for additional information and assistance. (Wagoner)

Manufacturing (Monitor) – Failed

CS/CS/HB 561 (Cobb) and **CS/SB 600** (Truenow) create the "Chief Manufacturing Officer" within the Department of Commerce to support manufacturing efforts statewide. The bills require all state and local governmental entities to assist the Chief Manufacturing Officer to the extent the law and budgetary constraints provide. The bills require the Department of Commerce to prepare an initial report to the Speaker of the House and the President of the Senate by December 15, 2026, and then every two years after. The bills create the "Florida Manufacturers' Workforce Development Grant Program" within the Department of Commerce. The grant program is intended to fund proposed projects that support small manufacturers with the deployment of new technologies or cybersecurity infrastructure and to provide training support to the workforce. (Wagoner)

Rural Communities (Oppose) – Pending

CS/SB 110 (Simon) and **CS/HB 1427** (Griffitts) focus on rural health needs. CS/SB 110 modernizes support for fiscally constrained counties (FCC) by updating definitions and increasing the FCC threshold from $5 million to $10 million in property tax revenue. The bill boosts FCC funding to at least $50 million annually by shifting from direct-to-home satellite service tax to sales tax and establishes new spending requirements for public safety, infrastructure, and other public purposes.

CS/SB 110 was amended to include provisions from two other bills: **CS/CS/HB 991** (Giallombardo), containing provisions from community redevelopment agencies, and **CS/HB 1461** (Yarkosky) addressing a Department of Business and Professional Regulation (DBPR) deregulation package.

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CS/SB 110 creates the **Office of Rural Prosperity** within the Department of Commerce to assist rural communities with economic development and grant access. It also introduces a **Rural Resource Directory** to help local governments navigate funding opportunities. To address population declines, counties losing residents over the past decade would receive $1 million block grants for growth initiatives. A competitive grant program would support local organizations driving economic development, site preparedness, and workforce training.

Other key provisions include:

- Increased infrastructure and business development funding, including $45 million for the Rural Infrastructure Fund and an expansion of the Rural Revolving Loan Program
- Broadband expansion efforts through improved coordination and funding for rural connectivity
- Transportation investments, including $50 million annually for arterial rural roads and increased funding for small county road assistance
- Education funding enhancements, such as tripling consortia grants for small school districts and a new Rural Incentive for Professional Educators program offering up to $15,000 in loan repayment assistance
- Healthcare access improvements, including grants for rural hospitals, startup medical practices, and enhanced Medicaid reimbursements

CS/SB 110 directs over $25 million in nonrecurring funds to improve rural healthcare, telemedicine, and emergency response services while expanding Medicaid reimbursements for rural hospitals.

CS/HB 1427 was amended to remove all provisions relating to all rural grant allocations. The Renaissance Grant, Rural Infrastructure, Revolving Loan Fund, Smart

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Technology Grant, Business Development Network, Strategy Grant, Arterial Road Modernization, and the rental housing assistance were all removed from the underlying bill. (Wagoner)

Threats from Foreign Nations (Monitor) – Failed

CS/HB 925 (Redondo) provides that governmental entities and entities that construct, repair, operate, or have significant access to critical infrastructure may not enter into a contract or other agreement relating to critical infrastructure within the state with a foreign principal if the contract or agreement authorizes the foreign principal to directly or remotely access or control such infrastructure. The bill provides that a person or entity in violation of this provision commits a misdemeanor of the second degree.

The bill specifies that beginning January 1, 2026, any entity constructing, repairing, operating, or that has significant access to critical infrastructure in the state that entered into a contract or agreement with a foreign principal relating to such infrastructure prior to July 1, 2025, must register by January 1 of each year for the remainder of the term of the contract or agreement with a foreign principal relating to such infrastructure. An entity that violates this provision is subject to a civil penalty of $1,000 for each day the violation continues.

The bill also provides that prior to commencing any sale or other transfer of control of critical infrastructure within the state, the entity selling or transferring control of such critical infrastructure must provide an affidavit to the Department of Commerce attesting that the buyer or transferee is not a foreign principal.

The companion, **SB 912** (Collins), strengthens Florida's security by regulating foreign agents and protecting critical infrastructure. It requires agents representing adversarial nations or terrorist groups to register with the Attorney General and disclose detailed information about their activities and finances. It sets penalties for non-compliance, exempts certain officials, and enforces transparency in

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communications. The law also bans certain foreign entities from accessing critical infrastructure, secures state communications systems, and introduces a Pacific Conflict Stress Test to assess and prepare for risks to Florida's infrastructure and supply chains. (Wagoner)

Other Bills of Interest
HB 1125 (Owen) and **SB 1264** (Collins) – Regional Planning and Economic Development

EMERGENCY MANAGEMENT

Emergencies (Oppose) – Failed (Similar Companion Passed, See SB 180)
CS/CS/HB 1535 (McFarland) introduces significant changes to emergency management laws, imposing new restrictions on local governments regarding floodplain management, impact fees, disaster recovery processes, and emergency response coordination. The bill limits the duration of a cumulative substantial improvement (CSI) program under the National Flood Insurance Program to just one year, which restricts how local governments track and aggregate repair or improvement costs over time to comply with federal floodplain regulations. Additionally, the bill prohibits local governments, school districts, and special districts from charging impact fees for the reconstruction or replacement of a previously existing structure if the replacement maintains the same land use and does not increase the impact on public facilities beyond that of the original structure. However, if the replacement structure increases the demand on public facilities due to a significant increase in size, intensity, or capacity of use, a local government, school district, or special district may assess an impact fee in an amount proportional to the difference in demand between the replacement structure and the original structure. The fee must be reasonably connected to the need for additional capital facilities and the increased impact generated by the reconstruction or replacement of a previously existing structure.

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The bill also requires counties and municipalities to enhance public access to emergency information by posting specific resources on their websites. These resources must include evacuation procedures, safety guidelines, disaster preparedness lists, information about accessing federal and state assistance, and post-disaster recovery steps. Furthermore, local governments must establish an online system allowing property owners to digitally receive, review, and access substantial damage and improvement letters. To facilitate rebuilding after disasters, any local government directly impacted by a natural emergency must open a permitting office as soon as reasonably possible, ensuring that residents have access to necessary services for at least 40 hours per week. The bill also mandates that specific county and municipal personnel complete emergency management training every two years beginning October 1, 2025.

The Division of Emergency Management (DEM) is also directed to coordinate with fiscally constrained counties and the Florida Department of Transportation to provide assistance in removing debris from public roadways, including those that are publicly accessible but not maintained by local governments.
A key provision of the bill restricts the ability of local governments to regulate land use and development following a hurricane. For one year after a hurricane makes landfall, local governments located within 100 miles of the storm's track may not impose construction moratoriums, enact more restrictive comprehensive plan amendments or land development regulations, or implement new procedures that make development approvals more burdensome. However, the bill makes several exceptions to provide that an impacted local government may enforce such provisions if:

- The associated application is initiated by a private party other than the impacted local government, and the property that is the subject of the application is owned by the initiating private party

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- The proposed comprehensive plan amendment was submitted to reviewing agencies before landfall
- The proposed comprehensive plan amendment or land development regulation is approved by the state land planning agency

CS/HB 1535 was amended to further limit regulatory authority by applying these restrictions to counties listed in federal disaster declarations for Hurricanes Debby, Helene, and Milton, as well as the municipalities within those counties. These affected jurisdictions may not impose construction moratoriums or adopt restrictive land development policies before October 1, 2027. However, an exception allows such amendments if initiated by a private party who owns the property in question. The amendment also ensures that any local regulations violating these provisions are considered void from the outset. Additionally, the bill creates a legal cause of action for residents and businesses to challenge unlawful regulations or moratoriums, allowing successful plaintiffs to obtain injunctive relief and recover attorneys' fees unless the local government withdraws the contested regulation within 14 days of receiving notice. This provision is intended to apply retroactively to August 1, 2024, and will render null and void any restrictive land development ordinance or regulation adopted by a city on or after that date.

The amendment also introduces new requirements related to post-storm recovery and emergency preparedness. Local governments are now required to develop special permitting procedures to expedite rebuilding efforts following a hurricane or tropical storm. Every political subdivision must designate an emergency contact and an alternate, with these appointments reported to DEM by May 1 each year. DEM is further tasked with administering the Federal Emergency Management Agency's Hazard Mitigation Grant Program and must distribute at least 75% of received funds directly to local governments in disaster-declared areas.

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Other changes include a temporary freeze on building permit and inspection fee increases for 180 days after a state of emergency declaration. The bill also strengthens contract enforcement for emergency response services by requiring vendors who breach contracts during the one-year emergency recovery period to pay actual damages and a $5,000 penalty. Additionally, the bill imposes new safety requirements for construction equipment during hurricanes, requiring that hoisting equipment be secured at least 24 hours before expected storm impacts.

CS/CS/HB 1535 was amended to add a provision that states that when a homestead property is elevated above the base flood elevation within a special flood hazard area, the square footage underneath the homestead property that is used only for parking, storage, or access is not included when determining the total square footage of the property as changed or improved.

CS/CS/HB 1535 was further amended to provide that local law enforcement must cooperate with DEM to ensure the availability of essentials.

CS/CS/HB 1535 was also amended to update the definition of "renovated building" in the building constructions standards statute to provide that if an alteration is a result of a natural disaster that is the subject of a declaration of a state of emergency by the Governor, the estimated cost of renovation must exceed 75% of the fair market value of the building prior to the natural disaster.

CS/CS/HB 1535 was also amended to add language pertaining to stormwater management systems. The bill now provides that by September 1, 2026, the Department of Environmental Protection (DEP) must submit a Flood Inventory and Restoration Report to DEM. DEP must work with water management districts, local governments, and operators of public and private stormwater management systems to compile the necessary information for the report. Furthermore, DEP must review and update the report on a biannual basis. The report must provide

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information regarding compliance with the inspection and maintenance schedules, include any additional revisions based on storm event experience, and revise the list of facilities as new flooding events take place and new projects are implemented to alleviate infrastructure deficiencies that led to flood events. DEP must submit an updated report to DEM by September 1 of each year in which the report is due.

Overall, the bill, as amended, significantly curtails local government authority in emergency response and recovery efforts, increasing state oversight while limiting the ability of cities and counties to regulate post-disaster reconstruction and manage their own permitting processes. The amendment further extends these restrictions to additional counties and provides additional legal avenues for residents and businesses to challenge local regulations, creating financial and administrative burdens for cities responding to natural disasters. (Singer)

Emergencies (Monitor) – Failed

HB 1337 (Giallombardo) and **SB 1566** (Simon) are comprehensive bills revising provisions related to emergency management and services in Florida. Of note to municipalities, the bills revise the powers of the Division of Emergency Management (DEM) by:

- Expanding coordination responsibility between the federal government and Florida's political subdivisions to command and control the state's departments, cabinet agencies, and municipal governments
- Expanding existing role in monitoring mutual aid agreements to also coordinate them
- Addressing the need for coordinated and expeditious deployment of state resources by facilitating annual training initiatives supporting the education of emergency management officials, elected and appointed officials, and stakeholders

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- Requiring DEM to include in its state comprehensive emergency management plan an update on the status of the emergency management capabilities of the state and its political subdivisions
- Directing DEM to develop a template for comprehensive emergency management plans, including natural disasters and cyberattacks
- Subject to available funding, requiring DEM to implement annual training programs AND facilitate coordination between all emergency management stakeholders
- Requiring DEM to standardize and streamline the FEMA Public Assistance Program application process to expedite and maximize the amount of federal assistance available, which includes assisting applicants in identifying risks in their organizations and developing an action plan to abate those risks
- During a natural disaster declared by the Governor or POTUS, DEM must authorize new debris management sites in accordance with section 403.7071, Florida Statutes (counties)

The bills revise the storm-generated debris management statute by:

- Removing the exemption that a contract or franchise agreement between a local government and a private solid waste or debris management service provider does not require the provider to collect storm-generated yard trash to only during the first 90 days after an emergency order is issued.
- Authorizing and encouraging local governments to add an addendum to existing contracts or franchise agreements to perform the collection of storm-generated debris
- Requiring a county, municipality, community development district (CDD), and political subdivision to authorize at least one debris management site and

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annually complete preauthorization for previously approved sites through the department

- The bills allow a municipality, CDD, or political subdivision with a population less than 5,000 to jointly preauthorize at least one debris management site with at least one adjacent municipality if the parties develop and annually approve a memorandum of understanding (MOU) clearly outlining the capacity and location of the site relative to each party.

The bills revise the postdisaster duties of political subdivisions by imposing the requirements below following the declaration of a state of emergency issued by the Governor for a natural emergency:

- Within five days after the declaration, political subdivisions must publish on a publicly available website all applicable local, state, and federal laws related to building and housing codes, including all limitations, definitions, guidelines, and statutory emergency management expectations – which must remain available for at least three years after such declaration, unless recovery is completed earlier.
- Counties that experienced a direct impact from a natural disaster must provide their legislative delegation with emergency office space, information on the county's emergency response, and a direct point of contact trained in disaster recovery to be available to answer residents' questions and listen to concerns.

The bills also add individuals with functional limitations to the special needs shelter plan and mandate that a person with special needs or functional limitations be allowed to bring their service animal into a special needs and functional limitations shelter.

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The bills also revise DEM's role in transporting or distributing essentials in commerce to ensure availability of emergency supplies by allowing them to provide for pre- or post-emergency transportation of essentials. The bills clarify that the authorized person may bypass any curfew, restriction, roadblock, quarantine, or other limitation on access to an area and that local law enforcement shall cooperate with DEM to ensure the availability of essentials under this section. The bills specify that this does not prohibit a law enforcement officer from specifying the permissible route of ingress or egress and that all state roadways are determined by the Florida Highway Patrol in coordination with the Department of Transportation. (Singer)

Emergency Preparedness and Response (Oppose) – Passed
CS/CS/SB 180 (DiCeglie) is a comprehensive bill revising Florida's emergency preparedness and response infrastructure. Of note to municipalities, the bill:

- Authorizes the Department of Environmental Protection (DEP) to waive or reduce local government match requirements until July 2026 for beach erosion projects impacted by Hurricanes Debby, Helene, or Milton
- Specifies the Legislature's intent for other departments and agencies of the state, county and municipal governments and school boards, and private agencies that have a role in emergency management to coordinate to the greatest extent possible in the provision of emergency management efforts through the division
- Requires the Florida Division of Emergency Management (DEM) to include in its bi-annual state comprehensive emergency management plan an update on the status of the emergency management capabilities of the state and its political subdivisions
- Directs DEM to assist political subdivisions by developing a template for comprehensive emergency management plans and guiding the development of mutual aid agreements when requested

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- The bill requires all political subdivisions to designate a person as their emergency contact, a person to serve as their alternate, and to notify DEM of these designations by May 1 of each year
- Mandates a continuous training program and authorizes DEM to specify requirements setting a minimum number of training hours that must be completed biennially by municipal administrators, managers, emergency management directors, public works directors, or other officials responsible for the construction and maintenance of public infrastructure
- The bill requires DEM to conduct an annual hurricane readiness session by April 1 of each year in each region designated by DEM to facilitate coordination between all emergency management stakeholders. The session must include, but is not limited to:
  - Guidance on timelines for preparation and response
  - Information on state and federal postdisaster resources and assistance
  - Guidance to promote efficient and expedited rebuilding of the community after a hurricane
  - Best practices for coordination and communication among entities engaged in postdisaster response and recovery
  - Discussion of any outstanding county or municipal preparedness or readiness needs
- If the duration of a declared state of emergency issued by the Governor exceeds 90 days, regardless of an extension of the same declaration, the bill requires the Executive Office of the Governor or appropriate agency to submit a contract executed with moneys authorized for expenditure to support emergency response to the Legislature within 72 hours after executing. Contracts executed during the first 90 days must be submitted within 120 days of the declared state of emergency. All contracts executed before or during a declared state of

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emergency to secure resources or services must be posted on the secured contract tracking system.

- The bill mandates the Auditor General to update their audit of an emergency exceeding one year, prescribes several requirements to be included, and requires the Auditor General to post it on the appropriate website, in addition to reporting to the Legislative leaders and specified committee chairs annually by January 15.
- The bill also requires the head of specified state agencies or their designated senior manager to serve on a natural hazards risks and mitigation interagency coordinating group. The bill prescribes composition, responsibilities, and meeting requirements for the expanded interagency coordinating group.
- The bill charges DEM to administer the Federal Emergency Management Agency's Hazard Mitigation Grant Program [within the state] and allows them to adopt rules to implement this section.
    - The bill clarifies that DEM may not retain more than 25% of funds received for use by the state and must distribute a minimum of 75% for use by the subrecipients in the counties specified in the Presidential Disaster Declaration unless a subrecipient elects to share some or all of its allocation with DEM to be used for projects benefiting the region where the subrecipient is located. It also provides guidelines on prioritizing the projects applying to receive funds.
    - The bill permits a fiscally constrained county to request that the division administer the grant for such county and may request additional assistance from the division in preparing applications for grants and developing a structure for implementing, monitoring the execution of, and closing out projects.
- The bill directs DEM to submit a report annually by October 15 to the Governor and legislative leaders that includes a list of facilities recommended to be retrofitted using state funds in counties with hurricane evacuation shelter deficits.

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- The bill instructs DEM to prioritize the list of facilities owned by the state, municipalities, and county-owned public buildings (other than schools) for retrofitting using state funds.
- The bill directs municipalities to develop a post-storm permitting plan to expedite recovery and rebuilding by providing for special building permit and inspection procedures following a hurricane or tropical storm. It requires the plan to be updated no later than May 1 annually and must, at a minimum:
  - Ensure sufficient personnel are prepared and available to expeditiously manage post-disaster building inspection, permitting, and enforcement tasks
  - Anticipate conditions that would necessitate supplemental personnel for such tasks and address methods for fulfilling such personnel needs, including through mutual aid agreements, arrangements with private sector contractors, or supplemental state or federal funding
  - Include training requirements and protocols for supplemental personnel to ensure compliance with local floodplain management requirements that apply within the county or municipality
  - Account for multiple or alternate locations where building permit services may be offered in person to the public during regular business hours
  - Specify a protocol to expedite the permitting procedures and, if practicable, to waive or reduce applicable fees
  - Identify the types of permits frequently requested following a hurricane or tropical storm and methods to expedite the processing of such permits
  - Specify procedures and resources necessary to promote expeditious debris removal
- The bill requires that each county and municipality publish on its website annually by May 1 a hurricane and tropical storm recovery permitting guide for residential and commercial property owners that must describe:
  - The types of post-storm repairs that require a permit and applicable fees

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- The types of post-storm repairs that do not require a permit
- The post-storm permit application process and specific modifications the local government commonly makes to expedite the process, including physical locations where permitting services will be offered
- Local requirements for rebuilding specific to the county or municipality, including elevation requirements following substantial damage and substantial improvement pursuant to the National Flood Insurance Program (NFIP) and any local amendments to the building code
- As soon as practicable following a hurricane or tropical storm, a county or municipality within an area declared to be in a state of emergency must publish updates on its website with the information required above, specific to such storm, including any permitting fee waivers or reductions

For 180 days after a state of emergency is declared in an area, the county or municipality that is located entirely or partially within 100 miles of the track of a hurricane or a tropical storm may not increase building permit or inspection fees and must have employees and supplemental personnel available during normal business hours to process permits.

The bill revises the storm-generated debris management statute:

- To authorize and encourage local governments to add an addendum to existing contracts or franchise agreements to collect storm-generated debris
- To allow each county and municipality to apply to DEP for authorization of at least one debris management site and shall annually seek preauthorization for any previously approved sites, as allowed by DEP
- A municipality may jointly apply for authorization of a debris management site with a county or at least one adjacent municipality if the parties develop and

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annually approve a memorandum of understanding (MOU) clearly outlining the capacity and location of the site relative to each party

- CS/CS/SB 180 was also amended to provide that a local government that is participating in the National Flood Insurance Program may not adopt or enforce an ordinance for substantial improvements or repairs to a structure that includes a cumulative substantial improvement (CSI) period. The bill defines the CSI period as the period during which an aggregate of improvements or repairs is considered for purposes of determining substantial improvement. A lookback ordinance typically requires property owners to account for the cumulative value of past improvements or repairs made over a certain number of years when determining whether a structure meets the threshold for substantial improvement, in order to prevent owners from breaking up major repairs into smaller projects over time to avoid triggering the FEMA 50% rule.
- CS/CS/SB 180 was amended to add language pertaining to stormwater management systems. The bill now provides that by September 1, 2026, the Department of Environmental Protection (DEP) must submit a Flood Inventory and Restoration Report to DEM. DEP must work with water management districts, local governments, and operators of public and private stormwater management systems to compile the necessary information for the report. Furthermore, DEP must review and update the report on a biannual basis. The report must provide information regarding compliance with the inspection and maintenance schedules, include any additional revisions based on storm event experience, and revise the list of facilities as new flooding events take place and new projects are implemented to alleviate infrastructure deficiencies that led to flood events. DEP must submit an updated report to DEM by September 1 of each year in which the report is due.

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- CS/CS/SB 180 was further amended to require the Office of Program Policy Analysis and Government Accountability (OPPAGA) to conduct a study on actions taken by local governments after hurricanes related to comprehensive plans, land development regulations, and procedures for review, approval, or issuance of site plans, permits, or development orders. OPPAGA must make recommendations to the Legislature regarding options to remove impediments to the construction, reconstruction, or redevelopment of any property damaged by a hurricane and prevent the implementation by local governments of burdensome or restrictive procedures and processes.

The bill was amended to add the provision from **CS/HB 1535** that restricts the ability of local governments to regulate land use and development following a hurricane. For one year after a hurricane makes landfall, local governments located within 100 miles of the storm's track may not impose construction moratoriums, enact more restrictive comprehensive plan amendments or land development regulations, or implement new procedures that make development approvals more burdensome. However, the bill makes several exceptions to provide that an impacted local government may enforce such provisions if:

- The associated application is initiated by a private party other than the impacted local government, and the property that is the subject of the application is owned by the initiating private party
- The proposed comprehensive plan amendment was submitted to reviewing agencies before landfall
- The proposed comprehensive plan amendment or land development regulation is approved by the state land planning agency

The bill was further amended to add the provision from CS/HB 1535 that limits regulatory authority by applying these restrictions to counties listed in federal disaster declarations for Hurricanes Debby, Helene, and Milton, as well as the

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municipalities within those counties. These affected jurisdictions may not impose construction moratoriums or adopt restrictive land development policies before October 1, 2027. However, an exception allows such amendments if initiated by a private party who owns the property in question. The amendment also ensures that any local regulations violating these provisions are considered void from the outset. Additionally, the bill creates a legal cause of action for residents and businesses to challenge unlawful regulations or moratoriums, allowing successful plaintiffs to obtain injunctive relief and recover attorneys' fees unless the local government withdraws the contested regulation within 14 days of receiving notice. This provision is intended to apply retroactively to August 1, 2024, and will render null and void any restrictive land development ordinance or regulation adopted by a city on or after that date. CS/CS/SB 180 passed the Senate (34-1) and the House (106-0) and is awaiting action by the Governor.

