

Agenda Order

Tab 2		SB 48 by Gaetz (CO-INTRODUCERS) Osgood, Pizzo; Compare to CS/H 00313 Housing					
408564	A	S	RCS	ATD, Gaetz	Delete	L.40 - 156:	01/14 01:19 PM

The Florida Senate
COMMITTEE MEETING EXPANDED AGENDA
**APPROPRIATIONS COMMITTEE ON TRANSPORTATION,
TOURISM, AND ECONOMIC DEVELOPMENT**
Senator DiCeglie, Chair
Senator Polsky, Vice Chair

MEETING DATE: Wednesday, January 14, 2026

TIME: 11:30 a.m.—1:00 p.m.

PLACE: *Toni Jennings Committee Room, 110 Senate Building*

MEMBERS: Senator DiCeglie, Chair; Senator Polsky, Vice Chair; Senators Arrington, Avila, Bernard, Bracy Davis, Grall, Leek, Martin, Mayfield, McClain, Smith, Truenow, and Wright

TAB	BILL NO. and INTRODUCER	BILL DESCRIPTION and SENATE COMMITTEE ACTIONS	COMMITTEE ACTION
1	Presentation on Governor's Fiscal Year 2026-2027 Budget Recommendations: Department of Commerce Department of Highway Safety and Motor Vehicles Department of Military Affairs Department of State Department of Transportation Division of Emergency Management		Presented
2	SB 48 Gaetz (Compare CS/H 313)	Housing; Authorizing a landlord to accept reusable tenant screening reports and require a specified statement; defining the term "primary dwelling unit"; requiring, rather than authorizing, local governments to adopt, by a specified date, an ordinance to allow accessory dwelling units in certain areas; requiring the Office of Program Policy Analysis and Government Accountability to evaluate the efficacy of using mezzanine finance and the potential of tiny homes for specified purposes, etc. CA 11/04/2025 Favorable ATD 01/14/2026 Fav/CS RC	Fav/CS Yea 13 Nays 0

Other Related Meeting Documents

G O V E R N O R R O N D E S A N T I S

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FLORIDIANS FIRST

FISCAL YEAR 2026-2027 BUDGET PROPOSAL

Senate Appropriations Committee on Transportation,
Tourism, and Economic Development

FLORIDIANS FIRST

2026-2027 | 

Governor's Office of Policy and Budget

Transportation and Economic Development

- Department of Commerce
- Department of Highway Safety and Motor Vehicles
- Department of Military Affairs
- Department of State
- Department of Transportation
- Division of Emergency Management
- Florida State Guard



DEPARTMENT OF
MILITARY AFFAIRS
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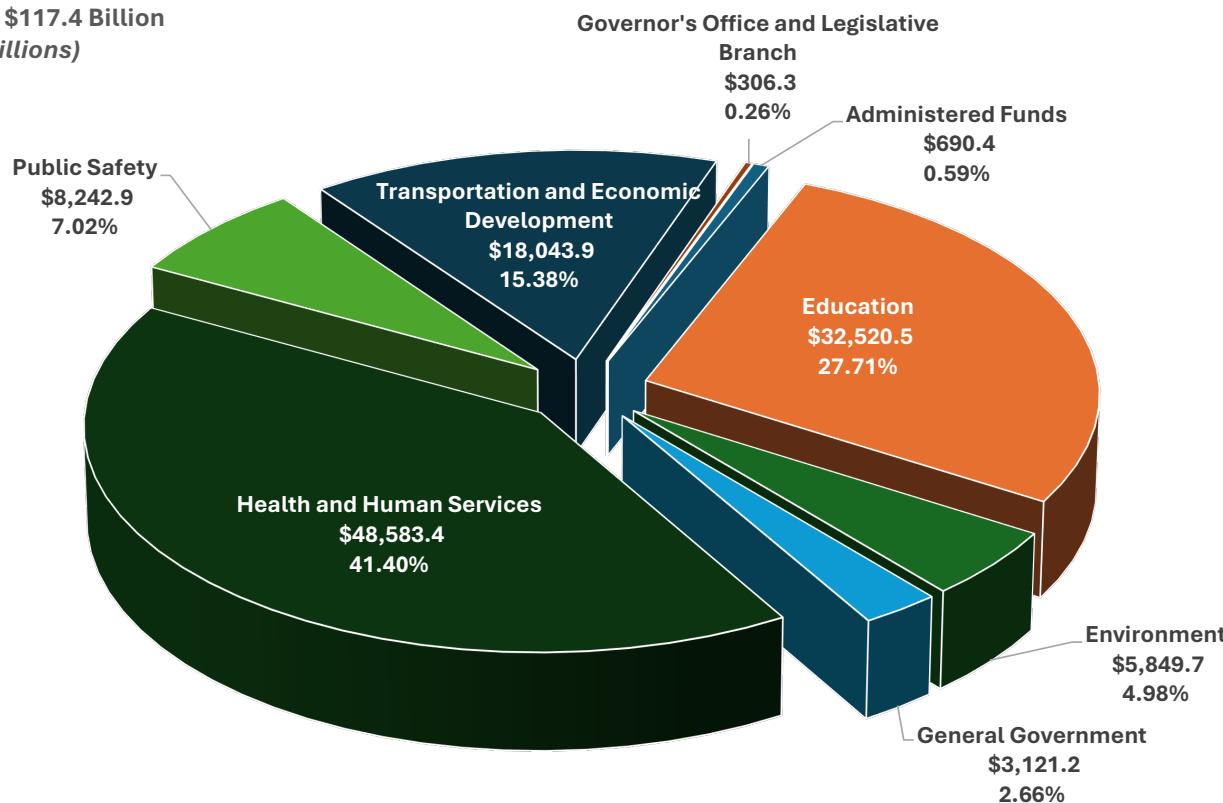
2