ENERGY

Utility Service Restrictions (Oppose) – Passed
CS/SB 1002 (Truenow) and **CS/HB 1137** (Shoaf) clarify the existing preemption on restricting the types of fuel sources of energy production utilized by utilities or gas companies to include all local government entities and their subsidiaries. The bills also expand the nullification of any local regulation that was in place before July 1, 2021. CS/HB 1137 passed the House (109-5) and the Senate (36-0) and is awaiting action by the Governor. (Singer)

ETHICS AND ELECTIONS

Elections (Monitor) – Failed
SB 394 (Garcia) revises requirements relating to security measures for electronic and electromechanical voting and other election systems. Among other things, the bill prohibits governing bodies from purchasing elections systems that are not certified

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by the Florida Department of State and provides criminal penalties for members of governing bodies who purchase or sell election systems in violation of state requirements. The bill broadly defines "election systems" and includes technology used for voter data, mail sorters, and election night reporting, as well as "future technologies integrated into the election process." It directs the Department of State to adopt rules to establish minimum standards for voting and election system security measures, including a prohibition on system technology that uses wireless data communications. (O'Hara)

Elections Affected by Disasters (Monitor) – Failed

HB 1317 (Cross) and **SB 1486** (Polsky) revise section 101.733, Florida Statutes, relating to Election Emergency, and section 101.62, Florida Statutes, relating to Request for Vote-by-Mail Ballots. The bills require notice of a rescheduled election due to an emergency to be posted on an affected municipality's website (current law requires only posting on the affected county's website). The bills also revise criteria and procedures the Secretary of State must consider in assessing the impacts of a declared emergency on jurisdictions and the ability of all voters to participate in elections. The bills direct counties and municipalities affected by an emergency for which the Secretary of State has revised or rescheduled voting dates, procedures, or locations to prominently display such information on their respective websites. The bills revise vote-by-mail requirements by specifying that the use of the uniform statewide ballot application may not be required for vote-by-mail ballot requests from a county affected by an emergency. (O'Hara)

Employee Protections (Monitor) – Failed

SB 352 (Gaetz) and **HB 495** (Benarroch) prohibit public employers or independent contractors from taking retaliatory personnel action against an employee who reports to the Florida Commission on Ethics a violation of the state ethics code or violation of Article II, section 8(f) of the Florida Constitution (prohibiting lobbying for compensation by current public officers and former public officers for six years

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following service in a public position). In addition, the bills prohibit public employers and independent contractors from taking retaliatory personal action against any employee who discloses information to the Florida Commission on Ethics relating to an alleged breach of the public trust or alleged violation of Article II, section 8(f). The bills define and describe the prohibited adverse personnel actions and specify the types of information disclosed by employees subject to the bills' protections. The bills specify procedures, timeframes, and available remedies for employees subject to prohibited adverse personnel actions. Local government employees may file a complaint with the appropriate local government authority if the authority has established, by ordinance, an administrative procedure for handling such complaints and if the local procedure provides for such complaints to be heard by a panel of impartial persons that makes a recommendation to the governing body for final action. If the local government does not have an administrative procedure that satisfies the minimum requirements of the bills, an employee may bring a civil action. The bills authorize the filing of a civil action in circuit court following exhaustion of any administrative remedies and specifies that available remedies in such an action must include the following: reinstatement to position or its equivalent, or front pay; reinstatement of fringe benefits and seniority rights; compensation for lost wages, benefits, or other lost remuneration; payment of costs and attorney fees to a prevailing employee or prevailing employer (for frivolous actions); and injunctive relief. The bills allow employers to assert an affirmative defense that the personnel action would have been taken absent the employee's exercise of his or her rights under the bill. (O'Hara)

Ethics (Monitor) – Passed

CS/SB 348 (Gaetz), companion **CS/HB 399** (Maney), prohibits candidates, elected public officers, appointed public officers, and public employees from knowingly misrepresenting their Armed Forces of the United States service records, awards, or qualifications. The bill also prohibits such people from wearing any uniform, medal, or insignia that they are not authorized to wear. In addition, the bill clarifies that a civil

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or restitution penalty under the Code of Ethics for Public Officers and Employees is considered delinquent if the penalty has not been paid within 90 days of its imposition by the Commission on Ethics. It requires the Florida Attorney General to determine whether the individual owing the penalty is a current public officer or employee and, if so, to notify the appropriate governing body of the penalty owed. Upon receipt and verification of such notice from the Attorney General, the bill requires the appropriate governmental entity to begin withholding a specified percentage of salary payment until the fine is satisfied. The governmental entity may retain an additional amount to cover its administrative costs incurred. The bill authorizes the Attorney General to refer any unpaid penalty to the appropriate collection agency and to take any action to collect any unpaid penalty imposed within 20 years after the date the penalty is imposed. CS/SB 348 passed the Senate (39-0) and the House (114-0) and is awaiting action by the Governor. (O'Hara)

Political Activities on School Grounds (Monitor) – Failed

SB 1250 (Martin) and **HB 1233** (Gossett-Seidman) authorize specified political activities and prohibit other political activities on the grounds of a K-12 school. Authorized activities include: candidate forums and debates, use of facilities, and political activities on the same terms and conditions required of other users and advertisers; student newspaper editorials or endorsements, voter registration, and education that does not involve a campaign or political party; and invitations to a candidate to speak in his or her individual capacity and not as a candidate. A candidate is authorized to speak on school property as a candidate if other candidates are invited to speak at the same or similar events, and the introduction of a candidate must include a disclaimer that the school does not endorse the candidate. The following political activities are prohibited on school grounds: posting campaign signs, distributing campaign literature, campaigning for or with candidates, activities that give the impression of support or endorsement of a candidate, collecting campaign donations or contributions, and voter registration that involves a candidate or a political party. In addition, the bills prohibit the faculty

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or staff member of a K-12 public school or institution of higher learning from using email, offices, or time during working hours on political activities. (O'Hara)

Other Bills of Interest

SB 216 (Polsky) – Campaign Finance
SB 280 (Arrington) and **HB 201** (Tant) – Candidate Qualification
SB 390 (Garcia) – Ballot Boxes
SB 588 (Leek) and **HB 1271** (Berfield) – Campaign Communications
SB 802 (Ingoglia) and **HB 679** (Salzman) – Term Limits for County Commissioners and School Board Members
HB 831 (Jacques) and **SB 1330** (Garcia) – Elections and State-Issued Identification
SB 860 (Smith) – Political Advertisements by Government Officials
HB 727 (Rayner) – Use of State Resources to Influence Statewide Ballot Initiatives
SB 926 (Smith) – Public Service Announcements by State Agencies
SB 1170 (Yarborough) – Conduct in Polling Places
SB 1456 (Collins) and **HB 1265** (Alvarez, D.) – Elections of County Comm'rs, District Sch. Bd. Members, and District Sch. Superintendents
SB 1454 (Collins) and **HB 1263** (Alvarez, D.) – Election of County Comm'rs and Superintendent of Schools
SB 588 (Leek) and **HB 1271** (Berfield) – Campaign Communications
HB 1203 (Barnaby) and **SB 396** (Garcia) – Elections
HB 1249 (Black) and **SB 1098** (Martin) – Elections
SB 1556 (Davis) – Special Elections
HB 1409 (Bracy Davis) and **SB 1582** (Davis) – Elections
HB 1381 (Persons-Mulicka) – Elections

FINANCE AND TAXATION

Bills are in alphabetical order by subject area
Bills highlighted in yellow are still under consideration

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Ad Valorem Property Tax Exemption for Surviving Spouses of Quadriplegics (Monitor) – Failed

HJR 163 (Tant) and **SJR 748** (Simon) propose an amendment to Section 6, Article VII of the Florida Constitution to permit the homestead property tax exemption of a deceased quadriplegic to pass on to the quadriplegic's surviving spouse. The joint resolutions specify that the proposal will appear on the ballot at the next general election or an earlier special election. The tax exemption would apply only to those surviving spouses who owned the property in question as a homestead at the time of death of the quadriplegic spouse. (Chapman)

Ad Valorem Tax (Monitor) – Failed

SB 1308 (Ingoglia) allows counties and municipalities to establish an ad valorem tax rebate program for property owners by ordinance. (Chapman)

Ad Valorem Taxation (Monitor) – Failed

HB 227 (Caruso) and **SB 378** (Harrell) seek to allow a property owner who has applied for a homestead exemption to rescind their application between August 1 and September 15 of the same taxable year if they meet certain criteria. The bills authorize the Department of Revenue to adopt emergency rules to implement these changes. The bills also change the definition of an exempt organization to include the property used for charitable, religious, scientific, or literary activities. The bills provide further clarification as to what is meant by "religious activities." (Chapman)

Ad Valorem Tax Exemption (Monitor) – Passed

CS/HJR 1215 (Alvarez, D.) and **CS/SJR 318** (Truenow) propose a constitutional amendment to authorize tax exemptions for certain tangible personal property. If it passes with 60% voter approval, tangible personal property on agricultural land used in the production of agricultural products and/or owned by the landowner or leaseholder of the agricultural land will be exempt from ad valorem taxes. CS/SJR 318 was amended to clarify the language that it pertains to equipment habitually

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located or typically present on agricultural land. Additionally, the amendment clarified the exemption would be subject to conditions and limitation and reasonable definitions as specified by the Legislature in general law. CS/HJR 1215 passed the House (110-1) and the Senate (37-0) and is awaiting action by the Governor. (Chapman)

Ad Valorem Tax Exemption for Nonprofit Homes for the Aged (Monitor) – Failed
SB 298 (Wright) and **HB 321** (Smith) amend Florida's ad valorem tax exemption requirements for nonprofit homes for the aged. The bills clarify the qualifications for the tax exemption, requiring an organization to be a not-for-profit organization under Chapter 617, Florida Statutes or an entity not licensed under Chapter 429, Florida Statutes, and wholly owned by a corporation not-for-profit formed under Chapter 617, Florida Statutes. (Chapman)

Affordable Property Ad Valorem Tax Exemption for Leased Land (Monitor) – Failed
CS/HB 411 (Chaney) and **SB 488** (DiCeglie) are identical in proposing an amendment to existing property tax exemption statutes to allow land leased from a Housing Finance Authority under specific conditions to qualify for ad valorem tax exemptions. The land must be leased for a minimum of 99 years and predominantly used for qualifying housing purposes. CS/HB 411 was amended to provide emergency rules to implement the act and specifies that the bill will first apply to the 2026 tax roll. (Chapman)

Assessments Levied on Recreational Vehicle Parks (Monitor) – Failed
SB 530 (Burgess) would amend existing statutes to change how non-ad valorem special assessments are levied on recreation vehicle parks. RV Parks are to be treated in the same manner as commercial entities like hotels or motels, not residential units. Further, the bill prohibits levying special assessments on portions of RV parking spaces or campsites exceeding certain maximum square footage

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standards. Lastly, the bill requires local government to consider occupancy rates of RV parks to ensure assessments are fairly apportioned. (Chapman)

Assessment of Homestead Property (Monitor) – Failed

CS/HB 1041 (Berfield) and **CS/SB 176** (DiCeglie) are the implementing bills for **HJR 1039** (Berfield) and **SJR 174** (DiCeglie), respectively. The bills provide for various definitions relating to elevation or elevated improvement to properties consistent with the National Flood Insurance Program or local building codes. The bills mandate that changes or improvements made through elevating a property be assessed for property tax purposes using the pre-elevation assessed value, considering certain limitations for square footage exceeding 110% of the original size of the property. CS/HB 1041 was amended, adding a definition for a previous flood event and revising eligibility for qualifying under the mandate. **SB 1192** (Ingoglia) is the implementing bill for **SJR 1190** (Ingoglia). SB 1192 provides definitions for elevation and elevated improvement to properties consistent with the National Flood Insurance Program or Florida Building Code. The bills mandate that changes or improvements made through elevating a property be assessed for property tax purposes using the pre-elevation assessed value, considering certain limitations for square footage exceeding 130% of the original size of the property. The bills set forth specific timeframes and conditions for when this methodology is applicable. CS/SB 176 was amended to clarify that homestead property owners who elevate their homes in flood zones are required to meet National Flood Insurance Program standards and Florida Building Code elevation requirements. (Chapman)

Assessment of Property Used for Residential Purposes (Monitor) – Failed

CS/HB 1339 (Overdorf) and **SB 1176** (Leek) seek to prohibit the assessment of improvements to residential properties for enhancing wind resistance from being included in the property's annual taxable value assessment. (Chapman)

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Child Care and Early Learning Providers (Monitor) – Passed

CS/CS/HB 47 (McFarland) and **CS/SB 738** (Burton) seek to exempt public and private preschools from certain special assessments by municipalities. The bill also includes elementary and middle schools affiliated with religious institutions in the exemption criteria. CS/CS/HB 47 was amended to include additional criteria related to licensing, including provisions and requirements for county licensing boards, and revises childcare facility regulations. CS/SB 738 was amended to address provisions related to childcare facility operations and personnel training requirements. CS/SB 738 passed the Senate (37-0) and the House (114-0) and is awaiting action by the Governor. (Chapman)

Communication Services Tax (Monitor) – Failed

SB 1352 (Trumbull) prohibits increasing local Communication Service Tax (CST) rates until January 1, 2031. The bill includes specific exemptions for CST if the equipment is being used in recovery efforts following a disaster or to provide services in unserved areas of the state. The bill establishes the Communication Services Tax Working Group in the Florida Department of Revenue (FDOR), consisting of nine members (four communications industry representatives, two county government representatives, two municipal government representatives, and the Executive Director of FDOR or their designee). The working group is to review national trends and best practices and compare them to Florida's model. A report identifying areas for improvement is to be provided to the Governor, Senate President, and Speaker of the House by December 1, 2025. The working group is set to be repealed by October 1, 2028. (Chapman)

Community Redevelopment Agencies (Oppose) – Failed

CS/CS/HB 991 (Giallombardo) and **CS/SB 1242** (McClain) were originally filed to significantly limit and phase out Community Redevelopment Agencies (CRAs). As introduced, both bills would require all CRAs in existence as of July 1, 2025, to terminate by the earlier of their charter expiration date or September 30, 2045. The

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bills would also prohibit CRAs from initiating new projects or issuing new debt after October 1, 2025, and would ban the creation of new CRAs after July 1, 2025.

However, CS/SB 1242 was substantially amended in the Senate to address concerns raised by cities. The revised Senate version removes the mandatory 2045 sunset date, allows for the creation of new CRAs, and allows for the funding of new CRA projects. The Senate bill now requires new CRAs to be governed by a board consisting of city elected officials, while also permitting the appointment of up to two additional individuals to serve on a seven-member board. The amended bill prohibits CRAs from changing their existing boundaries and from using CRA funds to support hotels, concerts, festivals, holiday events, parades, or similar activities. It also requires CRAs to sunset on the date specified in their adopted redevelopment plan or on a date extended by ordinance or resolution prior to May 1, 2025.

By contrast, CS/CS/HB 991 maintains the House's original hardline approach to CRAs, including the mandatory sunset date, the ban on new CRA creation, and the restrictions on new projects and debt. In addition, the House bill was amended to include unrelated provisions from two other bills: **CS/SB 110** (Simon), containing provisions of the rural renaissance program—a key Senate President priority; and **CS/HB 1461** (Yarkosky), addressing a Department of Business and Professional Regulation (DBPR) deregulation package.

CS/CS/HB 991 was amended to include the substance of CS/HB 1461 (Yarkosky). As amended, the bill revises the powers and authority of the DBPR and the divisions and professional boards administered by the agency. In addition, it imposes new restrictions on the regulation and issuance of building permits by local governments. It prohibits a local enforcement agency from denying the issuance of a certificate of occupancy to a property owner based on noncompliance with a Florida-friendly landscaping ordinance if the owner was issued a permit for the property within one year of the declaration of a natural disaster. In addition, it prohibits a local

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enforcement agency from denying the issuance of a building permit for the alteration, modification, or repair of a single-family residential structure if: 1) the repair is completed within one year after the declaration of a state of emergency; 2) does not alter the footprint of the structure; 3) does not affect more than 50% of the structure; and 4) the value of the repairs do not exceed 50% of the value of the structure. The amended bill also specifies that a building permit is not required for the construction of playground equipment, a fence, or a landscape irrigation system on single-family residential property. Lastly, the bill directs DBPR to conduct a study and make recommendations regarding the following: a uniform process for permit inspections, including a uniform process for virtual inspections; how building officials can most efficiently perform the most common building inspections and how to reduce the number of inspections performed; and the creation of a uniform permitting process for common building permits. It prohibits local governments from requiring a building permit for any work on a single-family dwelling valued at less than $7500, except for electrical, plumbing, or structural work.

The second addition to CS/CS/HB 991 incorporates the substance of CS/SB 110 (Simon), the Rural Renaissance Program. This portion of the bill increases the fiscal threshold for defining a fiscally constrained county from $5 million to $10 million in property tax revenue and establishes new financial and technical assistance mechanisms for rural communities. It creates the Office of Rural Prosperity within the Department of Commerce, launches a Rural Resource Directory to help communities navigate grant opportunities, and provides block grants to communities experiencing population decline. It also supports site development, workforce training, and economic growth through competitive grants and expands funding for rural infrastructure, including roads and revolving loan programs.

In sum, while the Senate has significantly narrowed its bill in response to local government feedback, the House version of the legislation not only maintains

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stringent restrictions on CRAs but has become a broader vehicle for additional policy priorities unrelated to redevelopment. (Cruz)

Deferred and Unpaid Taxes (Monitor) – Failed

HB 761 (Casello) modifies the Florida tax codes by adjusting the procedures and qualifications for homestead tax deferral and the sale of tax certificates. Tax deferral eligibility on homestead property is limited to a just value of $1 million or less. The minimum value of a tax certificate is increased from $250 to $500. **SB 882** (Berman) is similar to HB 761. The major difference is SB 882 requires a person who has waived their homestead tax exemption (but is still eligible) to furnish a certificate of eligibility prepared by the county property appraiser to qualify for the provisions of this bill. (Chapman)

Exemption from Ad Valorem Taxes of Child Care Facilities (Monitor) – Failed

SB 1306 (Calatayud) provides an ad valorem tax exemption for any portion of a property used as a Gold Seal Quality childcare facility, regardless of whether the facility is owned or leased. The bill also clarifies that a lessee childcare facility operator responsible for ad valorem taxes under their lease is eligible for the exemption upon demonstrating compliance with the requirements. (Chapman)

Homestead Assessment Limitation (Monitor) – Failed

HB 1027 (Borrero) and **SB 1178** (Rodriguez) are implementing bills for **HJR 1025** (Borrero) and **SJR 326** (Rodriquez), which seek to modify homestead exemptions for certain low-income seniors. The bills would freeze a home's assessed value at the amount recorded when the homeowner turns 65. (Chapman)

Homestead Exemptions (Oppose) – Failed

SB 1018 (Ingoglia) is the implementing bill for **SJR 1016** (Ingoglia), which proposes to delete the school district property tax levy homestead exemption and increase the non-school property tax levy exemption from $25,000 to $75,000. (Chapman)

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Homestead Property (Monitor) – Failed
SJR 326 (Rodriguez)**and HJR 1025** (Borrero) propose a constitutional amendment to modify homestead exemptions for certain low-income seniors. The bills would freeze a home's assessed value at the amount recorded when the homeowner turns 65. (Chapman)

Homestead Property Assessed Value Determination (Monitor) – Failed
HJR 1039 (Berfield) and **SJR 174** (DiCeglie) propose a constitutional amendment to exclude flood mitigation improvements from the assessment of homestead properties for ad valorem taxes. (Chapman)

Homestead Property Assessment Limitation (Monitor) – Failed
SB 1190 (Ingoglia) proposes to amend the state constitution to exclude improvements made on homestead properties to mitigate flooding from the assessment value of the property for ad valorem taxes. (Chapman)

Improvement to Structures on Agricultural Lands (Monitor) – Failed
HB 589 (Brackett) and **SB 786** (Truenow) provide an exemption from property tax valuation assessments for any improvements for agricultural purposes on lands classified as agricultural. (Chapman)

Increased Homestead Property Exemptions (Oppose) – Failed
SJR 1016 (Ingoglia) is a proposed constitutional amendment increasing the non-school property tax exemption for homestead properties from $25,000 to $75,000. The proposal is inclusive of current law, which established an annual adjustment to this exemption by the Consumer Price Index. Additionally, the homestead exemption for school district levies is deleted. (Chapman)

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Legal Tender (Monitor) – Passed

CS/CS/SB 132 (Rodriguez) and **CS/HB 999** (Bankson) seek to establish legal tender status for different forms of currency. SB 132 identifies the status of specie and electronic currency. Specie is money in the form of coins rather than notes. HB 999 identifies gold and silver specie as legal tender. Both bills provide that specie may not be characterized as personal property for taxation or regulatory purposes and provide exemptions from tax liability. The bills authorize the recognition of specie legal tender for the payment of private debts, taxes, and state or local government fees. CS/CS/SB 132 and CS/HB 999 were amended to add clarity to the regulation of the use of the new forms of legal tender. CS/HB 999 passed the Senate (38-0) and the House (113-0) and is awaiting action by the Governor. (Chapman)

Local Business Taxes (Oppose) – Failed

HB 503 (Botana) and **SB 1196** (Truenow) propose to include the collection of local business taxes in the audit review process of the State Auditor General. The bills set a base Local Business Tax revenue year for Fiscal Year 2024. There is a requirement for the reduction of fees and refunds to be issued to businesses if local government revenues exceed the revenue base year annually. The local government must provide an affidavit stating compliance with these provisions in each annual audit. The bills provide an exemption for fiscally constrained counties and the municipalities within them. (Chapman)

Local Government Assessments (Monitor) – Failed

HB 771 (Steele) would amend the current law to stop counties from using special assessments to fund certain municipal services and facilities through municipal service taxing units and municipal service benefit units. (Chapman)

Local Option Taxes (Oppose) – Failed

CS/CS/HB 1221 (Miller) and **CS/CS/SB 1664** (Trumbull) propose significant changes to the process for adopting and renewing local option taxes and surtaxes, requiring

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voter approval via referendum rather than adoption by ordinance, with limited exceptions for previously authorized bond indebtedness.
Key provisions include:

- Tourism Development Taxes in effect as of June 30, 2025, must be renewed by a referendum-approved ordinance by January 1, 2033, to remain in effect for another eight years. Future renewals would also require voter approval in eight-year increments.
- Local Option Food and Beverage Taxes would expire eight years after enactment and could only be renewed in eight-year increments by referendum.
- Discretionary Sales Surtaxes in effect as of June 30, 2025, must be renewed by referendum-approved ordinance by January 1, 2033, to remain in effect for another eight years, with future renewals also requiring voter approval in eight-year increments.

These changes would limit local government flexibility in implementing and maintaining revenue sources essential for community services and infrastructure. Both bills were amended to specify that the new referendum requirement for a surtax to remain in effect only applies to those discretionary sales surtaxes required under existing law to be approved by referendum. The amendment added content to be included in ordinances and referendum ballot questions and made technical corrections. CS/CS/SB 1664 was further amended to grandfather in existing sales tax levies that contain expiration dates that exceed the eight-year duration. Additionally, local governments may set their own expiration dates for future levies that exceed the eight-year time frame. All new or renewal levies must still be placed on the ballot for voter consideration.

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CS/CS/HB 1221 was amended once more, this time with significant changes in regard to Tourism Development Tax (TDT). The House bill provides an expiration date of July 1, 2025, for existing projects, contracts, and bonds funded using TDT and authorizes counties to use tourism development tax for any public purpose after that date. The amendment requires counties that use revenues from tourism development tax to reduce the county property tax levies proportionately, and provides formulas for calculating the necessary reduction. The bill also provides a sunset date of July 1, 2025, for Tourism Development Councils and allows the same councils to be re-established after December 31, 2025, subject to approval by resolution by the council's respective board of county commissioners. The amendment also allows county elected boards to reduce or repeal local discretionary sales surtaxes after October 1 of the fourth year of the sales tax levy. (Chapman)

Property Tax Benefits for Certain Residential Properties Subject to a Long-term Lease (Oppose) – Failed

CS/CS/HJR 1257 (Busatta) and **CS/SJR 1510** (Avila) propose a constitutional amendment to extend homestead exemption benefits and assessment limitations to additional properties owned by homestead property owners that are leased for terms of six months or more to other persons. This change would allow leased properties to receive similar tax benefits as owner-occupied homestead properties, effectively reducing their taxable value. If approved by the voters, this proposal will further erode a primary local government revenue source. CS/CS/HJR 1257 was amended to make the amendment to the Florida Constitution apply to Article VII, Sections 3 and 4. CS/SJR 1510 was amended to conform with the House bill, but included additional provisions limiting the exemption to apply to only one separately located property. CS/CS/HJR 1257 was further amended, proposing the "first time Florida homesteaders program," establishing a 50% reduction in the taxable value of a newly purchased homestead property, if the property owner has not owned any property in the previous four calendar years. The reduction is for the first five years of

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the homestead property ownership, and will reduce by 20% each year beginning in year six.

CS/CS/HB 1259 (Busatta) and **CS/SB 1512** (Avila) implement CS/CS/HJR 1257 and CS/SJR 1510, extending homestead tax benefits to certain leased residential properties. These bills cap annual property assessment increases at the lower of 3% or the Consumer Price Index (CPI). They also outline conditions for adjusting assessed values due to property improvements, physical changes, or damage from calamities. CS/CS/HB 1259 was amended to make technical clarifications and corrections to the applicability of the rental properties that would qualify for the exemption and assessment limitation. Additionally, CS/CS/HB 1259 was amended to introduce an "Additional Homestead Exemption for First-Time Homesteader," providing that persons establishing a homestead within one year of purchasing a home, and have not owned homestead property within the previous four years, qualify to receive an additional homestead exemption equal to 50% of the homestead property's just value as of January 1 of the year the homestead is established. This additional exemption applies for the earlier of five years or until the property is sold. The additional exemption is reduced each year by 20%. The amendment also provided that erroneous assessments of property may be corrected, prescribes the manner of correction, and provides for administrative procedures for property appraisers. (Chapman)

Property Tax Exemptions (Oppose) – Failed

HJR 357 (Chamberlin) is a proposed constitutional amendment to establish a new $100,000 property tax exemption applicable to all properties in Florida, including those currently not eligible for homestead exemptions. This new exemption would be in addition to the existing homestead property exemptions ($50,000) on homestead properties. If HJR 357 is passed through the Legislature, it will be presented on the November 2026 ballot. To pass, the measure must be approved by 60% or more of the voters.

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HB 359 (Chamberlin) is the implementing bill for **HJR 357**, establishing a new $100,000 exemption on all property tax levies effective January 1, 2027. (Chapman)

Property Tax Exemption for Surviving Spouses of Veterans (Monitor) – Failed
HB 217 (Mayfield) and **SB 290** (Wright) authorize the surviving spouses of veterans who die before the issuance of a disability letter from the U.S. Government or Department of Veterans Affairs to produce this letter to the property appraiser as evidence for entitlement to the tax exemption for surviving spouses of veterans. (Chapman)

Refund of Taxes for Residential Improvements Rendered Uninhabitable by a Catastrophic Event (Monitor) – Failed
SB 1598 (Polsky) changes the date for when a refund may be reviewed and applicable from April 1 of a year following a catastrophic event to June 1. (Chapman)

Revenue Administration (Monitor) – Failed
SB 192 (Gruters) and **HB 1303** (Mooney) seek to amend multiple Florida Statutes addressing specific tax terms and assessment procedures by repealing redundant sections and updating terminology. The bills replace the term "tax assessor" with "property appraiser," grant revised powers to county legislative bodies regarding tax levies and municipal service assessments, and include a special assessment exemption for agriculture property. The bills also adjust the definitions related to property valuation and classifications. (Chapman)

Revising How Homestead Property is Assessed (Oppose) – Failed
HJR 773 (Steele) proposes an amendment to the Florida Constitution that would change how homestead property is assessed for property tax purposes. The amendment would eliminate the annual assessment based on the property's current just value and instead assess properties at their most recent purchase price or, for new construction, the construction cost. This change, set to take effect on January 1,

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2027, could lead to much lower property tax assessments for homeowners, particularly those who have owned their homes for a long time.

HB 775 (Steele) and **SB 1092** (Martin) serve as the implementing bills for HJR 773. Definitions are included relating to changes, additions, or improvements to be assessed at documented costs rather than just value. Provisions in these bills adjust the assessment process for property owners replacing damaged or destroyed features on properties impacted by calamity, including specific assessments based on the extent of reconstruction. The bills provide authority for the Florida Department of Revenue to establish a grant program for local governments experiencing shortfalls in revenue due to the new assessment criteria and procedures. (Chapman)

Revenues from Ad Valorem Taxes (Oppose) – Failed
HB 787 (Chamberlin) and **SB 996** (Collins) change the calculation of the rolled-back rate to include new construction property values and set limits on how much the millage may exceed the rolled-back rate. If a local jurisdiction desires to set a millage rate above the rolled-back rate, it may only exceed the rolled-back rate by 102%. Local governments are not allowed to exceed the 102% cap. Any revenues collected above the amount set by the 102% cap must be returned to the taxpayers on a pro-rated basis or used to pay down local government debt. (Chapman)

Sales Tax Exemption for Disabled Veterans (Monitor) – Failed
HB 111 (Daniels) and **SB 990** (Truenow) establish a sales tax exemption for disabled veterans with a 100% service-connected disability rating. The bills require eligible veterans to apply and submit documentation required by the Department of Revenue. (Chapman)

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Sales Tax Rate Reductions (Monitor) – Pending

HB 7031 (Duggan) reduces the general rate of state sales tax, currently at 6%, by 0.75%. The bill also reduces other sales tax rates by the same 0.75%, including the commercial rent tax from 2.0% to 1.25%, the rate on electricity from 4.35% to 3.6%, the rate on sales of new mobile homes from 3.0% to 2.25%, and the rate on coin-operated amusement machines from 4.0% to 3.25%. The language in this bill is included in **HB 7033**. (Chapman)

Study on the Elimination of Property Taxes (Oppose) – Failed

SB 852 (Martin) is a proposal to require the Office of Economic and Demographic Research to study the elimination and replacement of property taxes. The study must include an analysis of how the elimination of property taxes would affect public services such as education, infrastructure, and public safety. The study must also include an assessment of the potential influence the elimination of property taxes will have on the housing market. The study must consider the attractiveness of a move to consumption-based (sales) tax for businesses related to other states. The study must determine the overall economic stability, consumer behavior, and long-term economic growth of Florida. The report is required to be submitted by October 1, 2025, if the bill is passed. (Chapman)

Tax Exemption for Disabled Ex-servicemembers (Monitor) – Failed

HB 39 (Daley) and **CS/SB 218** (Arrington) seek to increase the property tax exemption for certain disabled ex-servicemembers in Florida from $5,000 to $10,000. The dollar amount of the exemption is the only change proposed to this existing homestead property tax exemption. CS/SB 218 was amended to provide that the exemption applies beginning with the 2026 tax roll. (Chapman)

Tax Exemptions for Surviving Spouses of Quadriplegics (Monitor) – Failed

HB 165 (Tant) is the implementing bill of **HJR 163** (Tant), and **CS/SB 750** (Simon) is the implementing bill for **SJR 748** (Simon), should they be approved by Florida voters

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with 60% approval. The bills allow for the surviving spouse of a deceased quadriplegic to inherit the tax exemption benefits, provided the surviving spouse is still residing in the same homestead property. The bills permit the transfer of a tax discount to a new homestead property unless the surviving spouse remarries, sells, or otherwise disposes of the original homestead property. HB 165 gives the Department of Revenue emergency rulemaking authority to administer the bill's provisions. CS/SB 750 was amended to make technical changes, replacing the word "discount" with the word "exemption." (Chapman)

Tax Package (Monitor) – Failed

SB 7034 (Finance and Tax Committee) addresses several areas of taxation as a part of the negotiations process with the House of Representatives. Included in the Senate package of note is:

- Tourism Development Taxes limit of $50 million to fund marketing and promotional activities.
- Property Tax exemption on:
  - Citrus Packing Houses impacted by Citrus Greening
  - Childcare Facilities that achieve Gold Seal Certification
- Property Tax Study on Homestead Property
- Communication Services Tax local sales tax rate freeze until 2031
- Various Sales Tax Holidays
- Motor Vehicle Registration Fee credit
- Sales Tax Exemption on Clothing items under $75 (Chapman)

Taxation on Hemp Consumable THC Products (Monitor) – Failed

CS/CS/HB 7029 (Salzman) imposes a 15% excise tax on consumable hemp THC products and creates new registration, compliance, and enforcement requirements for dealers. The first $6 million will go to the General Inspection Trust Fund to be used for enforcement and testing. The remaining funds will be deposited in the General Fund. CS/CS/HB 7029 was amended to make technical corrections. (Chapman)

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Taxes on the Rental of Real Property (Monitor) – Failed
HB 817 (Partington) seeks to repeal the transaction taxes on the rental of commercial properties. The bill also provides for exemptions on tangible personal property for educational institutions performing qualified production (motion picture) services. (Chapman)

Tourist Development Tax (Support) – Failed
SB 1116 (Smith, C.) amends the use of Tourist Development Tax allowing these funds to be spent on public safety improvement, affordable and workforce housing development, and construction if those improvements are needed to increase tourism-related activities in the county or special district. (Chapman)

Tourist Development Taxes (Support) – Failed
HB 6031 (Eskamani) and **SB 1114** (Smith, C.) limit the use of Tourist Development Tax (TDT) funds for advertising and promotional purposes, ensuring more funds can be allocated for local infrastructure improvements supporting tourism. HB 6031 removes the current requirement that at least 40% of TDT funds must be spent on tourism advertising and promotion. SB 1114 retains the 40% requirement but caps spending on advertising and promotion at $50 million. Both bills maintain existing provisions allowing funds to be used for tourism-related infrastructure improvements. These measures promote greater flexibility in the use of TDT funds, allowing for investments in local infrastructure that support sustainable tourism growth. (Chapman)

Other Bills of Interest
SB 134 (Rodriquez) and **HB 6021** (Bankson) – Sales Tax Exemption of Bullion
SB 266 (Harrell) and **HB 199** (Porras) – Tax Exemption of Vertical Takeoff and Landing Aircraft
HB 6019 (Conerly) – State Estate Tax

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HB 745 (Porras) and **SB 1350** (Rodriguez) – Tax Exemption on Sales of Indigenous Arts and Crafts
SB 698 (Osgood)and **HB 939** (Dunkley) – Timely Filing of Tax Returns
HB 825 (Steele) and **SB 1720** (Burgess) – Exemption of Assets
HB 1037 (Benarroch) and **SB 708** (DiCeglie) – Disclosure of Estimated Ad Valorem Taxes)
HB 851 (LaMarca) and **SB 1466** (DiCeglie) – Trust Funds/My Safe Florida Home Trust Fund/Department of Financial Services
HB 853 (LaMarca) and **SB 1468** (DiCeglie) – Taxation of Home Hardening
SB 432 (McClain) – Power of County Commissioners to Levy Special Assessments
HB 1485 (Basabe) – Tax on Aviation Fuel
SB 988 (Truenow) – Securities
HB 1549 (Maggard) and **SB 1612** (Grall) – Financial Institutions

HOUSING

Adaptive Reuse of Land (Oppose) – Failed
HB 409 (Caruso) and **SB 1572** (Collins) create a statewide advisory body, the Adaptive Reuse Public-Private Partnership Council (Council), to review and approve adaptive reuse projects. The bills do not define "adaptive reuse," but the term is generally understood to refer to the process of repurposing existing buildings or sites in commercial, industrial, or mixed-use areas to create new housing. Once a project is approved by the Council, a municipality or county is mandated to authorize multifamily or mixed-use residential development in any area zoned for commercial, industrial, or mixed-use. In addition, the bills require counties and municipalities to authorize hotels or motels to operate unencumbered as a transitional housing use.

Preemptions and Mandates for Adaptive Reuse Projects
The bills prohibit a municipality or county from requiring an adaptive reuse project to have a land use change, a deviation from standard zoning, or a comprehensive plan

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amendment. The local government is required to streamline the building permit and development order processes for adaptive reuse projects. The bills *require* a local government to reduce minimum parking requirements for adaptive reuse projects in the manner specified in the bills (the required reduction depends on the nature of the existing site). The bills *permit* a local government to exempt from ad valorum taxation any affordable housing components of such projects, requires a local government to reduce impact fees by 1/3 for affordable housing components of such projects, and require a local government to exempt such projects from the levy of sales tax, tourism tax, or discretionary sales surtax. The bills specify that an adaptive reuse project must comply with all applicable state and local laws and regulations.

Ordinances for Transitional Housing Projects

The bills authorize municipalities and counties to adopt ordinances for transitional housing to increase the supply of affordable housing. The bills do not define "transitional housing," but the term appears to mean the conversion of hotel or motel rooms for use as rental housing. The bills specify the eligibility requirements for transitional housing projects, including minimum size (50 rooms or more), physical characteristics, and required facilities and amenities for residents. The local government ordinance must: 1) designate the process for receiving and reviewing applications for transitional housing, including notices of determination of eligibility; 2) require the local government to verify eligibility and to notify applicants; 3) provide notice of deadlines to submit applications for transitional housing projects; and 4) require publication on the local government's website a list of properties receiving the transitional housing designation.

Adaptive Reuse Public-Private Partnership Council

The bills create the Council as a statewide advisory body to review, approve, and oversee the development of adaptive reuse projects. The 12-member Council shall be comprised of four members appointed by the state land planning agency, four

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members appointed from private sector industries, and four members appointed by "the local planning agency" (the bill does not specify which of Florida's approximately 478 local planning agencies is designated to appoint the four members). The bills outline procedures for the Council at least biannually to review and approve adaptive reuse project proposals. The Council must issue a report assessing the viability of a proposal and hold a public meeting in the community where the project is proposed. The Council is directed to monitor each project it has approved to ensure compliance with the project's approved plans, the Florida Building Code, and the Florida Fire Prevention Code and to perform project evaluations on a regular basis. Service on the Council is uncompensated, although the bills authorize Council members to be compensated for per diem and travel expenses by their respective appointing entities. (O'Hara)

Affordable Housing (Oppose) – Passed

CS/CS/SB 1730 (Calatayud) revises the land use policy provisions within the Live Local Act, subsections 125.01055(7) and 166.04151(7), Florida Statutes. It also amends the optional municipal and county affordable housing provisions of sections 125.01055(6) and 166.01055(6), Florida Statutes. **CS/CS/CS/HB 943** (Lopez, V.), the House companion of the bill, did not pass.

The bill authorizes, but does not require, a municipality or county to authorize an affordable housing development on any parcel, including any contiguous parcel, owned by a religious institution and containing a house of worship, regardless of the underlying zoning. At least 10 percent of the units of such development must be affordable.

The bill includes "any flexibly-zoned area" permitted for commercial, industrial, or mixed-use (such as a planned unit development) in the list of zoning categories in which a Live Local Act project may be located. Specifically, it authorizes a Live Local Act project in portions of such areas that are permitted for commercial, industrial, or

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mixed-use. The bill specifies that a local government may not require a Live Local Act project to obtain a density transfer or amendment to a development of regional impact. In addition, it prohibits a local government from requiring more than 10% of the total square footage of mixed-use residential projects to be used for non-residential purposes. It specifies that a local government may not restrict the height of a proposed Live Local Act project below the highest currently allowed or allowed on July 1, 2023, for a building located within one mile of the project. The bill also adds the date of July 1, 2023, to the density and floor area ratio provisions in current law. It specifies that the term "floor area ratio" includes floor lot ratio and lot coverage. The bill also addresses proposed developments on parcels with a contributing structure or building within a historic district listed in the National Register of Historic Places before January 2000, or on parcels with a structure or building individually listed in the National Register. For such developments, the bill authorizes a county or municipality to restrict the height of a proposed development to the highest currently allowed, or allowed on July 1, 2023, height for a commercial or residential building located in its jurisdiction within ¾ mile of the proposed development, or three stories, whichever is higher. The term "highest currently allowed" in this paragraph includes the maximum height allowed for any building in a zoning district, irrespective of any conditions. A county or municipality must administratively approve the demolition of an existing structure associated with such a development if the proposed demolition otherwise complies with all state and local regulations. If the proposed development is on a parcel with a contributing structure or building or is on a parcel with a structure or building individually listed as described above, the county or municipality may administratively require the proposed development to comply with local regulations relating to architectural design, provided it does not affect height, floor area ratio, or density of the proposed development.

The bill specifies that Live Local Act projects are subject to administrative approval by a local government, without further action required by the governing body or any quasi-judicial or administrative board or reviewing body, if the development satisfies

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the local government's land development regulations for multifamily uses and is consistent with the comprehensive plan. If requested by an applicant, the local government must reduce parking requirements by at least 15% if the project is within ¼ mile of a transit stop, within ½ mile of a major transit hub, and parking is available within 600 feet of the project. The bill authorizes a local government to permit an adjacent parcel of land to be included within a proposed multi-family development authorized under the Live Local Act. It excludes the Wekiva Study Area and the Everglades Protection Area from the Live Local Act.
The bill directs courts to give priority to civil actions filed against a local government for violation of subsections 125.01055(7) or 166.04151(7) and specifies that fees and costs must be awarded to a prevailing party in such action, not to exceed $250,000. It defines the terms "commercial use," "industrial use," and "mixed-use." It excludes home-based businesses, cottage food operations, and vacation rentals from the definition of "commercial." It also excludes from the definitions of "commercial," "industrial," and "mixed-use" uses that are accessory, temporary, ancillary, or incidental to the allowable uses. Also excluded from these definitions are recreational use, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use.

The bill prohibits a municipality or county from imposing a building moratorium that has the effect of delaying the permitting or construction of a Live Local Act project, except as specified. It authorizes a local government to impose such a moratorium by ordinance for no more than 90 days in any three-year period. Before adopting such a moratorium, the local government must prepare an assessment of the governmental entity's need for affordable housing. The assessment must be posted on the local government's website and included in the local government's business impact estimate for the moratorium ordinance. It requires a court to award attorney fees and costs to a prevailing party, not to exceed $250,000, in an action brought for a violation of the moratorium requirements. The bill exempts moratoria imposed to address flooding, stormwater management, necessary repair of sanitary sewer, or

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unavailability of potable water if such moratoria apply equally to all types of multifamily or mixed-use residential development.

Beginning November 1, 2026, the bill requires municipalities and counties to provide an annual report to the Department of Economic Opportunity that includes the following for the previous fiscal year: a summary of any litigation involving the Live Local Act; a list of Live Local projects approved or proposed (including size, density, intensity, number of units, number of affordable units and associated household income). The Department must aggregate the reported information and submit the aggregated reported information to the Governor and Legislature annually.

The bill authorizes an applicant for a proposed development with an application submitted prior to July 1, 2025, to notify the county or municipality of its intent to proceed under the Live Local Act as it existed at the time of application or its intent to submit a revised application to proceed under the Live Local Act as revised by the bill.

It creates section 420.5098, Florida Statutes, to establish legislative intent to support the development of affordable workforce housing for employees of hospitals, health care facilities, and governmental entities, using federal low-income housing tax credits, local or state funds, or other sources of funding to create a preference for housing for such employees.