GOVERNOR RON DESANTIS
FISCAL YEAR 2026-2027 BUDGET

FLORIDIANS FIRST

FY 2026-27 – Total Proposed Budget by Policy Area

Total Budget - \$117.4 Billion
(\$ in Millions)



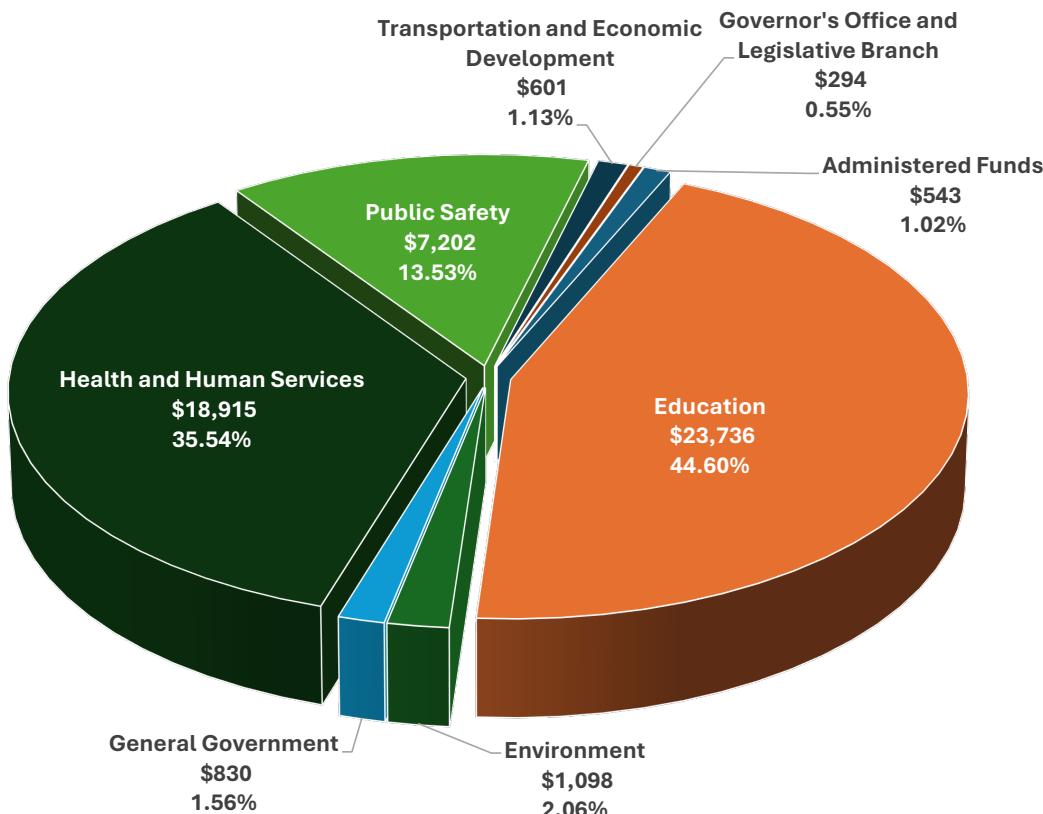
3

GOVERNOR RON DESANTIS
FISCAL YEAR 2026-2027 BUDGET

FLORIDIANS FIRST

FY 2026-27 – Proposed General Revenue by Policy Area

General Revenue - Total \$53.2 Billion
(\$ in Millions)