CS/CS/SB 1730 passed the Senate (37-0) and the House (105-0) and is awaiting action by the Governor. (O'Hara)

Affordable Housing (Oppose) – Failed

CS/CS/CS/SB 184 (Gaetz) and **CS/CS/CS/HB 247** (Conerly) require local governments to adopt an ordinance by December 1, 2025, to allow accessory dwelling units (ADUs) by-right in any area zoned for single-family residential use. The

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bills authorize local governments to regulate the permitting, construction, and use of an ADU, but specify that a local government may not:

- Require the parcel owner to reside on the property;
- Increase parking requirements on any parcel that can accommodate an additional motor vehicle on a driveway without impeding access to the primary dwelling unit; and
- Require replacement parking if a garage or covered parking structure is converted to an ADU

The bills also require the ADU to be assessed separately for ad valorem tax purposes if the primary residence is homesteaded property. The bills authorize local governments to provide density bonus incentives to any landowner who voluntarily donates real property to the local government for the purpose of providing housing that is affordable for military families receiving the basic allowance for housing. In addition to the ADU provisions, the bill authorizes, but does not require, a landlord to accept a reusable tenant screening report from a prospective tenant. The bill also provides that the use or conversion of single-family or two-family dwellings into certain mental health support residences does not constitute a change of occupancy under the Florida Building Code, nor may such residences be reclassified for the purpose of enforcing the Florida Fire Prevention Code solely due to such use or conversion. CS/CS/CS/SB 184 passed the House with amendments to remove a provision that would have prohibited the rent or lease of an ADU for periods less than one month (97-10) and is awaiting action by the Senate. (O'Hara)

Affordable Housing and Supportive Services for Persons with Developmental Disabilities (Monitor) – Failed

SB 1004 (Rodriguez) and **HB 1131** (Weinberger) establish various tax exemptions, tax credits, and other incentives and programs relating to housing and services for persons with developmental disabilities. The bills exempt from property taxes the portions of a property that provide housing to persons with developmental disabilities, and they require local governments to waive non-school impact fees

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associated with units that provide housing for such persons. The bills create a process for obtaining refunds from taxes imposed pursuant to Chapter 112 for building materials used in residential units for such persons and they provide tax credits for eligible businesses that employ such persons. The bills direct the Florida Housing Finance Corporation (FHFC) to prioritize funding under the State Apartment Incentive Loan Program for the development of rental housing for such persons and direct FHFC to establish loan guarantees for qualified developers that construct housing for such persons. The bills direct the Department of Children and Families, the Agency for Persons with Disabilities, the Department of Education, and the Department of Transportation to provide funding and support services to such persons. (O'Hara)

Conversion of Hotels into Residential Housing (Monitor) – Failed
HB 685 (Alvarez, J.) and **SB 1036** (Rodriguez) create section 220.1851, Florida Statutes, to establish a program to provide corporate tax credits to be awarded by the Florida Housing Finance Corporation to eligible projects that convert hotels into residential housing. (O'Hara)

Housing (Oppose) – Failed
HB 923 (Lopez, V.) and **SB 1594** (McClain) revise current laws relating to the various ad valorem tax exemptions for projects providing affordable housing. The bills substantially revise sections 196.1978 and 196.1979, Florida Statutes, which establish five property tax exemptions available to certain affordable housing developments.

Revisions to s. 196.1978, Florida Statutes:
The bills create definitions for "financial beneficiary" and "multifamily project" such that a "multifamily project" consisting of different parcels may be included in a single ad valorem exemption application. Revisions to specific exemptions within this section are as follows:

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Property Tax Exemption for Non-Profit Entities (s. 196.1978(1)):

- The bills expand eligibility for this exemption to "property owned entirely by a governmental entity." They also provide that all improvements used to provide qualifying housing on exempt property owned by a nonprofit or a governmental entity are also exempt from taxation.

Multifamily Project Property Tax Exemption for Recorded Agreement with Florida Housing Finance Corp. (FHFC) (s. 196.1978(2)):

- The bills amend the current law multifamily project property tax exemption for owners with a recorded agreement with FHFC. They remove the requirement that qualifying multifamily projects must contain more than 70 affordable units. Instead, the bills require only that such projects must contain at least one affordable unit, or, for an adaptive reuse project (conversion of non-residential property into residential), at least 20% of the project's residential units must be affordable. The exemption is applied to those portions of the property that are dedicated to providing affordable housing.

Newly Constructed Multifamily Project Property Tax Exemption (s. 196.1978(3)):

- The bills revise the current law definitions of "improvement to real property" and "newly constructed" and add a new definition for "substantial rehabilitation" and "substantially completed." They maintain the requirement that the exemption is to be applied to the affordable housing components of the property. They remove the requirement that an eligible multifamily project contain more than 70% of affordable units. Instead, they require that an eligible multifamily project contain at least one affordable unit, or, for an adaptive reuse project, at least 20% of the project's residential units must be affordable.

- Current law provides two tiers of property tax exemptions in this subsection: 1) a 75% exemption for affordable units that serve households between 80-120%

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AMI; and 2) a 100% exemption for affordable units that serve households below 80% AMI. The bills add a third tier: a 75% exemption for all affordable units within a qualified development approved pursuant to the Live Local Act administrative approval processes established in ss. 125.01055 and 166.04151, Florida Statutes.

- The bills further provide that a unit remains eligible for the exemption under specified conditions relating to a change in tenant income. They include requirements for property appraisers when calculating the value of the exemption, including the inclusion of the proportionate share of the residential common areas attributable to each unit. It revises requirements for property owners to receive a certification notice to obtain the exemption from the FHFC. They allow a property owner that receives an exemption to add units or remove units from the list or to increase or decrease the number of units for which an exemption is sought in any subsequent taxable year, so long as the project continues to meet the minimum number of units dedicated to affordable housing. The bills direct the property appraiser to issue a verification letter that a property qualifies for the exemption and provide that a verification letter is prima facie evidence the property is eligible for the exemption. An owner who obtains a verification letter from the property appraiser is exempt from a subsequently enacted "opt-out" ordinance.

County and Municipal "Opt Out" (s. 196.1978(3)(o)):

- The bills revise provisions of current law that authorize a county or municipal taxing authority to opt out of this property tax exemption. They provide the opt-out may be exercised by ordinance only if the three previous years of annual housing reports published by the Shimberg Center for Housing Studies demonstrate the number of affordable and available units in the area or

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region is greater than the number of renter households in the area or region for the category entitled "0-120 percent AMI."

- A project administratively approved under sections 125.01055(7)(e) and 166.04151(7)(e) of the Live Local Act before the adoption or renewal of an opt-out ordinance remains eligible to receive the exemption for each year it applies for and is granted the exemption.
- The bills require a local government, prior to adopting an opt-out ordinance, to assess the jurisdiction's current and 5-year projected need for affordable housing.
- The bills require local governments to notify the FHFC when they adopt or renew an opt-out ordinance. They direct the FHFC to report the status of local opt-out ordinances annually to the Governor and Legislature. The bills create a cause of action for the owner of a multifamily project who would otherwise qualify for the ad valorem exemption and who is adversely affected by an opt-out ordinance adopted in violation of applicable statutory requirements. They authorize a prevailing plaintiff to recover fees and costs not to exceed $100,000.

99-Year Affordability Property Tax Exemption for FHFC-Funded Properties (s. 196.1978(4)):

- Current law provides a 100% exemption from ad valorem taxes for multifamily properties that contain more than 70 units affordable to households below 80% AMI, where the property is subject to a recorded agreement with the FHFC as a condition of receiving FHFC funding to keep the property affordable to households below 120% AMI for 99 years. The bills remove the requirement that an eligible property contain more than 70 affordable units. Instead, they require that an eligible property contain at least one affordable unit, or, for an

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adaptive reuse project, at least 20% of the project's residential units must be affordable.

County and Municipal Affordable Housing Property Tax Exemption (s. 196.1979):

- The bills include adaptive reuse projects within the scope of this optional county and municipal affordable housing property tax exemption.
- In addition, the bills specify that developments approved pursuant to sections 125.01055 and 166.04151 of the Live Local Act may abate up to 20% of the development's ad valorem property tax for a period of 10 years by paying an amount equal to 20% of the total amount of the ad valorem taxes to be abated at the time a building permit is issued for the development. They direct the FHFC to adopt rules establishing standards for monitoring and compliance of a property owner that receives an ad valorem tax exemption and prohibits local governments from imposing any compliance monitoring requirements more stringent than the standards adopted by the corporation.

Local Government Infrastructure Surtax:
The bills include within the definition of "infrastructure" any expenditure to construct or rehabilitate housing that is affordable for a period of 30 years.

Florida Housing Revitalization Act:
The bills create section 220.197, Florida Statutes, establishing the Florida Housing Revitalization Act to award tax credits for the rehabilitation and restoration of a certified historic structure that has been approved by the National Park Service to receive the federal historic rehabilitation tax credit, and which will be used exclusively to provide affordable or workforce housing for at least five years.

Mobile Homes and Manufactured Homes:

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The bills amend section 420.50871, Florida Statutes, relating to allocation of funds for the FHFC. Current law directs FHFC to allocate 70% of certain funds to finance projects that address urban infill. The bills include the development or redevelopment of certain mobile home parks and manufactured home communities within the meaning of the term "urban infill." (O'Hara)

Housing for Legally Verified Agricultural Workers (Monitor) – Failed

SB 84 (Collins) prohibits governmental entities from adopting or enforcing any legislation that inhibits the construction of housing for legally verified agricultural workers on land operated as a bona fide farm. The bill defines the terms "housing site" and "legally verified agricultural worker." It provides that housing unit for legally verified agricultural workers must meet specified criteria, including separation, maximum square footage, setback, and screening requirements. The bill also specifies provisions for removal of housing that fails to satisfy minimum criteria and grandfathers housing sites constructed before July 2025 unless the housing site is modified. (O'Hara)

Local Housing Assistance Plans (Monitor) – Failed

CS/HB 701 (Stark) and **CS/SB 1714** (Burton) expand the list of persons eligible to receive assistance under a local housing assistance plan to include persons who own mobile homes in mobile home parks and authorize local housing assistance plans to allocate funds for rental assistance to such persons. The bills direct counties and SHIP-eligible municipalities to include in their local housing assistance plans the provision of funds for lot rental assistance to persons who own mobile homes in mobile home parks and revise the criteria for awards made to eligible sponsors or persons to include mobile home lot rental assistance and the construction, rehabilitation, or repair of mobile homes. The bills prohibit counties and SHIP-eligible cities from discriminating between types of housing when awarding funds from the local housing distribution pursuant to section 420.9075, Florida Statutes. (O'Hara)

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Mental Health Support Residences (Monitor) – Failed

SB 610 (Gruters) amends current law relating to group homes for persons with mental health issues and certified recovery residences. It provides that a single and two-family dwelling does not have a change of occupancy as defined in the Florida Building Code and may not be reclassified for purposes of enforcing the Florida Fire Prevention Code solely due to the dwelling's use as or conversion to a certified recovery residence or a residence owned by a charitable organization and used for housing no more than six adults suffering from mental health issues. Similar provisions were amended onto CS/CS/CS/SB 184 (Gaetz) relating to Affordable Housing. (O'Hara)

Ownership of Single-family Residential Property by Business Entities (Monitor) – Failed

HB 1593 (Joseph) and **SB 1810** (Smith, C.) provide that a business entity that has an interest in more than 100 single-family residential properties in this state may not purchase, acquire, or otherwise obtain an ownership interest in another single-family residential property and subsequently lease or rent such property. (O'Hara)

Real Property and Land Use and Development (Oppose) – Failed

CS/CS/CS/HB 943 (Lopez, V.) substantially revises current law relating to the Live Local Act and to local government comprehensive plans and land development regulations.

Live Local Act Modifications to Section 166.04151, Florida Statutes

Affordable Housing Projects on Land Owned by Religious Institutions:
The bill authorizes a municipality to approve the development of affordable housing on property owned by a religious institution containing a house of worship.

Modifications to Section 166.04151(7) – Qualifying Live Local Act Developments:

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The bill:

- The bill defines "Allowable Use," "Commercial Use," "Industrial Use," and "Planned Unit Development" for purposes of this subsection. The definition of "commercial use" does not include home-based businesses, cottage food operations, or short-term rentals. None of the definitions include uses that are accessory, ancillary, or incidental to the allowable uses or allowed only on a temporary basis.
- It specifies that a municipality must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, mixed-use, and in portions of any flexibly zoned area such as a planned unit development permitted for commercial, industrial, or mixed use, if at least 40% of the units will be affordable for 30 years. In addition, a municipality may allow the inclusion of any adjacent parcel of land as part of the multifamily development, regardless of the land use designation of the adjacent parcel.
- It authorizes a proposed development on a parcel of land primarily developed and maintained as a golf course, a tennis court, or a swimming pool, regardless of the zoning of such parcel, to use the Live Local approval process. It restricts the height of a proposed development that is adjacent, on two or more sides, to single-family uses.
- It prohibits a municipality from requiring a transfer of density or development units for the height, densities, and zoning authorized by the Live Local Act.
- It prohibits a municipality from requiring more than 10% of the square footage of a mixed-use residential project to be used for nonresidential purposes.
- The bill prohibits municipalities from restricting the height, density, and floor area ratio of proposed developments authorized by the Live Local Act below the highest currently allowed or those authorized on July 1, 2023.

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- Revises processes for administrative approval of Live Local projects to prohibit any public hearings or reviews of such projects by quasi-judicial bodies. It requires administrative approval of the removal or demolition of any existing structures on the development site.
- Requires a municipality, upon request of an applicant, to reduce parking requirements by 20% for a proposed development authorized by the Live Local Act if the development is located within ¼ mile of a transit stop, within ½ mile of a major transportation hub, or has available parking within 600 feet of the proposed development
- Exempts the following from the Live Local Act: the Wekiva Study Area, the Everglades Protection Area, the Florida Keys Area of Critical State Concern, and the City of Key West Area of Critical State Concern
- Authorizes the prevailing party to a challenge under subsection 166.04151(7) to recover attorney fees and costs, not to exceed $500,000
- Prohibits a municipality from imposing a building moratorium that has the effect of delaying the permitting of a Live Local project. It authorizes a municipality to impose such a moratorium for no more than 90-days within a three-year period if the municipality prepares a housing needs assessment and business impact estimate. The bill authorizes prevailing party attorney fees not to exceed $500,000 if a civil action is failed alleging a violation of the moratorium requirements. Moratoria imposed to address stormwater or floodwater management, potable water supply, or repair of sanitary sewer are exempt from these provisions.
- Requires, beginning June 2026, local governments to report annually to the Department of Economic Opportunity (DEO):
    - All litigation under the Live Local Act

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- Actions the local government has taken on any proposed Live Local Act projects
- Actions the local government has taken to deny or not accept a Live Local Act project

DEO must provide an annual report of the aggregated information submitted by local governments to the Governor and Legislature.

Other:

The bill:

- Amends section 760.26, Florida Statutes, relating to prohibited discrimination in land use decisions and permitting of development, to prohibit discrimination based on a development being affordable housing. It waives sovereign immunity for purposes of this section and provides that the amendments are remedial in nature and apply retroactively.
- Imposes procedural requirements on the designation by a local government of property or a district as a historic property or historic district, and the adoption of associated land development regulations.
- Includes provisions relating to permit allocations for Monroe County, the City of Marathon, the Village of Islamorada, and the City of Key West
- Amends the "missing middle" property tax exemption in section 196.1978 to direct a property appraiser to issue a letter verifying a property's eligibility for the exemption
- Amends section 420.50871, Florida Statutes, relating to authorized purposes for which funds provided to the State Housing Trust Fund may be spent. It expands funding eligibility to projects providing housing near Veterans Administration medical centers, outpatient clinics, and regional housing

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projects pursuant to a public-private partnership agreement with major employers. (O'Hara)

Resale-restricted Affordable Housing (Monitor) – Failed
SB 556 (Wright) and **HB 1425** (Gerwig) create section 193.0181 relating to "resale-restricted affordable housing for home ownership." The bills define "resale-restricted" as a legally enforceable deed restriction lasting 15 years or longer, which limits the property's resale to an income-eligible buyer. Such property may include housing purchased with government assistance and housing purchased from a not-for-profit housing organization. The bills require that resale-restricted affordable housing be assessed under section 193.011, Florida Statutes. They specify that resale-restricted affordable housing is a land development regulation and a limitation on the highest and best use of the property. The bills also amend section 193.011, which specifies the factors property appraisers must consider in deriving a just valuation. They require owners of resale-restricted affordable housing, as defined in the bills, to submit an application to the property appraiser that specifies the legal limitation on the property and includes an affidavit affirming the owner's obligation to abide by the resale restriction. (O'Hara)

Residential Land Use Development Regulations (Monitor) – Failed
HB 401 (Jacques) and **SB 634** (Martin) authorize municipalities and counties to zone or designate parcels for single-family residential use or "single-family hybrid housing use" (also known as "build-to-rent" subdivisions). The bills also authorize municipalities and counties to allow the use of land for single-family residential use while prohibiting the use of land for single-family hybrid housing use. The bills exempt a builder or developer from any land development regulations governing single-family residential use if the builder or developer owns the unoccupied home under permitting and construction. (O'Hara)

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Taxation/Missing Middle Property Tax Exemption (Oppose) – Pending

CS/HB 7033 (Ways and Means Committee) is the annual House "tax package." It includes provisions that reduce Florida's sales tax rates by 0.75% and provides for an array of tax reductions. The bill would repeal the authority for municipalities and counties to opt out of the "Missing Middle" property tax exemption in section 196.1978(3)(o). The "Missing Middle" property tax exemption was created by the Live Local Act in 2023 and is available to properties with more than 70 units that are "affordable."

- Units that serve households from 80-120% AMI get a 75% tax exemption
- Units that serve households that are less than 80% AMI get a 100% exemption

A local government that elected to opt out before July 2025 may continue the opt-out for the original term of the election, but it may not renew the opt-out. In addition, the bill changes the authorized use of tourist development taxes from uses specified by statute to use for general revenue purposes. The use of such taxes for general revenue purposes must be offset by a reduction in county property taxes in 2026. (O'Hara)

Other Bills of Interest

HB 43 (Edmonds) and **SB 362** (Osgood) – Reusable Tenant Screening Reports
SB 382 (Bernard) and **HB 365** (Tendrich) – Rent of Affordable Housing Dwelling Units
SB 1592 (Davis) and **HB 1471** (Harris) – Housing

INSURANCE

Benefits for Firefighters Injured During Training Exercises (Monitor) – Passed

CS/HB 749 (Sapp) and **CS/SB 1202** (McClain) expand health insurance benefits for firefighters and their families if they are injured during training exercises. The bills

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require employers to fully cover health insurance premiums for disabled firefighters, their spouses, and dependent children. Coverage for spouses continues until remarriage, while dependent children remain covered until age 25. The bills also establish penalties for fraudulent claims, including the forfeiture of benefits and reimbursement of paid benefits. Additionally, the bills clarify that existing health insurance benefits remain in place unless otherwise specified. Finally, the bills ensure that death benefits remain valid for injuries sustained before July 1993 if the resulting death occurred after that date. CS/SB 1202 passed the Senate (36-0) and the House (116-0) and is awaiting action by the Governor. (Cruz)

Law Enforcement Benefits (Monitor) – Passed

HB 751 (Sapp) and **CS/SB 1160** (Leek) enhance insurance benefits for law enforcement and correctional officers injured in the line of duty or during official training exercises. The bills require employers to fully cover health insurance premiums for injured officers, including coverage for their spouses and dependent children. Coverage for spouses continues until remarriage, while coverage for children extends under certain conditions. The bills also clarify how insurance benefits are reduced when other sources provide coverage. Additionally, the bills establish penalties for fraudulent claims, including forfeiture of benefits and reimbursement requirements. Lastly, the bills expand eligibility to include injuries sustained during official training exercises, ensuring broader protection for officers. HB 751 passed the House (111-0) and the Senate (36-0) and is awaiting action by the Governor. (Cruz)

Other Bills of Interest

HB 4003 (Skidmore) – Federal Catastrophe Risk Pool

HB 451 (Andrade) and **SB 554** (Gaetz) – Court Judgment Interest Rates and Insurance Reports and Practices

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LAND USE AND COMPREHENSIVE PLANNING

Adoption of Comprehensive Plan Amendments (Monitor) – Failed
HB 1561 (Sapp) modifies the expedited state review process for comprehensive plan amendments. The bill mandates that local governments transmit adopted amendments, along with supporting data and analyses, to reviewing agencies within 10 working days after adoption. Additionally, local governments must hold a second public hearing within 180 days of receiving agency comments. If an amendment is not transmitted within 10 working days after the final adoption hearing, it will be considered withdrawn unless an extension is agreed upon. (Cruz)

Annexing State-owned Lands (Monitor) – Passed
CS/HB 275 (Albert) and **CS/CS/SB 384** (Burton) require municipalities to notify the county's legislative delegation when proposing to annex state-owned land. The notification must be sent when the municipality first publishes the advertisement for the annexation ordinance's public hearing. CS/SB 384 and CS/HB 275 were amended to-require the notification to be sent in writing or by email to every member of the delegation. CS/CS/SB 384 passed the Senate (36-0) and the House (112-0) and is awaiting final action by the Governor. (Cruz)

Development Permits and Orders (Oppose) – Passed
CS/CS/HB 579 (Overdorf) and **CS/SB 1080** (McClain) revise timeframes in sections 125.022 and 166.033, Florida Statutes, for counties and municipalities to process applications for approvals of development permits or development orders and require the local governments to issue certain refunds for failure to meet the timeframes. The bills require counties and municipalities to specify in writing the information that must be submitted in an application for zoning approval, rezoning approval, subdivision approval, certification, special exception, or variance. The bills require counties and municipalities to confirm receipt of an application for a development permit or order within five days. The bills do not otherwise change

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current law timeframes for review and action on a development permit or development order. The bills require the statutory timeframes to restart if an applicant makes a substantive change to an application, which is defined as a change of 15% or more in the proposed density, intensity, or square footage of a parcel. The bills require counties and municipalities to issue refunds ranging from 10 to 100% of the application fee for failure to meet the existing statutory timeframes, for determining whether an application is complete or requires additional information, and for taking final action on an application. CS/CS/HB 579 further provides that the production of ethanol from plants and plant products by certain processes does not constitute chemical manufacturing or chemical refining. It also prohibits school districts from imposing any fee in lieu of an impact fee, except as specified. CS/SB 1080 was amended to provide procedures for county approval of the certification of "agricultural enclaves," which are properties located within unincorporated areas that are surrounded by non-agricultural development. The amended bill provides a process for counties to review and approve development applications within agricultural enclaves. CS/SB 1080 passed the House (84-29) and the Senate (29-8) and is awaiting action by Governor. (O'Hara)

Education (Oppose) – Passed

CS/CS/HB 1255 (Trabulsy) is a comprehensive education bill that includes a preemption of municipal zoning authority. Specifically, it allows private schools located in counties with exactly four incorporated municipalities to construct new permanent or temporary facilities—on property owned or leased from a church, library, museum, performing arts venue, or former childcare center—without obtaining a rezoning, special exception, land use change, or complying with any local mitigation requirements. Projects would only be required to meet applicable health, safety, and building codes. The preemption applies when a new or existing private school seeks to expand in a manner that would otherwise be restricted by local zoning regulations, effectively removing local government oversight of such

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development decisions. CS/CS/HB 1255 passed the Senate (38-0) and the House (100-0) and is awaiting action by the Governor. (Cruz)

Education (Monitor) – Passed

CS/CS/CS/SB 1702 (Burgess) and **CS/SB 1618** (Calatayud) are comprehensive education bills that include a preemption of municipal zoning authority. Specifically, it allows private schools located in counties with exactly four incorporated municipalities to construct new permanent or temporary facilities—on property owned or leased from a church, library, museum, performing arts venue, or former childcare center—without obtaining a rezoning, special exception, land use change, or complying with any local mitigation requirements. Projects would only be required to meet applicable health, safety, and building codes. The preemption applies when a new or existing private school seeks to expand in a manner that would otherwise be restricted by local zoning regulations, effectively removing local government oversight of such development decisions. The language on the bills were incorporated onto CS/CS/HB 1115. CS/CS/HB 1115 passed the Senate (38-0) and the House (84-19) and is awaiting action by the Governor. (Cruz)

Education (Oppose) – Passed

CS/CS/HB 443 (Snyder) and **CS/CS/SB 822** (Rodriguez) make several changes to education policy. They authorize charter schools to increase enrollment capacity, provided it does not exceed the facility's maximum limit under certain conditions. CS/CS/HB 443 provides that a charter school is a public facility for the purpose of concurrency. CS/CS/HB 443 passed the Senate (30-7) and the House (86-25) and is awaiting final action by the Governor. (Cruz)

Food Insecure Areas (Support) – Failed

HB 89 (Rayner, McFarland) addresses food insecurity by allowing local governments to modify land use regulations to support small-footprint grocery stores in designated areas. The bill enables local governments to alter land development

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regulations to permit the establishment of small-footprint grocery stores in food-insecure areas. The legislation grants local governments the authority to require mandatory reporting from these stores on specified matters. (Cruz)

Historic Cemeteries Program (Monitor) – Failed
SB 310 (Sharief) requires that if a historic African-American cemetery with excess vacant land sells or contracts to sell such land, the local government where the cemetery is located must approve a rezoning for the land. The rezoning must align with the most permissive land use category and zoning district permitted for land adjacent to the cemetery. (Cruz)

Land Use and Development Regulations (Oppose) – Failed
CS/SB 1118 (McClain) and **HB 1209** (Steele) are broad growth management bills that reduce local government authority over land use and development regulations, favoring developers. A key concern for municipalities is the requirement for administrative approval of certain developments within agricultural enclaves, overriding any local prohibitions in the future land use map or comprehensive plan. This eliminates public meetings for approving these developments, which must be treated as conforming uses without further local approval.

The bills prohibit optional elements of local comprehensive plans from restricting development density or intensity. They also require a supermajority vote for any comprehensive plan amendment that increases development restrictions. Additionally, they allow property owners to sue if a local government fails to adopt a requested comprehensive plan amendment within 180 days, requiring courts to determine compliance with state law without deferring to local government interpretation.

The bills further limit local authority over impact fees by narrowing the definition of "extraordinary circumstances." They strictly define such circumstances as events

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beyond local control that prevent the intended use of impact fee funds, making it harder for cities to justify fee increases beyond statutory limits.

By January 1, 2026, local governments must establish minimum lot sizes allowing single-family, two-family, and townhome zoning at the maximum density permitted under the comprehensive plan. The bills also mandate administrative approval for residential infill development matching the average density of adjacent properties, bypassing rezoning, variances, and public hearings to gain approval.

CS/SB 1118, as amended, expands development rights for agricultural enclaves and makes several significant changes to land use and development regulations. The bill allows owners of agricultural enclaves to apply for administrative approval of development regardless of the parcel's future land use map designation or any conflicts with the comprehensive plan, so long as the proposed development includes land uses, densities, and intensities consistent with the surrounding industrial, commercial, or residential areas. These developments must be treated as conforming uses, and local governments must approve such applications within 120 days of submission.

The amendment broadens the definition of an agricultural enclave by increasing the maximum qualifying acreage from 640 to 700 acres for certain boundary calculations. It also extends eligibility to properties within a rural study area intended for residential use. In addition, a parcel or group of parcels may qualify as an agricultural enclave if the applicant offers to pay for, construct, or donate land for public infrastructure as part of a capital improvement plan serving unincorporated, undeveloped land.

The bill clarifies that land development regulations are protected from initiatives or referendums and prohibits any city charter provision—such as building height limits—that restricts the density or intensity of development. It also prohibits optional

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elements of a comprehensive plan from including policies that conflict with the density or intensity standards established in the plan's future land use element. CS/SB 1118 incorporates impact fee provisions from SB 482 and HB 665. These include prohibiting municipalities from requiring the installation of a work of art as a condition for issuing a development permit, defining "extraordinary circumstances" in the context of exceeding statutory impact fee limits, and allowing such increases only if a specified population growth threshold is met.

The bill requires a supermajority vote to approve any future land use change that reduces density or intensity or imposes more restrictive or burdensome development procedures, including those related to site plans, development orders, or approvals. It creates a cause of action for property owners or applicants if a comprehensive plan amendment is denied or not scheduled for hearing within 180 days of application. In such cases, the burden shifts to the municipality to demonstrate, by a preponderance of the evidence, that the application is inconsistent with the comprehensive plan and that the current plan is based on relevant and appropriate data. The amendment also removes provisions that previously required administrative approval for residential infill development and minimum lot sizes aimed at maximizing density.

The bill preserves municipal authority over land use in annexed areas and clarifies that provisions governing solid waste collection in voluntarily annexed areas are remedial and apply retroactively. It also retroactively voids certain voluntary annexations. Additionally, the bill establishes procedures and timelines for meetings related to plat submittals and revises language pertaining to homeowners' associations. (Cruz)

Local Government Impact Fees (Oppose) – Failed

CS/SB 482 (DiCeglie) and **CS/HB 665** (Steele) prohibit local governments from requiring the installation of art or including art-related costs as a condition for

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processing or issuing development permits. Under current law, local governments cannot increase impact fees by more than 50% over a four-year period without conducting an "extraordinary circumstances" study to justify the higher rate. The bills define "extraordinary circumstances" and limit application to situations where a certain population growth threshold is met. This definition will prohibit local governments from relying on other extraordinary circumstances, such as the unexpected rises in construction costs due to inflation. The bills require local governments exceeding phase-in limits for impact fee increases to conduct a demonstrated-need study outlining the benefiting projects and how they will benefit.

CS/SB 482 was amended to remove the bill's prohibition on local governments from requiring the installation of art or including art-related costs as a condition for processing or issuing development permits.

CS/SB 482 and CS/HB 665 were amended to revise the definition and calculation for "extraordinary circumstances" to be based on a variety of factors, including population, building permits, employment, and levels of service. A local government is prohibited from utilizing extraordinary circumstances to raise impact fees if it has not raised impact fees in the preceding five years.

The bills were further amended to provide that an increase in a nontransportation impact fee may not be adopted unless the extraordinary circumstances demonstrated in the demonstrated-need study include at least two of the following:

- The population of the local government's jurisdiction over the past five years exceeds, by at least 10%, the population estimates and projections used to justify the most recent impact fee increase
- The average number of building permits issued by the local government over the past five years exceeds, by at least 10%, the building permit estimates and projections used to justify the most recent impact fee increase

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- The employment base within the local jurisdiction over the past five years exceeds the employment estimates and projections used to justify the most recent impact fee increase
- The existing level of service grade will be lowered without an increase in the impact fee rate

The amended bills also provide that an increase in a transportation impact fee may not be adopted unless the extraordinary circumstances demonstrated in the demonstrated-need study include at least three of the following:

- Any condition that would justify an increase in a nontransportation impact fee
- Cost growth over the past five years which exceeds, by an average of at least 10%, the Federal Highway Administration's National Highway Construction Cost index average used to justify the previous impact fee increase
- The vehicle miles traveled in the past five years exceed, by at least 10%, the Department of Transportation's vehicle miles traveled index average used to justify the most recent impact fee
- The per-lane mile cost estimates for construction for the past five years exceed, by at least 10%, the Department of Transportation average used to justify the most recent impact fee (Cruz)

School Facilities (Oppose) – Failed

CS/HB 569 (Kendall) and **SB 1188** (McClain) grant local governments the authority to issue special variances for charter schools, ensuring they are treated the same as traditional public schools. If a local government imposes an education impact fee, the bills require developers to offset their fees on a dollar-for-dollar basis through improvements or contributions to charter schools or school districts within three miles of their developments. Additionally, the bills preempt local governments from enforcing vehicular stacking regulations that limit traffic during school drop-off and

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pick-up times if such enforcement would restrict a school's enrollment capacity. SB 1188 prohibits local governments from enforcing local building codes that are more stringent than the Florida Building Code and the Florida Fire Prevention Code if such regulation limits the student capacity of a conversion charter school. Finally, the bills prohibit local governments from requiring proposed charter schools to obtain a special exemption or conditional use approval for land use, ensuring they are automatically considered an allowable use under local zoning laws. CS/HB 569 was amended to clarify that charter schools are considered public facilities for concurrency purposes. (Cruz)

Transportation Concurrency (Monitor) – Failed
CS/HB 203 (Grow), **SB 1074** (McClain) and **SB 1738** (Ingoglia) modify requirements for local government comprehensive plans in Florida, including transportation concurrency. Under current law, the capital improvements element of these plans must identify the facilities needed to achieve adopted levels of service within a five-year period. The bills add the phrase "or to maintain current levels of service" to this requirement. As a result, comprehensive plans will now need to identify the facilities necessary to meet adopted levels of service within five years or maintain existing service levels. (Cruz)

NATURAL RESOURCES AND PUBLIC LAND

Farm Products (Monitor) – Passed
HB 211 (Cobb) and **SB 374** (Truenow) redefine "farm product" in Florida's agricultural lands and practices statute to include both edible and nonedible plants and plant products, as well as any animals useful to humans and their derived products. Of interest to municipalities, the bills expand the existing preemption on bona fide farm operations classified as agricultural land to include the collection, storage, processing, and distribution of farm products, which governmental entities cannot limit if such activity is regulated through certain best management practices or

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specific statewide or federal regulatory bodies. HB 211 passed the House (114-0) and the Senate (37-0) an is awaiting action by the Governor. (Singer)

Geoengineering and Weather Modification Activities (Monitor) – Passed
CS/CS/HB 477 (Steele) and **CS/CS/SB 56** (Garcia) prohibit the injection, release, or dispersion of a chemical or substance into the atmosphere within the borders of the state for the express purpose of affecting the temperature, weather, climate, or intensity of sunlight. Of note to municipalities, the bills require that beginning on October 1, 2025, all operators of a public-use airport must report the following to the department on a monthly basis:

- The physical presence of any aircraft on public property, including public infrastructure, equipped with any part, component, device, or the like that may be used to support the intentional emission, injection, release, or dispersion of air contaminants into the atmosphere within the borders of the state when such emissions occur for the express purpose of affecting the temperature, weather, climate, or intensity of sunlight.
- The landing, takeoff, stopover, or refueling of an aircraft equipped with such components on the physical location of the public-use airport.

The bills prohibit the Department of Transportation (DOT) from expending any state funds to support a project or program located on or in support of public-use airports out of compliance with such requirements until the entity becomes compliant. The bills also require DOT to incorporate the reporting guidelines in all grant agreements for public-use airports that receive state funds. CS/CS/SB 56 passed the Senate (28-9) and the House (82-28) and is awaiting action by the Governor. (Singer)

Nature-based Methods for Improving Coastal Resilience (Monitor) – Failed
CS/HB 371 (Mooney) and **CS/SB 50** (Garcia) direct the Florida Department of Environmental Protection (DEP) to adopt rules governing nature-based methods to improve coastal resilience. The bills require DEP to include provisions in the rules

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encouraging local governments to develop or participate in coastal resilience and ecosystem restoration projects. DEP will also be required to identify vulnerable properties along the coastline and encourage partnerships with local governments to create protection and restoration zone programs, including eligible opportunities through the Resilient Florida Grant Program. CS/SB 50 was amended to appropriate $250,000 in non-recurring funds from the Resilient Florida Trust Fund to DEP for the fiscal year 2025-2026 and specify that the funds must be used to conduct the feasibility study for coastal flood risk reduction. CS/HB 371 was amended to require DEP to post on its website, rather than establish by rule, guidelines governing nature-based methods for improving coastal resilience by July 1, 2027.
CS/HB 371 was also amended to add additional requirements for the Florida Flood Hub for Applied Research and Innovation that include:

- Identifying areas of significant erosion
- Identifying strategies and methods to minimize impacts to mangroves and other native species
- Submitting a report summarizing the design guidelines and standards and the modeled effects of conceptual designs to the Governor, President of the Senate, and Speaker of the House of Representatives by July 1, 2026 (Singer)

Recreational Customary Use of Beaches (Support) – Passed
SB 284 (Rouson), **CS/SB 1622** (Trumbull), and **HB 6043** (Andrade) repeal Florida Statute 163.035, which limits the ability of local governments establishing "customary use" ordinances to allow public access to private beaches. Customary use is a legal doctrine that can be used by local governments to create a public right to access beaches above the mean high-water line, even if such beach area is privately owned. A 2018 law prohibits local governments from enacting ordinances or rules that grant public access to private beach property above the mean high-water line unless a court has made a judicial declaration affirming such use. The bills repeal

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this preemption, effectively eliminating the requirement for a judicial declaration before public access can be granted to private beach areas when local governments use the customary use doctrine.

CS/SB 1622 was amended to provide that the Department of Environmental Protection may proceed with beach restoration projects for any area designated by the department as critically eroded in the August 2024 Critically Eroded Beaches in Florida report. The amendment also provides that such beach restoration projects do not require a public easement and that any additions to property seaward of the erosion control line which result from the restoration project remain state sovereignty lands. These provisions only apply to counties located adjacent to the Gulf of America with at least three municipalities and an estimated population of less than 275,000. CS/SB 1622 passed the Senate (35-2) and the House (108-0) and is awaiting final action by the Governor. (Singer)

State Land Management (Support) - Passed

CS/CS/HB 209 (Snyder) and **CS/CS/SB 80** (Harrell) establish the State Park Preservation Act, addressing concerns raised by the controversial and now withdrawn Great Outdoors Initiative, which had proposed adding golf courses, hotels, and other recreational infrastructure to various state parks. The bills require the Florida Department of Environmental Protection (DEP) to hold public hearings when developing or updating land management plans. The bills also require DEP to publish notice and electronic copies of proposed plans within a specific timeframe before public hearings. Relevant to local governments, the bills mandate that any large parcels or projects within more than one county must receive input at a public hearing from an advisory group formed of several individuals, including a local elected official. Both bills were amended to specifically prohibit the installation of a lodging establishment at any state park. CS/HB 209 was amended further to provide that lands managed by the division must be managed in a manner that will provide the greatest benefits to the public and to the land's natural resources, and managed

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for conservation-based recreational uses, such as public access, which includes roads, parking areas, walkways, and visitor centers, and scientific research. The bill was also amended to specify that sporting facilities may not be constructed in state parks. CS/CS/HB 209 passed the Senate (37-0) and the House (112-0) and is awaiting final action by the Governor. (Singer)

Brownfields (Support) – Passed

CS/HB 733 (Anderson) and **CS/CS/SB 736** (Truenow) make several revisions to Florida statutes related to brownfield rehabilitation. Of note to municipalities, the bills eliminate the requirement for property owners to provide information about institutional controls for mapping by local governments and remove such mapping responsibilities for local governments. The bills expand the eligibility for brownfield program participation, introduce specific provisions for brownfield areas proposed by specified persons, and detail criteria for local government designation responsibilities. The bills allow Superfund sites to enter the Florida Brownfields program prior to meeting certain conditions. The bills also address certain barriers to obtaining "No Further Action" status for brownfield sites, aiming to facilitate the rehabilitation of portions within larger contaminated areas. CS/HB 733 passed the House (116-0) and the Senate (32-0) and is awaiting final action by the Governor. (Singer)

Other Bills of Interest

HB 1175 (Duggan) – Mitigation Banks
SB 492 (McClain) – Mitigation Banking
SB 56 (Garcia) – Geoengineering and Weather Modification Activities
HB 481 (V. Lopez) and **SB 866** (Martin) – Anchoring Limitation Areas
HB 995 (Mooney) and **SB 1326** (Rodriguez) – Areas of Critical State Concern

OTHER

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Availability of Marijuana for Adult Use (Monitor) – Failed

SB 1390 (Smith, C.) and **HB 1501** (Nixon) update the regulations on marijuana sales and use, highlighting the role of medical marijuana treatment centers and expanding adult access for medical and recreational use. The bills preempt all matters regarding permitting, regulation, and location of cultivation and processing facilities to the state. (Wagoner)

Construction Regulations (Oppose) – Passed

CS/CS/CS/HB 683 (Griffitts) and **CS/CS/CS/SB 712** (Grall) prohibit local governments from regulating synthetic turf installed in single-family residential areas one acre or less in size or enforcing any rules that prevent property owners from installing synthetic turf. The bills were amended to provide that the Department of Environmental Protection shall adopt minimum standards by rule for the installation of synthetic turf on single-family residential properties one acre or less in size. The standards must consider material type, permeability, stormwater management, potable water conservation, water quality, proximity to trees and other vegetation, and other factors impacting the environmental conditions of adjacent properties. The prohibition on local governments adopting or enforcing any ordinance or policy that prohibits a property owner from installing synthetic turf does not take effect until such rules are adopted.

The bills also make several changes to the procurement of construction services. The bills require action after receiving a price quote for a change order issued by the local government. The bills were amended to mandate that a local government has 35 days to approve or deny a price quote and send written notice of the decision. The bills state that any denial notice must specify the alleged deficiencies and the actions necessary to remedy them. The bills declare that failure to comply will result in the quote being deemed approved and the local government being held liable to the contractor for all overhead associated with the change order. The bills also state

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that a contract between a local governmental entity and a contractor may not alter the local government's duties under the section.

The bills also prohibit a local government, when contracting for public works, from penalizing a bidder for performing a larger volume or rewarding a bidder for performing a smaller volume of construction work. The bills also prohibit a local enforcing agency for building-related activities from requiring any ancillary documentation between a permit applicant and its client as a requirement for the submission of an application or the issuance of a building permit. The House bill was amended to clarify that a local government may not require a contract between a builder and an owner, any copies of such contract, or any associated documents, including, but not limited to, letters of intent, material cost lists, labor costs, or overhead profit statements, for the issuance of a building permit or as a requirement for the submission of a building permit application. CS/CS/CS/HB 683 passed the House (114-0) and the Senate (36-0) and is awaiting final action by the Governor. (Singer)

County Price Controls for the Removal and Storage of Electric Vehicles (Monitor) – Failed

CS/CS/SB 872 (Ingoglia) and **CS/CS/CS/HB 577** (Nix) address the regulation of costs associated with the removal and storage of electric vehicles. The bill specifically sets requirements for maximum rates for removal and storage to be no more than three times the rate of what a wrecker charges for accident clean-up and towing. The Senate bill was amended to require cities to establish maximum rates for the removal and storage of electric vehicles that may be up to three times the amount charged for those vehicles that operate solely on gasoline or diesel fuels. CS/CS/SB 872 was amended to permit a wrecker operator to charge the actual cost of services plus an additional 15%. CS/CS/HB 577 was amended to mirror the Senate bill without the requirements placed on cities. (Wagoner)

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Department of Agriculture and Consumer Services (Oppose) – Passed

CS/CS/CS/HB 651 (Tuck) and **CS/CS/CS/SB 700** (Truenow) are comprehensive legislation for several priorities of the Florida Department of Agriculture and Consumer Services (FDACS). Of note to municipalities, the bills mandate electric utilities to submit to the county commission 10-year site plans for proposed power plants on agricultural lands at any time during the previous five years.

Additionally, the bills require local governments to issue permits for electric vehicle charging stations based solely upon the standards established by Department rule, which include the time period for approving or denying applications.

The bills also expand the mosquito control statute to include municipal programs that enable enhanced administration, funding, and coordination between FDACS and local governments.

The bills also define a "water quality additive" and prohibit the use of any additive in a public water system that does not meet that definition.

The bills also create a new section in statute for educational facilities used for agricultural education. This contains a restriction on local governments adopting any ordinance, regulation, rule, or policy to prohibit, restrict, regulate, or otherwise limit any activities of public educational facilities and auxiliary facilities constructed by a board for agricultural education, for Future Farmers of America or 4-H activities, or the storage of any animals or equipment therein. The bills also specify that the lands used for agricultural education or the aforementioned organizations shall be considered agricultural land.

The bills were amended to add a new section relating to housing for legally verified agricultural workers. The amendment defines "housing site" and "legally verified agricultural worker" and provides that a governmental entity may not adopt or

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enforce any legislation, regulation, or ordinance to inhibit the construction or installation of housing for legally verified agricultural workers on land classified as agricultural land that is operated as a bona fide farm. The amendment specifies the criteria that must be met for such construction or installation.

The amendment further provides that any local ordinance adopted pursuant to this section must comply with state and federal regulations for migrant farmworker housing. A governmental entity may adopt local government land use regulations that are less restrictive than those provided by this section, but must still meet regulations established by the Department of Health and federal regulations under the Migrant and Seasonal Agricultural Worker Protection Act or the H-2A visa program. Furthermore, such an ordinance may not conflict with the definition and requirements of a legally verified agricultural worker.

The amendment states that beginning July 1, 2025, a property owner must maintain records of all approved permits for migrant labor camps or residential migrant housing for at least three years and make the records available for inspection within 14 days after receipt of a request for records by a governmental entity. The amendment provides for several circumstances in which a housing site may not continue to be used and may be required to be removed.

The amendment provides that a housing site that was constructed and in use before July 1, 2024, may continue to be used, and the property owner may not be required by a governmental entity to make changes to meet the requirements of this section unless the housing site will be enlarged, remodeled, renovated, or rehabilitated. The owner of such housing site must provide regular maintenance and repair, including compliance with health and safety regulations and maintenance standards.

The amendment requires DACS to adopt rules that provide a method for government entities to submit reports of property owners who have a housing site for legally

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verified agricultural workers on lands classified as agricultural land and a method for persons to submit complaints for review and investigation by the department. Government entities must provide this information on a quarterly basis to the department in a format and timeframe prescribed by the department.

The amendment also provides that DACS enforce the requirements relating to housing for legally verified agricultural workers and specifies that enforcement includes completing routine inspections (based on a random sample of data collected by government entities and submitted to the department), the investigation and review of complaints, and the enforcement of violations. DACS must submit the information collected to the State Board of Immigration Enforcement on a quarterly basis.

The amendment provides DACS with the ability to surplus lands that are determined to be suitable for bona fide agricultural production and provides an exception by deeming lands designated as state forests, state parks, or wildlife management areas ineligible for surplus.

The bills were further amended to clarify the process by which lands owned by an electric utility can be sold or transferred. CS/CS/CS/SB 700 passed the Senate (27-9) and the House (88-27) and is awaiting action by the Governor. (Singer)

Department of Financial Services (Monitor) – Failed
SB 1522 (McClain) and **HB 1281** (Berfield) propose a comprehensive legislative package for the Department of Financial Services. Relevant to cities, the bills mandate that city and county deferred compensation plans allow contributions on either a pre-tax basis or an after-tax Roth basis. Roth contributions must not be included in the calculation of federal or state tax withholdings for the employee. Additionally, the bills establish a state-funded firefighter recruitment and retention

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bonus program, providing one-time bonus payments of up to $5,000 to newly employed firefighters in Florida. (Cruz)

Display of Flags by Governmental Entities (Monitor) – Failed

HB 75 (Borrero) and **SB 100** (Fine) prohibit governmental entities from erecting or displaying flags representing political viewpoints or ideologies. The bills clarify that they do not limit the ability of private individuals to express private speech or exercise their First Amendment rights, nor the ability of governmental entities to display or erect flags that are authorized by general law. The bills further require that when a governmental entity is displaying the United States flag, the flag must be in a prominent position superior to other flags that are displayed. The bills permit active or retired members of the National Guard or armed forces to use reasonable force at any time to prevent the desecration, destruction, or removal of the United States flag or to replace the United States flag in a position of prominence unless ordered not to by law enforcement acting within the scope of their duties. (Wagoner)

Education/Affordable Housing (Oppose) – Failed

CS/CS/HB 1267 (Busatta) is a comprehensive education bill that was amended to include provisions relating to the authority of school districts to use real property owned by a district to develop affordable housing for essential personnel or for the creation of an "educational village" that consists of a K-12 school, associated school amenities, and affordable housing for essential personnel. The bill requires municipalities and counties to authorize multifamily and mixed use residential as allowable uses on any parcel owned by a district school board in any area zoned for commercial, industrial, or mixed use, if all of the residential units in the development are rental units that provide affordable housing for a period of 30 years. (O'Hara)

Election Dates for Municipal Office (Oppose) – Failed

SB 1416 (DiCeglie) preempts to the state the authority to establish the dates of elections for municipal office. The bill requires elections for municipal office to be

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held on the same date as the November general election. If a municipality requires a runoff election, it must hold its initial election on the same date as the primary election on the Tuesday 11 weeks before the general election. The runoff then must be held on the same date as the general election. It authorizes municipalities to provide by ordinance for the orderly transition of office resulting from election date changes. It preempts to the state the authority to establish election dates for municipal elections and requires that municipal recall elections be held concurrently with municipal elections under certain conditions. It repeals section 101.75, Florida Statutes, relating to a change in dates for cause in municipal elections. The bill extends the term of incumbent elected municipal officers until the next municipal election held in accordance with the new election dates required by the bill. (Wagoner)

First Responders (Monitor) – Failed

SB 1682 (Grall) and **HB 483** (Weinberger) expand the definition of "first responder" within the statutes that address the state emergency communications plan. The bills redefine a first responder to include full-time or part-time paid employees and unpaid volunteers serving in various roles, including correctional officers, federal law enforcement officers, firefighters, law enforcement officers, paramedics, emergency medical technicians, and 911 public safety telecommunicators. This revision broadens the current definition, which is limited to firefighters, law enforcement, ambulance personnel, medical professionals, and other emergency services. (Cruz)

Gambling (Monitor) – Failed

HB 953 (Barnaby), **CS/HB 1467** (Snyder), and **CS/CS/SB 1404** (Simon) are comprehensive bills dealing with gaming. Of concern to cities, the bills preempt local governments from enacting or enforcing ordinances or local rules relating to gaming, gambling, lotteries, or any other skill-based amusement game. (Wagoner)

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Government Administration (Monitor) – Failed

HB 5009 (Budget Committee) is a conforming bill to this year's House budget that significantly strengthens and increases the Legislature's authority to investigate the operations, performance, and financial management of all governmental entities in the state. The bill creates the Florida Accountability Office (FAO) within the Legislature, consolidating several existing audit and oversight functions into four divisions: the Auditor General (financial audits), General Accountability (operational audits), Office of Program Policy Analysis and Government Accountability (OPPAGA) (performance audits and policy research), and a new Public Integrity division (investigating fraud, waste, abuse, and misconduct involving public funds). The Auditor General, appointed for two-year terms by the Legislature, retains exclusive authority over financial audits, while the other divisions may share responsibilities. The Public Integrity division will receive complaints from key officials or whistleblowers and determine whether to investigate, refer, or close the matter. It has broad investigative powers over state and local agencies and entities receiving public funds, including access to confidential records and subpoena authority. Starting in FY 2026–2027, the FAO will also be tasked with reviewing and potentially auditing previously funded appropriations projects and financial activities of local governments and public entities to ensure efficiency and effectiveness. (Wagoner)

Government Efficiency (Monitor) – Failed

CS/HB 1325 (Sirois) proposes a constitutional amendment to restructure state government by eliminating the Office of Lieutenant Governor and creating a new elected Commissioner of Government Efficiency as a Cabinet officer.
Relevant to cities, the Commissioner of Government Efficiency would have the authority to audit, investigate, and report on fraud, waste, and abuse within the executive branch of state government, counties, municipalities, and special districts. CS/HB 1325 was amended to specify the schedule in which the Office of the Commissioner of Government Efficiency will be established. (Cruz)

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Homelessness (Monitor) – Failed

SB 1040 (Smith, C.) and **HB 951** (Rosenwald) establish legal protections for individuals experiencing homelessness, ensuring they have equal access to public services, drinking water, electricity, and spaces without discrimination. The bills prohibit any local ordinances restricting access to certain public spaces as applied to homeless individuals. The bills create a cause of action exposing cities to possible litigation and attorney fees. (Wagoner)

Licensing and Regulating Locksmith Services Businesses (Monitor) – Failed

HB 1311 (Yeager) is a comprehensive bill establishing regulations and licensing requirements for locksmith services in Florida. The oversight for these new requirements will be assigned to the Department of Agriculture and Consumer Services. The bill preempts any local law, rule, regulation, or ordinance related to locksmith services or similar businesses to the state. Lastly, the bill prohibits a local government from issuing or renewing a business tax receipt for a locksmith business unless the business can exhibit a valid license issued by the Department of Agriculture and Consumer Services. (Wagoner)

Local Government Code Enforcement (Support) – Failed

HB 281 (Partington) and **SB 1104** (Rodriguez) propose several changes to Chapter 162, Florida Statutes, the Local Government Code Enforcement Act. The bills authorize cities and counties to designate a special magistrate to impose fines and penalties relating to state laws or local ordinances, land development regulations, or other technical codes adopted by a county or city. The bills define "Special Magistrate" as a member of the Florida Bar in good standing with a minimum of five years of experience as an attorney, appointed by a local government to oversee quasi-judicial proceedings. The bills update the enforcement procedures requiring a code inspector to schedule a hearing and issue a notice of violation which states the violation, provides correction instructions, and includes the date and time of the hearing. The bills update the subpoena powers of an enforcement board to allow

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designated persons to serve subpoenas provided the subpoena is hand-delivered with an affidavit of service that includes the date and time of service and the name of the person served. Additionally, the bills create a new statute allowing code inspectors to use body cameras and providing guidelines for their use and data storage. Lastly, the bill increases the criminal penalties for assault and battery on code inspectors. (Wagoner)

Municipal Job Engine Charter Schools (Monitor) – Failed

CS/CS/HB 123 (Andrade) and **CS/CS/SB 140** (Gaetz) are comprehensive bills aimed at making significant changes related to charter schools and school district property management. Of interest to municipalities, the bills will allow municipalities in school districts that have received below an "A" grade for five consecutive years to apply to establish a "job engine charter school." Municipal job engine charter schools will aim to attract job-producing businesses by offering specialized educational programs aligned with local economic needs. Municipalities granted a job engine charter must provide annual reports detailing investments to attract and maintain private-sector industries, ensuring the use of secure facilities and accepting financial responsibility for the charter school's debts. CS/HB 123 and CS/SB 140 were amended to provide that a public school-within-a-school designated as a school by the municipality seeking to attract job-producing entities may also apply to convert to charter status.

CS/HB 123 was amended to remove several requirements for municipalities that are granted a job engine charter, including the provision of ensuring the use of secure facilities and accepting financial responsibility for the charter school's debts. The bill was further amended to specify that for an existing public school converting to charter status, a district school board may not charge rental or leasing fees for the existing facility or for the property normally inventoried to the conversion school to the parents or municipality organizing the charter school.

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CS/SB 140 was amended to expand a charter school's enrollment preference to include students who attend a job engine charter school and are the children of an employee of a job-producing entity identified by the municipality in the annual job engine charter report. CS/SB 140 was amended further to provide that a municipality must negotiate rental or leasing fees with the district school board. (Cruz)

Official Actions of Local Governments (Monitor) – Failed

CS/SB 420 (Yarborough) and **HB 1571** (Black) prohibit counties and municipalities from taking any official actions related to diversity, equity, and inclusion (DEI). The bills define DEI as classifying individuals based on race, color, sex, national origin, gender identity, or sexual orientation and promoting preferential treatment based on these classifications. The legislation establishes penalties for violations, including holding local elected officials accountable for misfeasance or malfeasance in office if they engage in prohibited DEI-related actions. Additionally, the bills create a cause of action allowing residents to file lawsuits in circuit court against counties or municipalities for violations. Available remedies include declaratory and injunctive relief, damages, and costs. Notably, the legislation prohibits municipalities and counties from recovering attorney fees even if they prevail in such lawsuits. CS/SB 420 was amended to define key terms, including "diversity, equity, and inclusion office" and "diversity, equity, and inclusion officer." The amendment clarifies that existing ordinances, resolutions, rules, regulations, programs, or policies relating to diversity, equity, and inclusion are void. The amendment provides that a municipality may not expend funds to establish or staff a diversity, equity, and inclusion office or to employ, contract, or otherwise engage a person to serve as a diversity, equity, and inclusion officer. The amendment requires potential recipients of a county or municipal grant or contract to certify that they do not and will not use county or municipal funds for diversity, equity, and inclusion instruction materials for employees, contractors, volunteers, vendors, or agents. (Cruz)

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Protection of Historic Monuments and Memorials (Monitor) – Failed
HB 1599 (Black) and **SB 1816** (McClain) void any local government ordinances, rules, regulations, or executive actions that have been enacted regarding the removal, damage, or destruction of historic Florida monuments or memorials. The bills provide a definition for "historic Florida monuments or memorials," specifying that such monuments or memorials must have been displayed for at least 25 years. The bills aim to provide statewide uniformity through the Division of Historical Resources within the Department of State to protect, preserve, and ensure that historic Florida monuments and memorials are not removed, damaged, or destroyed. The bills create a cause of action against local government officials, elected or appointed, who enact or enforce any ordinance that impacts or affects the regulation of historical monuments. If a local government official is found to be in violation of this law, the court shall assess a civil fine of up to $1,000 for those who knowingly and willingly violate the law. Lastly, the bill provides a person the right to recover reasonable attorney fees and costs associated with filing suit for a violation of the new law. (Wagoner)

Regulation of Presidential Libraries (Monitor) – Passed
CS/HB 69 (Andrade) and **SB 118** (Brodeur) preempt all regulation, maintenance, operations, and activities of presidential libraries to the state. The bills define a "presidential library" as an institution designated under the Presidential Libraries Act. CS/HB 69 was amended to narrow the legislative findings for the bill. SB 118 passed in the Senate (36-3) and the House (89-20) and is awaiting action by the Governor. (Wagoner)

School Buses (Monitor) – Failed
SB 52 (Garcia) expands the definition of "school bus" to include transportation of students to and from charter and private schools throughout statute. (Wagoner)

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Smoking in Public Places (Support) – Failed

SB 226 (Gruters) creates a state prohibition on smoking or vaping in "public places". "Public place" is defined as a place where the public has access, including but not limited to streets, sidewalks, public parks, beaches, and government buildings. The bill expands the definition of "smoking" to include marijuana products. However, the prohibition would not apply to smoking cigars in public places. (Wagoner)

Unlawful Demolition of Historical Buildings and Structures (Support) – Passed

HB 717 (Greco) and **SB 582** (Leek) authorize municipalities to impose an enhanced fine for the unauthorized demolition of a structure listed on the National Register of Historic Places or designated as a local historic landmark if the code enforcement board or special magistrate makes specific findings. Fines imposed may not exceed an amount that is 20% of the property appraiser's evaluation of the fair market value. Under current law, the maximum fine for irreparable or irreversible damage to a historic structure is $5,000 for cities with a population below 50,000, and for larger cities, it is capped at $15,000. SB 582 passed the Senate (34-0) and the House (115-0) and is awaiting action by the Governor. (Cruz)

Other Bills of Interest

SB 1708 (Calatayud) – Education
SB 864 (Smith) – Elector Votes Required to Approve an Amendment to or a Revision of the State Constitution
HB 1115 (Valdes) and **SB 1702** (Burgess) Charter Schools Access to Local Government Infrastructure Surtaxes
SB 108 (Grall) and **HB 305** (Esposito) – Administrative Procedures
SB 448 (Burgess) – Administrative Procedure
HB 433 (Overdorf) – Administrative Procedures
SB 354 (Gaetz) – Public Service Commission
HB 297 (Eskamani) and **SB 404** (Berman) – Ticket Sales and Resales

Bills are in alphabetical order by subject area
Bills highlighted in yellow are still under consideration

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HB 505 (Botana) and **SB 722** (Truenow) – Location of Equipment Owned by Amusement Business Owner
HB 535 (Johnson) and **SB 606** (Leek) – Public Lodging and Public Food Service Establishments
SB 1276 (Collins) and **HB 1153** (McFarland) – Procurement Compliance
SB 1278 (Collins) and **HB 1155** (McFarland) – Public Records/Department of Management Services Vendor Information
HB 1481 (Weinberger) and **SB 1830** (Martin) – Dog Breeding
HB 1583 (Porras) and **SB 1832** (Martin) – Fees/Dog Breeders
HB 1585 (Porras) and **SB 1834** (Martin) – Dog Breeding Trust Fund

PERSONNEL AND COLLECTIVE BARGAINING

County Officers (Monitor) – Failed
SB 732 (Martin) proposes an update to the compensation methods and amounts for the following County Constitutional Officers: County Tax Collectors, Property Appraisers, Supervisors of Elections, Clerks of the Courts, and County Comptrollers. (Chapman)

Deferred Compensation Plans for Public Employees (Support) – Failed
HB 985 (Porras) and **SB 1068** (Rodriguez) authorize automatic enrollment for public employees in employer-sponsored deferred compensation plans, making it easier for employees to save for retirement. (Chapman)

Employee Wages and Salary (Monitor) – Failed
HB 1619 (Joseph) creates the Wage Fairness Act and imposes new wage and salary transparency requirements on public and private employers with 10 or more employees. It prohibits salary history inquiries, mandates salary range disclosures in job postings, and requires employers to provide wage range information to current employees upon hiring, promotion, transfer, and annually thereafter. Employers must

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retain wage records for two years and may face civil actions and penalties for non-compliance. (Chapman)

Firefighter Benefits (Monitor) – Failed

SB 66 (Garcia) and **HB 87** (Casello) seek to expand the Florida firefighters' cancer treatment benefits by adding Acute Myeloid Leukemia to the list of "cancers" presumed to have been incurred in the line of duty. The adjustment to the definition is the only change being proposed to Section 112.1816, Florida Statutes, in this bill. Additionally, language is being added to the bill to state the Legislature determines and declares that this act fulfills an important state interest. (Chapman)

Heat Illness Prevention (Monitor) – Failed

HB 35 (Gottlieb) and **SB 510** (Rouson) implement mandatory outdoor heat exposure safety programs for employers defined in Section 121.021(10), Florida Statutes, which identifies municipalities as subject to this bill. The safety programs apply to employers with outdoor workers in industries like agriculture, construction, and landscaping, but exempt employees working outdoors for less than 15 minutes per hour through the workday. The bill also mandates the development and administration of training programs, drinking water, and shade provisions. Further, the Department of Agriculture and Consumer Services and the Department of Health are directed to adopt rules to implement the program, including training and certification compliance. (Chapman)

Identification Cards for Public Works Employees (Monitor) – Failed

HB 341 (Woodson) seeks to have the Office of Program Policy Analysis study the feasibility of implementing a state-issued identification card for public works employees that would identify them as first responders. (Chapman)

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Labor Negotiations (Support) – Failed
HB 997 (Temple) and **SB 1066** (Ingoglia) prohibit individuals who participate in closed labor negotiation meetings from knowingly and intentionally disclosing confidential information discussed in such meetings unless specifically authorized by the chief executive officer or legislative body of the public employer. The bills would also bar the unauthorized disclosure of confidential work products related to labor negotiations. Individuals who receive such improperly disclosed information must report the violation to the Commission on Ethics. (Chapman)

Labor Regulations (Monitor) – Failed
HB 1177 (Gottlieb) makes several changes to labor regulations, beginning with requirements for automatic deductions of union dues from employee salaries and the thresholds for re-certification of a union. The bill establishes heat illness prevention measures for outdoor workers in industries like agriculture, construction, and landscaping. The bill mandates employers to implement heat safety programs, provide cooling breaks, water access, and shade, and conduct annual training on heat-related illnesses. The bill requires qualified benefit providers to manage health insurance, paid time off, and retirement benefits for independent contractors facilitated by contracting agents. The bill also repeals Florida's noncompete statute, section 542.335, Florida Statutes. (Chapman)

Local Government Official Salaries (Monitor) – Failed
SB 272 (Burgess) and **HB 639** (Rizo) revise the base salary for certain county constitutional officers based on county population sizes for County Clerk of the Courts and Comptrollers, Supervisors of Elections, and Property Appraisers. (Chapman)

Local Government Salaries and Benefits (Oppose) – Failed
CS/CS/HB 1581 (Buchanan) and **SB 1762** (Gruters) establish new requirements for salary increases for local government officials. The bills modify the salary formulas

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for county commissioners in non-charter counties. Of concern to cities, the bills require a voter-approved referendum before increasing the salary, retirement benefits, or other compensation for county commissioners, elected municipal officials, and special district governing board members. The referendum must occur during a general election in a presidential election year, with election costs covered by the respective local government entity. (Chapman)

Peer Support for First Responders (Monitor) – Passed

CS/SB 86 (Burgess) and **CS/HB 421** (Maggard) would expand the definition of "first responder" for the purpose of qualifying for peer support benefits. Currently, Florida law provides a confidential peer support program offering emotional, physical, or moral support to first responders, including firefighters, police officers, emergency medical service workers, and 911 telecommunicators. CS/SB 86 would extend eligibility for this program to include all non-officer employees of law enforcement agencies. Both bills were amended to clarify and include certain "support personnel" in the definition of first responders for the purpose of qualifying for peer support benefits. CS/HB 421 passed House (113-0) and the Senate (113-0), was approved by the Governor, and signed into law as Chapter No. 2025-9. (Chapman)

Prohibition of Guaranteed Income Programs (Monitor) – Failed

CS/HB 1193 (Borrero) and **SB 1772** (Martin) seek to prohibit local governments in Florida from establishing guaranteed income programs and empower the Attorney General to issue cease and desist orders for existing programs. The bill defines a guaranteed income program as providing unconditional cash payments to a person without any work or training requirements. (Chapman)

Protections for Public Employees Who Use Medical Marijuana as Qualified Patients (Monitor) – Failed

HB 83 (Rosenwald) and **SB 142** (Polsky) seek to establish protections for public employees who use medical marijuana (and are qualified patients) from adverse

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personnel action. This bill also requires accommodations be made unless it presents an undue hardship to the employer. An employee who tests positive for marijuana use must be notified in writing by the employer and may explain or contest the positive result within five business days of the notice being given. Adverse personnel action includes discriminatory employment actions such as refusal to hire, suspension of current position, or demotion due to the patient's status for medical marijuana use. This bill allows public employers to take adverse personnel action if an employee's job performance is impaired by medical marijuana and provides exceptions. (Chapman)

Public Employee Collective Bargaining (Support) – Failed
HB 1217 (Black) and **SB 1328** (Fine) revise and clarify multiple collective bargaining rights and procedures. The bills provide definitions related to bargaining units and detail actors' roles within public employment structures. The bills establish the processes for certification, recertification, and decertification of collective bargaining units. Additionally, the bills introduce a provision for public employees to participate in union activities, including paid time off, compensation, and use of public resources. Exceptions are made for law enforcement and emergency services collective personnel from certain general provisions. (Chapman)

Public Officers and Employees (Monitor) – Passed
CS/HB 1445 (Mayfield) and **CS/CS/SB 1760** (Grall) set residency and citizenship requirements for certain public officials and state department heads. The bills also define "office" under the State Constitution's dual office-holding prohibition, including city elected officials, managers, attorneys, and emergency management directors. Of concern to cities, the bills may restrict city attorneys from holding multiple positions, potentially limiting smaller cities' ability to hire outside legal counsel who serve multiple municipalities. To address concerns raised by city attorneys, CS/HB 1445 and CS/CS/SB 1760 were amended to remove the prohibition against dual-officeholding for municipal or county attorneys. Additionally, CS/HB

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1445 and CS/CS/SB 1760 include added language prohibiting certain political activities by state employees. CS/HB 1445 passed the Senate (37-0) and the House (97-1) and now awaits action by the Governor. (Chapman)

Residential Utility Disconnections (Oppose) – Failed

HB 419 (Tendrich) and **SB 330** (Berman) prohibit an electric utility, a public utility, or a water utility from disconnecting service to residential customers for nonpayment of bills or fees if the forecasted heat index is at or above 90 degrees or at or below 32 degrees within 48 hours after the scheduled disconnection or a state of emergency is declared for an extreme weather event or public health emergency 24 hours before or after the scheduled disconnection, until 24 hours after the state of emergency is lifted. The bills require such utilities to waive reconnection fees and late fees for customers attempting to reestablish service if disconnected for nonpayment if the heat index is at or above 90 degrees or at or below 32 degrees on the day of disconnection. The bills prohibit a utility from disconnecting service to any residential customer for nonpayment of bills or fees on a Friday, Saturday, Sunday, state holiday, or any day immediately preceding a state holiday. In addition, the bills prohibit utilities from recovering from customers any fee or expense incurred in complying with the bills' requirements. The bills require utilities to provide residential customers with a copy of the utility's disconnection policy when a new account is established or when any disconnection for nonpayment is scheduled and to publish a copy of the policy on the utility's website. Utilities are required to publish alerts informing residential customers of the suspension of disconnection services due to a forecasted heat index above 90 degrees, below 32 degrees, or an extreme weather event. The bills specify that notices must be in English, Spanish, and any other language spoken by more than 2% of the utility's customers and require the notices to contain information about payment plans and government energy assistance programs. The bills require utilities to deliver notice of nonpayment of bills or fees to residential customers after each missed payment and 10 days. The bills specify the contents of the notice of nonpayment and prohibit disconnection until an account is

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at least 60 days past due. The bills impose liability for actual and consequential damages, attorney fees, and court costs on a utility for violations of its requirements. (Singer)

Service Lateral Assessment and Rehabilitation (Oppose) – Failed

HB 1187 (Nix) and **SB 1208** (Truenow) impose significant and costly obligations on municipal utilities, requiring them to inspect, document, and repair sewer laterals. The bills require all utility systems to establish and maintain a comprehensive condition assessment program for sanitary sewer lateral lines under their jurisdiction. The purpose of the program is to mitigate the potential for inflow and infiltration that cause sanitary sewer overflows. The bills require every service lateral within the utility system to be inspected using CCTV lateral launch camera systems every seven years. The bills require each utility system to establish and maintain a lateral monolithic repair program. After inspection, each lateral line must be given a pipeline severity score. Lines exceeding a specified score must be flagged for immediate consideration under the repair program. The utility must execute timely rehabilitation of flagged lines using technologies specified in the bills. Rehabilitation of flagged lines must be completed within 12 months from the date issues are discovered. Utilities that fail to comply with these requirements are subject to enforcement and penalties from the Department of Environmental Protection. The bills provide no source of funding for utilities to implement the requirements, but they authorize the state to establish incentives, grants, or matching funds and authorize any funds allocated for environmental preservation or protection of water quality to be applied to the lateral line assessment and rehabilitation programs. (Singer)

Other Bills of Interest

SB 76 (Berman) – Paid Parental Leave
HB 307 (Mayfield) – Bonuses for Employees of Property Appraisers
SB 674 (Wright) – Bonuses for Employees of Tax Collectors and Property Appraisers
HB 541 (Chamberlin) and **SB 676** (Martin) – Minimum Wage Standards

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HB 955 (Jacques) – Employment Eligibility
SB 1218 (DiCeglie) – County Administrators
HB 1157 (Abbott) and **SB 1238** (Rodriguez) - Fraud in the Reemployment Assistance Program
HB 6033 (Abbott) and **SB 1672** (Truenow) – Labor Pool Act
SB 1552 (Smith, C.) and **HB 1497** (Nixon) – Division of Labor Standards
SB 440 (McLain) and **HB 1495** (Plakon) – Gender Identity Employment Practices
HB 1011 (LaMarca) – Duties of the Department of State
SB 1110 (Smith, C.) – Large-scale County Destination Marketing Organizations
HB 303 (Fabricio) – Property Damage Caused by Limestone Mining Operations
SB 486 (Ávila) – Limestone Mining Operations

PUBLIC RECORDS

Public Records (Oppose) – Failed
SB 1434 (Rouson) updates public records access rules, covering fees, response times, and penalties for noncompliance. It expands "actual cost of duplication" to include clerical, supervisory, and IT costs, excluding overhead. The bill requires agencies to promptly acknowledge requests and respond within three business days with records, a timeline, or a denial citing legal exemptions. It prohibits fees if agencies fail to act within three days and bans charges for requests taking under 30 minutes or for redacted record inspections. The bill requires written explanations for delays over 15 days or exemption claims. The bill also establishes fines and misdemeanor penalties for violations, including out-of-state offenses. Lastly, SB 1434 allows courts to impose fees on non-compliant agencies and reimburse attorney costs in some cases. (Wagoner)

Public Records/Body Camera Recordings (Support) – Failed
SB 1106 (Rodriguez) and **HB 1475** (Partington) create a public records exemption for body camera recordings worn by code enforcement officers. (Wagoner)

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Public Records/County and City Administrators and Managers (Support) – Failed
HB 623 (Gerwig) and **SB 842** (Arrington) create a public records exemption of the personal information of current county and city administrative officials, and their spouses and children. (Wagoner)

Public Records/Municipal Clerks and Staff (Support) – Failed
HB 517 (Cassello) and **SB 840** (Rodriguez) create a public records exemption of the personal information of municipal clerks and staff, and their spouses and children. (Wagoner)

Other Bills of Interest
HB 671 (Campbell) and **SB 798** (Rouson) – Electronic Payment of Public Records Fees
SB 7006 (Regulated Industries) – Public Records and Meetings/NG911 Systems

PUBLIC SAFETY

Cold Case Murders (Monitor) – Failed
SB 694 (Osgood) addresses cold case murders by establishing a process for reviewing and reinvestigating such cases. The bill mandates that law enforcement agencies review cold cases upon receiving a written application from a designated person and outlines the criteria for conducting a full reinvestigation. The bill requires law enforcement agencies to develop a written application for cold case reviews and mandate training for employees on the procedures and requirements outlined in the bill. The bill also requires law enforcement agencies to report quarterly all relevant data to the Global Forensic and Justice Center at Florida International University. The bill directs the Center to establish a case tracking system and a searchable public website. (Wagoner)

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False Reporting (Support) – Passed

CS/CS/HB 279 (Partington) and **SB 726** (Ingoglia) strengthen accountability for the misuse of 911 and false reports to law enforcement by imposing financial liability for investigation and prosecution costs on individuals who misuse the emergency communication system. The bills mandate individuals who file false reports to pay restitution if the false reports cause injury or property damage. CS/CS/HB 279 passed the House (115-0) and the Senate (38-0) and is awaiting action by the Governor. (Wagoner)

Firefighter Health and Safety (Monitor) – Passed

CS/HB 929 (Booth) and **CS/CS/SB 1212** (DiCeglie) aim to improve firefighter health and safety by requiring the Division of State Fire Marshal to adopt rules reducing occupational illnesses, injuries, and fatalities. The bills mandate that firefighter employers (including cities) provide protective gear free of chemical hazards when available. Employers with high rates of firefighter injuries, illnesses, or suicides will be subject to inspections and required to develop corrective safety plans. Cities may face increased costs for new firefighting gear, additional firefighter hires due to work schedule limits, and expanded health and safety programs. Cities could face fines of up to $50,000 for noncompliance with the provisions of these bills. CS/CS/SB 1212 was amended to clarify that the Division may adopt rules to assist firefighter employers in maintaining safe working conditions, including establishing a telehealth service for firefighter mental health care and suicide prevention. The amendment requires the Division to adopt rules on education regarding chemical hazards and toxic substances in protective gear. The amendment removes requirements for the Department of Financial Services to investigate and prescribe safety devices and eliminates the mandate for firefighter employers to establish workplace safety committees, replacing it with a requirement focused solely on fatalities. The Division is no longer authorized to impose penalties on employers who fail to adopt safety protections related to occupational illnesses. CS/HB 929 was amended to conform to

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its Senate companion. CS/HB 929 passed the House (115-0) and Senate (37-0) and is awaiting action by the Governor. (Wagoner)

Public Nuisances (Support) – Failed

CS/SB 1022 (Wright) and **CS/HB 1343** (Booth) allow counties or municipalities to adopt ordinances supplementing state laws on public nuisances. The bill provides that when certain activities are declared to be a public nuisance, a county or city may impose a fine exceeding $15,000. The Senate bill was amended in its first stop to add language providing that if a nuisance is not abated within one year, fines would increase to $500 a day from $250 a day. The amendment also added language specific to permitting the award of attorneys' fees and costs if requested by the local government. The House bill was amended to remove language permitting local governments to enter into agreements with the tax collector to recover fines via non-ad valorem special assessments. (Wagoner)

Public Safety (Monitor) – Failed

CS/HB 1211 (Abbott) and **SB 1554** (Collins) are bills with a focus on public safety. SB 1554 consolidates all 911 call centers under the sheriff in every county in the state by July 1, 2029. The bill prohibits cities from opting out of the unified call center consolidation. The bill further mandates that all county-level first responders and other jurisdictions must participate in the unified call center in their service area. Although a sheriff may opt out of these requirements, a county would then be required to establish the unified call center, and cities would be required to pay for the use and service of the unified call center on a pro rata basis based on population. CS/HB 1211 was amended to remove most of the language that made it identical to SB 1554. CS/HB 1211 added language that requires law enforcement agencies to write policies that specify procedures used in missing persons investigations. The bill also requires state, county, and municipal law enforcement to submit any information regarding missing persons to a clearinghouse database. Further, the bill makes other various changes to law enforcement, such as creating a

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counterterrorism/counterintelligence unit, creating basic training exemptions for qualified new law enforcement, and expanding the first responder definition and eligibility for first responders with amputations. (Wagoner)

Recovery Residences (Monitor) – Passed

CS/CS/HB 1163 (Owen) and **CS/CS/CS/SB 954** (Gruters) address the regulation of certified recovery residences and establish new mandates on local governments regarding the accommodation and oversight of such facilities. The bills require each municipality and county to adopt an ordinance by January 1, 2026, establishing procedures for reviewing and approving accommodations for certified recovery residences under the Americans with Disabilities Act and federal and state fair housing laws. The ordinance must provide for the approval or denial of an accommodation request within 60 days of receiving a completed application. CS/CS/CS/SB 954 passed the Senate (37-0) and the House (97-0) and is awaiting action by the Governor. (Wagoner)

Services to Noncitizens (Monitor) – Failed

HB 1279 (Michael) and **SB 1498** (Ingoglia) are bills restricting financial and employment services for unauthorized aliens, including penalties and verification requirements. The bills prohibit governmental entities from providing any form of down payment assistance for the purchase of residential property to a person who is not lawfully present in the United States. If a noncitizen is discovered to have received down payment assistance, the governmental entity shall initiate foreclosure proceedings if the noncitizen does not repay the down payment assistance. (Wagoner)

Victims of Domestic Violence and Dating Violence (Oppose) – Failed

CS/HB 19 (Hinson) and **SB 240** (Berman) create the "Helping Abuse Victims Escape Now (HAVEN) Act," providing a coordinating council created under the Department of Law Enforcement, which will oversee the development of a dynamic website for

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domestic and dating violence victims. Of concern to cities, the bills include a provision that preempts local governments from enacting or enforcing regulations that conflict with the creation and implementation of the HAVEN Act. The bills specify that any local laws, rules, or regulations related to matters covered by the HAVEN Act, such as the operation of the dynamic website and related victim services, are superseded by this state law. CS/HB 19 was amended to direct municipalities that provide public safety services to conduct a feasibility study regarding the creation of a web-based 911 alert system for use by victims of domestic and dating violence. (Wagoner)

Violation of State Immigration Law (Monitor) – Failed

HB 1491 (Jacques) requires the Florida Department of Law Enforcement to impose a $10,000 fine against local governments and law enforcement agencies that fail to comply with state immigration enforcement requirements. The funds collected from the fines will compensate victims of crimes committed by unauthorized aliens. The bill creates a cause of action for a wrongful death caused by an unauthorized alien if the local government entity or law enforcement agency's sanctuary policy in violation of state law contributed to the death. Lastly, the bill waives all sovereign immunity for tort cases brought under the new law. (Wagoner)

Other Bills of Interest

HB 65 (Hunschofsky) and **SB 252** (Polsky) – Sale, Transfer, and Storage of Firearms
SB 88 (Wright) and **HB 221** (Gentry) – Utility Terrain Vehicles
HB 113 (Chamberlin) and **SB 468** (Collins) – Fleeing or Attempting to Elude a Law Enforcement Officer
SB 164 (Rodriguez) and **HB 1149** (Basabe) – Vessel Accountability
HB 175 (Baker) and **SB 234** (Leek) – Criminal Offenses Against Law Enforcement Officers and Other Personnel
SB 188 (Berman) – Possession or Use of a Firearm at a Sensitive Location
SB 210 (Harrell) – Animal Cremation

Bills are in alphabetical order by subject area
Bills highlighted in yellow are still under consideration

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SB 214 (Polsky) and **HB 259** (Gerwig) – Special Observances
SB 245 (Baker) – Immigration Enforcement Assistance Agreements
SB 268 (Jones) and **SB 789** (Valdes) – Public Records/Public Officers
HB 317 (Fabricio) and **SB 516** (Collins) – Complaints Against Law Enforcement and Correctional Officers
HB 413 (Gossett-Seidman) and **SB 568** (Rodriguez) – Swimming Safety
HB 491 (Miller) and **SB 562** (Ingoglia) – Use of Artificial Intelligence to Detect Firearms
SB 500 (Avila) and **HB 711** (Borrero) – Spectrum Alert
SB 568 (Rodriguez) and **HB 413** (Gossett-Seidman) – Swimming Safety
HB 598 (Collins) and **HB 917** (Yarkosky) – Enhanced Firearms Training Facilities
SB 692 (Osgood) – The Swimming Lesson Voucher Program
HB 857 (Kincart Jackson) and **SB 1386** (Yarborough) – Assault and Battery on a Utility Worker
SB 1042 (Martin) – Interfering with an Officer's Means of Protection or Communication
HB 1371 (Nix) and **HB 1444** (Collins) – Criminal Justice
HB 1487 (Basabe) and **SB 1644** (Rodriguez) – Emergency Services
SB 1824 (Martin) and **HB 779** (Bankson) – Fleeing or Attempting to Elude a Law Enforcement Officer

RESILIENCY

Resilience Districts (Monitor) – Failed
SB 1316 (Grall) creates a process for establishing infrastructure and condominium resilience districts in Florida to support local governments' efforts to mitigate the risk of sea-level rise and increased flooding. The bill defines several relevant terms to support the formation of these citizen-initiated financing districts that are intended to address infrastructure and resilience problems. The bill sets boundaries for resilience districts, defines their acceptable uses, and includes provisions for project management fees. While the bill creates a framework for a condominium resilience

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district to be established, it requires counties to develop a process to receive their petition and provides counties the sole authority to approve or deny such petitions.

If a local government acts as project manager for an infrastructure resilience district, the bill authorizes the local government to receive a project management fee of up to 5% of the total cost of design and construction. The bill establishes conditions for local government review and approval of a resilience district. The bill imposes additional obligations on local governments that deny a petition to establish a district based on specific factors that require the local government to work with the petitioner to remedy and fail to do so. Additional obligations include but are not limited to a requirement that the local government fund and implement a proposed resiliency project instead of the district. If a proposed district is identical to or shares more than 90% of the geography of any existing special taxing district that serves a similar function, the bill requires dissolution of the special taxing district and reconstitution as a resilience district, with all existing funds serving the special taxing district transferred to the resilience district. Additionally, the bill prescribes the composition and responsibilities of district boards and establishes financial transparency measures. (Singer)

Other Bills of Interest
HB 143 (Barnaby) and **SB 62** (Rodriguez) – Resilient Buildings
HB 1345 (LaMarca) – Infrastructure and Resiliency
SB 1580 (Rodriguez) – Resilience Planning

RETIREMENT/PENSIONS ISSUES

Cost-of-living Adjustment of Retirement Benefits (Monitor) – Failed
HB 945 (Blanco) and **SB 1126** (Rodriguez) propose to adjust the calculation of cost-of-living adjustments (COLA) for retirees in the Florida Retirement System (FRS). The bills provide for persons to receive a 2% minimum COLA if they retire on or before July

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1, 2025. A new methodology is also included for persons who have never received a COLA, as well as those retirees who previously have received a COLA. (Chapman)

Retirement (Monitor) – Pending

CS/SB 7022 is a proposed committee bill by the Governmental Oversight and Accountability Committee. The bill amends the Florida Retirement System (FRS) to modify rules for elected officers in the Deferred Retirement Option Program (DROP). It allows elected municipal officials (excluding legislators) in FRS-participating cities to access their DROP accumulations after age 59 ½ without leaving office—an exception to typical FRS distribution rules. The bill also adjusts employer contribution rates for various membership classes. CS/SB 7022 was amended on the Senate floor, removing language allowing elected municipal officials from accessing their DROP accumulation without leaving office. The amended bill also provides that holders of elective office who were appointed to their position may not participate in the Elected Officers' Class until such person is officially elected. (Chapman)

Other Bills of Interest

HB 965 (Holcomb) and **SB 684** (Avila) – Credit for Military Service

REVENUES AND BUDGETING

Red Light Camera Fines – First Responders (Monitor) – Failed

HB 1591 (Daley) and **SB 1750** (Arrington) increase red light camera violation fines from $158 to $168 and redirect a larger portion of the revenue to the renamed First Responders Emergency Medical Services Trust Fund to support first responder mental health programs. Local government revenue from each red light camera ticket is reduced from $75 to $45. The First Responders Emergency Medical Services Trust Fund receives $20 per ticket, doubling the current allocation of $10. State General Revenue receives $100 per ticket, an increase from $70. (Chapman)

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Unrated Bonds (Monitor) – Passed

CS/CS/HB 669 (Gossett-Seidman) and **CS/SB 1674** (Calatayud) amend local government investment policies not to prohibit a minimum bond rating for bonds when considering financing options. CS/HB 669 and CS/SB 1674 were both amended to clarify that the bills only apply to Israeli unrated bonds explicitly authorized by law. CS/CS/HB 669 passed the House (113-0) and the Senate (36-0) and is awaiting approval by the Governor. (Chapman)

Other Bills of Interest

HB 173 (Brackett) – Interest on Trust Accounts Program Interest Rates
SB 388 (Rodriguez) – Trust Funds for Wildlife Management
SB 590 (Leek) and **HB 529** (Anderson) – State Board of Administration
SB 550 (Gruters) and **HB 487** (Barnaby) – Investments of Public Funds in Bitcoin
HB 959 (Nixon) – Trust Fund/Creation/Emergency Residential Property Insurance Assistance Trust Funds/DFS
SB 1158 (Jones) and **HB 1331** (Aristide) – Working Floridian Tax Rebate Program
SB 1244 (Calatayud) and **HB 1377** (Spencer) – Research and Development Tax Credit
SB 1320 (Rodriguez) – Resilient Florida Trust Fund/Department of Environmental Protection
HB 7007 (Griffits) and **SB 1260** (Yarborough) – County Constitutional Officer Budget Processes (formerly IAS1)
SB 7024 (Appropriations) - State Planning and Budgeting
HB 5501 (Transportation and Economic Development Committee) – Documentary Stamp Tax Distributions

SOLID WASTE

Auxiliary Containers, Wrappings, and Disposable Plastic Bags (Support) – Failed

HB 6023 (Bartleman) and **SB 836** (Smith, C.) repeal the state preemption on local regulation of auxiliary containers, wrapping, or disposable plastic bags. (Singer)

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Comprehensive Waste Reduction and Recycling Plan (Support) – Passed
HB 295 (Casello) and **SB 200** (Berman) mandate the Department of Environmental Protection (DEP) to develop a comprehensive waste reduction and recycling plan by July 1, 2026. Of interest to municipalities, the bills require the DEP to include a three-year plan to implement strategies providing recycling assistance to local governments. HB 295 passed the House (116-0) and the Senate (38-0) and is awaiting action by the Governor. (Singer)

Municipal Solid Waste-to-Energy Program (Monitor) – Failed
SB 962 (Davis) makes several changes to the Municipal Solid Waste-to-Energy Program including transferring oversight of the program from the Florida Department of Agriculture and Consumer Services to the Florida Department of Environmental Protection (DEP). Beginning on July 1, 2025, the bill mandates that DEP perform air quality and particulate matter measurements before providing financial assistance grant funding. Beginning on July 1, 2026, the bill mandates that DEP conduct an environmental justice evaluation process before providing incentive grant funding. (Singer)

Regulation of Auxiliary Containers (Oppose) – Failed
HB 565 (Blanco) and **CS/CS/SB 1822** (Martin) expand the existing preemption to expressly preempt the regulation of auxiliary containers (reusable or single-use bags, cans, cups, bottles, or other packaging) and delete a current law provision that requires the Department of Environmental Protection (DEP) to review and update its 2010 report on retail bags and auxiliary containers. CS/CS/SB 1822 was amended to add a new section to the bill that only applies to Miami-Dade County, which provides that a local government may not issue a construction permit for a new solid waste disposal facility that uses an ash-producing incinerator or for a waste-to-energy facility if the facility's proposed location is sited within a one-mile radius of a school or any property zoned for residential use that has a density of one or more dwelling units per acre. CS/CS/SB 1822 was amended further to create an exemption that

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allows the adoption of rules, regulations, or ordinances restricting the use of glass auxiliary containers within the boundaries of any public beach. The amendment also grants DEP the authority to regulate auxiliary containers within state parks. (Singer)

Storage and Disposal of Prescription Drugs and Sharps (Monitor) – Failed
HB 283 (Grow) and **SB 668** (Burgess) mandate that the Department of Health and Department of Environmental Protection partner to study the safe collection and proper disposal of sharps used for self-administering prescription drugs at home. Of interest to municipalities, the bills authorize the departments to work or contract with local governments that wish to participate in the study. (Singer)

Waste Facilities (Monitor) – Failed
CS/SB 946 (Rodriguez) and **HB 1199** (Gentry) prohibit local governments from permitting the following facility types or specific water storage/conveyance structures to be located within a specified area: solid waste, municipal solid waste-to-energy, pyrolysis, solid waste disposal, and solid waste management facilities, as well as any incinerator. HB 1199 specifies that the aforementioned facility or structures may not be located within two miles of the Everglades Protection Area or Everglades Construction Project. CS/HB 946 was amended to provide that a local governmental entity may not approve any specified permits within one mile of the C-9 impoundment. The amendment further provides that this provision does not apply to a facility that was constructed July 1, 2025, with an operating permit authorizing incineration. The bills preempt the permitting of such to the state, expressly superseding any local government regulation on these matters. (Singer)

Waste Incineration (Monitor) – Failed
SB 1008 (Avila) and **CS/HB 1609** (Weinberger) prohibit local governments from issuing a construction permit for a new waste-to-energy facility or a solid waste disposal facility using an ash-producing incinerator if the proposed location is sited

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within a one-half-mile radius of any residential property, commercial property, or school.

CS/HB 1609 was amended to clarify that the prohibition does not apply to any existing construction, current operation, or modification to structures or operations in existence as of July 1, 2025.

CS/HB 1609 was amended to add the substance of **CS/CS/SB 1822** that expands the existing preemption to expressly preempt the regulation of auxiliary containers (such as reusable or single-use bags, cans, cups, bottles, or other packaging). It provides specific exceptions like the use of glass on public beaches and certain state park regulations. (Singer)

Other Bills of Interest
HB 1269 (Mayfield) and **SB 1630** (Harrell) – Electric Vehicle Battery Management

SPECIAL DISTRICTS

Other Bills of Interest
SB 7002 (Senate Environment and Natural Resources) and **HB 1169** (Conerly) – Water Management Districts
HB 973 (Overdorf) and **SB 986** (Truenow) – Special Districts
HB 1369 (Johnson) – Agency Agreements Providing Financial Assistance to Special Districts

STORMWATER

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Sanitary and Storm Water System Standards (Oppose) – Failed

HB 739 (Grow) and **SB 1436** (McClain) require all sanitation and stormwater systems, including infrastructure like lateral and sewer pipes, to adhere to the state Department of Transportation's Standard Specifications for Road and Bridge Construction, specifically the sections on "Pipe Culverts" and "Pipe Liner." The bills also mandate that final inspections for such infrastructure be conducted by a licensed engineer, a general contractor, or an independent third party. The bills clarify that the standards prescribed superseded all existing and local standards in municipalities. (Singer)

Stormwater Management Systems (Oppose) – Failed

CS/CS/SB 810 (Burgess) imposes new mandates on municipal separate storm sewer system (MS4) entities by requiring them to conduct annual operation and maintenance inspections of all permitted stormwater management systems they own or operate. The bill specifies that the initial inspection and submission must be completed by September 1, 2026, with annual submissions due by June 1 in subsequent years. As part of the inspection process, MS4 entities must identify any infrastructure or components that exhibit significant vulnerability to obstruction, blockage, deterioration, failure, or other deficiencies and that, if failed, would result in flooding and property damage. The bill requires MS4 entities to complete a stormwater facility inspection checklist developed by the Department of Environmental Protection (DEP) for each inspection. This checklist must be submitted to both DEP and the Division of Emergency Management and must include any vulnerable infrastructure identified during the inspection. The bill may have an indeterminate but negative fiscal impact on local governments, as it imposes a recurring inspection and reporting obligation without providing funding.

CS/CS/SB 810 was amended to clarify the timeframe in which inspections must be completed and specify that infrastructure identified as vulnerable must be inspected annually by June 1. (Singer)

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TELECOMMUNICATIONS

Other Bills of Interest
SB 344 (Rodriguez) and HB 435 – Telecommunications Access System Act of 1991

TORT LIABILITY

Suits Against the Government (Oppose) – Failed
CS/HB 301 (McFarland) and **SB 1570** (DiCeglie) increase the statutory limits on liability for tort claims against the state and its agencies and subdivisions (which include cities). The current statutory limits for claims are $200,000 per person and $300,000 per incident. The bills raise these limits to $1 million per person and $3 million per incident for claims accruing between October 1, 2025, and October 1, 2030. After October 1, 2030, these limits will increase to $1.1 million and $3.2 million, respectively. The bills prohibit an insurance policy from conditioning the payout of a claim on the passage of a claims bill. The legislation allows a subdivision of the state to settle a claim above the statutory limits without the need for a claims bill, even if the payout exceeds insurance policy limits. The bills narrow the statute of limitation on negligence claims against government entities from four years to two years and the required pre-suit notice from three years to 18 months.

CS/HB 301 was amended to revise the statutory limits for claims to $500,000 per person and $1 million per incident for claims accruing between October 1, 2025, and October 1, 2030. After October 1, 2030, these limits will increase to $600,000 per person and $1.1 million, respectively. (Cruz)

Other Bills of Interest
SB 48 (Garcia) and **HB 1375** (Basabe) – Judicial Sales Procedures
HB 213 (Gossett-Seidman) and **SB 322** (Rodriguez) – Unlawful Actions Concerning Real Property

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SB 734 (Yarborough) and **HB 6017** (Trabulsy) – Actions for Recovery of Damages for Wrongful Death
SB 1534 (Collins) – Litigation Financing
HB 1387 (Persons-Mulicka) and **SB 1766** (Ingoglia) – Public Employees Relations Commission
SB 1776 (McClain) and **HB 1601** (Johnson) – Employee Rights and Labor Regulations

TRANSPORTATION

Department of Transportation (Monitor) – Passed
CS/CS/CS/HB 567 (McFarland) and **CS/CS/CS/SB 462** (DiCeglie) are comprehensive bills addressing the Florida Department of Transportation (FDOT).

The bills address facility relocation for federal interstate projects, requiring FDOT to determine whether reimbursement is in the public's best interest and necessary to expedite construction. CS/CS/CS/SB 462 provides potential reimbursement of up to 50% of relocation costs for municipally-owned utility facilities and 100% for those in a Rural Area of Opportunity after deducting any increase in facility value and salvage value. CS/CS/CS/SB 462 was amended to clarify that reimbursement shall be conditioned upon FDOT determining it is necessary to expedite the construction of the project and that the utility owner has relocated their facility at least 5% ahead of the time allotted for relocation per the latest approved utility relocation schedule. CS/CS/CS/HB 567 was amended to revise the reimbursement provision to allow FDOT the discretion to provide an incentive to facilitate the accelerated completion of a utility relocation, which must be provided via a joint agreement between FDOT and the utility.

The bills also set procedures for coordinating FDOT-funded projects that cannot be completed within 10 years. Utility owners must submit existing and proposed plans within 30 to 120 days of receiving preliminary FDOT plans. Failure to comply may

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result in penalties, including withholding payments, permit denials, or exclusion from relocation work. However, extensions are available for emergencies or uncontrollable delays. If the utility owner fails to initiate work after a final 10-day notice, FDOT may seek injunctive relief. CS/CS/CS/SB 462 also establishes mediation boards to resolve disputes and outline repayment timelines for damages owed to FDOT.

The bills provide that a person may not operate a motor vehicle, vessel, or any other conveyance at a speed that creates an excessive wake on a flooded or inundated street or highway.

The amendment for CS/CS/CS/SB 462 provides that a municipality, county, or authority that owns a public-use airport may participate in the Federal Aviation Administration Airport Investment Partnership Program under federal law by contracting with a private partner to operate the airport under lease or agreement. The department may also provide for improvements to a municipality, a county, or an authority that has a private partner under the Airport Investment Partnership Program for the capital cost of a discretionary improvement project at a public-use airport.

The bills were further amended to provide that a publicly owned airport is prohibited from charging a landing fee established on or after January 1, 2025, for aircraft operations conducted by an accredited nonprofit institution located within the state which offers a four-year collegiate aviation program, when such aircraft operations are for flight training necessary for pilot certification and proficiency.

The bills were amended to specify that a local government may adopt an ordinance providing one or more minimum age requirements to operate an electric bicycle, motorized scooter, or micromobility device, and may adopt an ordinance requiring an operator of an electric bicycle to possess a government-issued photo identification while operating the electric bicycle. Local governments may also

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provide training on the safe operation of such vehicles and compliance with traffic laws that apply to such vehicles. CS/CS/CS/SB 462 passed the Senate (37-0) and the House (114-0) and is awaiting action by the Governor. (Singer)

Utility Relocation (Oppose) – Passed

CS/HB 703 (Robinson, W.) and **CS/CS/CS/SB 818** (McClain) create the Utility Relocation Reimbursement Grant Program within the Department of Commerce to assist communications service providers with the cost of relocating utility infrastructure when required by local governments. Under current law, when a municipality or county instructs a communications service provider (subject to Chapter 202, F.S.) to relocate infrastructure from the public right-of-way, the provider must begin the work upon notice, and local governments are not responsible for the relocation costs. These bills maintain that framework while establishing a new grant program to reimburse providers for actual, documented costs directly attributable to the physical relocation of facilities required by a local government.

The bills appropriate $50 million annually from the communications services tax to fund the program. This money is redirected from the Local Government Half-cent Sales Tax Clearing Trust Fund, thereby reducing the amount of revenue distributed to local governments and municipalities. This redirection represents a $50 million recurring loss in shared revenue to cities and counties.

The legislation directs the Department of Commerce to adopt rules specifying: the criteria and process for applying for reimbursement; the minimum documentation needed to verify eligible relocation costs; and the timeline for review and disbursement, which may not exceed 90 days from submission. The bills explicitly prohibit reimbursement for indirect or administrative costs, ensuring that only direct expenses related to relocation are eligible. CS/HB 703 passed the House (106-0) and the Senate (37-0) and is awaiting final action by the Governor. (Singer)

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Operating Motor Vehicles at Slow Speeds (Support) – Failed (Similar Companion Passed, See SB 462)

CS/HB 241 (Cross) and **CS/SB 350** (DiCeglie) create an exception to state law, allowing local ordinances to require drivers to reduce their speed on flooded or inundated streets to minimize wakes and waves that could further damage nearby homes. The exception also includes those operating a boat or any other conveyance. (Singer)

Traffic Infraction Enforcement (Support) – Failed

HB 1275 (Michael) and **SB 812** (Calatayud) define a "railroad traffic infraction detector" as a system that detects vehicle movements at railroad crossings using radar or LiDAR to capture photographic or video evidence. The bills allow counties and municipalities to install these detectors with proper signage on roadways adjacent to at-grade railroad crossings with the owner's permission after enacting an ordinance authorizing its placement after considering safety risk assessments. The bills also allow the Florida Department of Transportation to install these when authorized by the local government having jurisdiction over or maintenance responsibility for the state road, street, or highway.

The bills provide procedures for issuing, disputing, and dismissing traffic citations related to detected infractions, including the provision of evidence to vehicle owners and the process for submitting an affidavit to contest citations.

The bills specify the penalty amounts to be assessed for violations and the distribution formula for collected funds. Distributions must be made weekly and are as follows: 60% shall be remitted to the Department of Revenue (DOR) for deposit into the General Revenue Fund, 30% shall be remitted to DOR for deposit into the Department of Transportation for Florida Operation Lifesaver, and 10% shall be distributed to the municipality in which the violation occurred. (Singer)

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Transportation (Monitor) – Passed

CS/CS/CS/HB 1397 (Abbott) and **CS/CS/CS/SB 1662** (Collins) are comprehensive bills addressing transportation policy.

Both bills have been amended to provide that a municipality may not prohibit or require a permit for the installation of a public sewer transmission line placed and maintained within and under publicly dedicated rights-of-way as part of a septic-to-sewer conversion where the work is being performed under certain state permits.

The bills make several changes to statutes regulating airports. The bills require each airport to submit to the Department of Transportation (DOT) a comprehensive maintenance program report with several specific provisions that must be included. The bills also require an airport to retain all records of materials and equipment used for their maintenance and repair work for no less than five years. The bills redefine commercial airports to include those large, medium, small, and non-hub airports as classified by the Federal Aviation Administration. The bills adjust the existing statutory requirements that a commercial service airport post operating information on its website to extend that requirement for at least five years or for as long as the information is actively in use by the entity, and revise the information that must be posted. The bills introduce a new requirement that commercial service airports must notify DOT within 48 hours of a federal directive or communication regarding public health testing or the transfer of unauthorized aliens. They also require notifying DOT as soon as reasonably possible, but no later than 48 hours after incidents related to the safety of the public, potential breaches or security risks associated with cybersecurity, or other issues of statewide concern as defined by DOT.

The bills also define "air ambulance operation," requiring the DOT to develop policies for Advanced Air Mobility and integrate them into statewide aviation planning. This includes designating a subject matter expert within the department to serve as a resource for local jurisdictions navigating advances in aviation technology.

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The bills also include a requirement during a state of emergency for airports to provide DOT the opportunity to use any property that is not within the air navigation facility for the staging of equipment and personnel to support emergency preparedness and response operations at no cost. CS/CS/CS/HB 1397 was amended to specify that after 60 days of use, any further use of airport property by DOT must be conducted pursuant to a written agreement between the airport and DOT.

CS/CS/CS/HB 1397 was amended to add a provision that provides that any parking authority established under state or local laws, shall have full power to conduct business; to operate, manage, and control facilities; and to provide services beyond the geographical boundaries of such local governments that originally chartered such authority. Parking authorities are permitted to engage in activities outside of their chartering jurisdiction upon entering into an interlocal agreement with the governing body of the affected local government. CS/CS/CS/SB 1662 provides that a parking authority created by special act may operate, manage, and control parking facilities in contiguous counties, municipalities, or other local governmental entities upon entering into interlocal agreements with the governing bodies of the appropriate contiguous counties, municipalities, or local governmental entities. CS/CS/CS/SB 1662 prohibits DOT from expending any state funds to a public transit provider, regional transportation authority, expressway and bridge authority, Jacksonville transportation authority, public-use airport or port that supports a project or program that adopts or promotes energy policy goals inconsistent with state energy policy, or any intended or actual measures, obligations, targets, or timeframes related to the reduction in carbon dioxide emissions.

CS/CS/CS/SB 1662 was amended to provide that a publicly owned airport may not charge a landing fee established on or after January 1, 2025, for aircraft operations conducted by an accredited nonprofit institution located in the state that offers a four-year collegiate aviation program, if such aircraft operations are for flight training necessary for pilot certification and proficiency.

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The bills revise the purpose and responsibilities of the Florida Seaport Transportation and Economic Development Council. The bills also revise the structure and responsibilities of the Jacksonville Transportation Authority. CS/CS/CS/SB 1662 passed the House (103-7) and the Senate (37-0) and is awaiting action by the Governor. (Singer)

Personal Mobility Device Battery Safety Standards (Monitor) – Failed
SB 410 (Rodriguez) establishes mandatory battery safety standards for personal mobility devices. Of interest to municipalities, the bill instructs the Florida Department of Highway Safety and Motor Vehicles to coordinate with local governments to ensure compliance, including imposing fines and seizing non-compliant personal mobility devices. The House companion bill, **CS/HB 291** (Blanco), was amended to remove these provisions impacting municipal operation and shifts compliance responsibility to the Department of Environmental Protection. (Singer)

Other Bills of Interest
HB 339 (Abbott) and **SB 320** (Gaetz) – Licensure Requirements for Surveyors and Mappers
SB 830 (Rodriguez) – Lost or Abandoned Property
HB 1285 (Mooney) – Disposition of Migrant Vessels

UTILITIES

Municipal Water and Sewer Utility Rates (Monitor) – Passed
HB 11 (Robinson, F.) and **CS/SB 202** (Jones) apply to municipalities in Miami-Dade County. The bills require a municipality that operates a water or sewer utility providing services to customers in another recipient municipality using a facility or plant located in the recipient municipality to charge customers in the recipient municipality the same rates, fees, and charges it imposes on customers within its

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own municipal boundaries. HB 11 passed the Senate (36-0) and the House (111-0) and is awaiting action by the Governor. (O'Hara)

Utility Services (Oppose) – Failed

SB 1704 (Calatayud) and **CS/CS/HB 1523** (Busatta) cap municipal utility enterprise fund transfers and eliminate authority to impose a 25% surcharge for extraterritorial water and wastewater service.

Enterprise Fund Transfer Capped at 10%

A municipality that provides extraterritorial electric, gas, water, or wastewater utility services may not use more than 10% of the gross revenues generated from such services for general government functions. If any utility revenues generated from extraterritorial service remain after payment of the utility's costs to provide the services, these excess revenues must be either reinvested in the utility or returned to the extraterritorial customers.

Elimination of 25% Surcharge on Extraterritorial Water & Wastewater Service

The bills eliminate current law authorization for a municipal water or wastewater utility to impose a surcharge of up to 25% on extraterritorial service. The bills retain current law authority for a municipal water or wastewater utility to charge the *same* rates, fees, and charges for extraterritorial services as consumers inside the municipal boundaries. The bills retain current law authority for such utilities to charge extraterritorial rates, fees, and charges that are just and equitable and which are based on the same factors used in fixing the rates, fees, and charges for consumers inside the municipal boundaries, so long as such rates, fees, and charges do not exceed 25% of the total amount the municipality charges consumers served within the municipality for corresponding service.

If the municipal water or wastewater utility provides extraterritorial service to a separate municipality through use of a treatment plant located within the

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boundaries of that separate municipality, the rates, fees, and charges for consumers in the separate municipality cannot exceed the rates, fees, and charges imposed on consumers within its own municipal boundaries.

Additional Public Meetings and Reports Required

The bills require a new agreement, renewal, or material amendment of an existing agreement between a municipal utility (gas, electric, water, sewer) and another government for the provision of extraterritorial service by utility to be written. In addition, such agreement shall not become effective until an appointed representative of the utility, in conjunction with the governing body of each municipality and unincorporated areas served or to be served by the utility, has participated in a public meeting within each municipality and unincorporated area served or to be served. The purpose of the meeting is to provide information and solicit input on the utility's rates, fees, and charges, the services provided, and the extent to which revenue generated from the utility's services will be used to fund or finance nonutility government services or functions.

The bills require a municipal utility representative and the governing body of a municipality or unincorporated area receiving service from the municipal utility to conduct an annual public customer meeting within each municipality and unincorporated area served for the purpose of soliciting public input on utility-related matters.

A municipal utility that provides extraterritorial service must provide an annual report to the Florida Public Service Commission that identifies the number and percentage of extraterritorial customers, the volume and percentage of sales to such customers and the gross revenues generated from such sales, and the difference between rates, fees, and charges for extraterritorial customers versus customers within the municipality's corporate limits. The bills direct the Commission to aggregate the

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information provided by the municipal utilities into an annual report to the Governor and Legislature.

Finally, the bills expand a current law preemption over the regulation of the types or fuel sources of energy production to include a preemption over any other board, agency, commission, authority, or political subdivision. (O'Hara)

WATER QUALITY/WASTEWATER

Advanced Wastewater Treatment (Support) – Failed
HB 861 (Cross) and **CS/SB 978** (Berman) direct the Department of Environmental Protection (DEP) to collaborate with water management districts and wastewater facilities to submit a comprehensive report to the Legislature and Governor by December 31, 2025, detailing the condition, capacity, treatment levels, pollutant discharge, and environmental impact of sewage disposal facilities with a permitted capacity exceeding 1 million gallons per day. The report must include details on facility age, wastewater volume, pollutant concentrations, disposal methods, flood risk, and past spills to help prioritize upgrades and mitigation efforts.

The bills also direct DEP to submit a second report by December 31, 2026, establishing a priority ranking system for upgrading all sewage disposal facilities to advanced waste treatment by 2036. The report must evaluate projects based on environmental benefits, including water quality, algal blooms, fish and wildlife impacts, and spill risks. It must also assess potential pollutant reductions, necessary additional projects, cost-effectiveness, funding availability, and project readiness.

The bills also require DEP to submit a progress report by June 30, 2027, detailing the status of sewage facility upgrades identified in the priority ranking report. The report must list facilities required to upgrade to advanced wastewater treatment, provide preliminary cost estimates, outline projected timelines for construction and

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completion, and specify the expected start date for upgraded facility operations. CS/SB 978 was amended to clarify that the reporting requirements specified by the bill only pertain to sewage disposal facilities with a permitted capacity of greater than 1 million gallons per day. (Singer)

Safe Waterways Act (Monitor) – Failed

HB 73 (Gossett-Seidman) and **SB 156** (Rodriguez) establish the Safe Waterways Act, requiring municipalities and counties to "immediately notify" the Department of Environmental Protection (DEP) of any incidents affecting the quality of beach waters or public bathing places. Public boat docks, marinas, and piers will also be required to immediately notify the jurisdictional municipality or county of any such incidents that may affect the quality of beach waters. The bills also require DEP to "immediately notify" the municipality or county where the affected beach waters or public bathing places are located upon issuing a health advisory. The bills specify that municipalities and counties will be responsible for posting and maintaining signage around the beaches and public bathing places they own, in accordance with DEP specifications, which must be placed at access points during health advisories until water quality standards are restored. The bills further expand a current preemption, giving the state exclusive authority over health advisories related to bacteriological sampling of beach waters and public bathing places. The bills also transfer responsibilities for bacteriological sampling of beach waters and public bathing places from the Department of Health to the DEP. DEP must adopt and enforce rules and issue health advisories for beach waters and public bathing places when bacteriological water sampling results fail to meet health standards. (Singer)

Sewer Collection Systems (Support) – Passed

HB 1123 (Cassel) and **SB 1784** (Pizzo) authorize municipalities to allocate revenue generated from their central sewage systems to fund the expansion of these systems. HB 1123 passed the House (111-0) and the Senate (37-0) and is awaiting action by the Governor. (Singer)

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Spring Restoration (Support) – Passed

HB 691 (Conerly) and **SB 1228** (McClain) amend Florida statutes regulating the reuse of reclaimed water to allow wastewater facilities with approved plans to request incorporation of reclaimed water projects into their strategies for Outstanding Florida Springs recovery or prevention. The bills require the Department of Environmental Protection to approve the request if certain conditions are met. SB 1228 was amended to specify that the project implementation and surface water discharge elimination schedule must meet certain requirements and have an implementation date of no later than January 1, 2039. SB 1228 passed the Senate (36-0) and the House (109-0) and is awaiting action by the Governor. (Singer)

Other Bills of Interest

HB 1575 (Driskell) and **SB 1646** (Berman) – Water Quality Improvements

WATER SUPPLY/POLICY

One Water Approach Toward the State's Water Supply (Support) – Failed

CS/HB 661 (Albert) and **SB 1846** (Truenow) are resolutions expressing the State of Florida's support of a One Water approach toward this state's water supply. This concept is supported by the Florida League of Cities' 2025 Legislative Platform. One Water is an emerging initiative seeking to manage all water, in a collaborative, integrated, inclusive, and holistic manner to support the future growth of this state's water supply and avoid any projected shortages. (Singer)

WORKERS' COMPENSATION

Disability Presumptions for First Responders (Oppose) – Failed

SB 366 (Rodriguez) and **HB 269** (Black) seek to expand workers' compensation benefits for first responders. Under current law, law enforcement officers, correctional officers, correctional probation officers, and firefighters who become disabled due to

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tuberculosis, heart disease, or hypertension are presumed to have contracted the condition in the line of duty, making them eligible for workers' compensation. A recent ruling by the First District Court of Appeal determined that a thoracic aortic aneurysm does not qualify as "heart disease" under this presumption. In response, these bills expand the definition of "heart disease" to include most heart abnormalities, explicitly covering aneurysms. Additionally, the bills broaden the definition of "law enforcement officer" to include part-time and auxiliary officers, extending these presumption benefits to a larger group of first responders. (Cruz)

Other Bills of Interest

HB 1069 (Fabricio) and **SB 1426** (DiCeglie) – Occupational Injury Benefit Plans