4

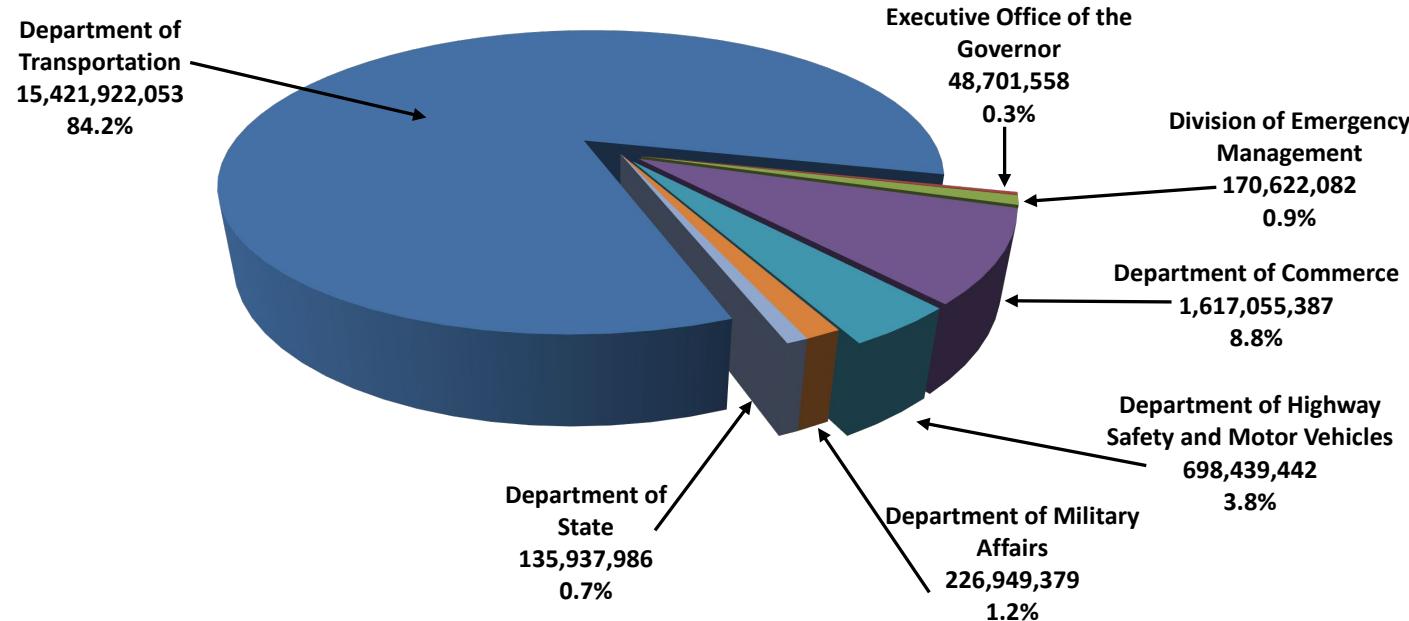


GOVERNOR RON DESANTIS
FISCAL YEAR 2026-2027 BUDGET

FLORIDIANS FIRST

Transportation and Economic Development

Total Proposed Budget - \$18.3 Billion



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GOVERNOR RON DESANTIS
FISCAL YEAR 2026-2027 BUDGET

FLORIDIANS FIRST

Department of Commerce

Highlights	Amount
Affordable Housing Programs (SAIL, SHIP, Hometown Heroes)	\$293.7 million Fully Funded
Community Development Block Grant – Disaster Recovery (CDBG-DR)	\$73 million
Florida Job Growth Grant Fund	\$50 million
Assistance to Households (LIHEAP)	\$116.5 million
Rural Infrastructure Fund	\$30 million
Reconnect Operations and Maintenance	\$20.8 million
Florida Workforce Information System (FLWINS)	\$19.9 million

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GOVERNOR RON DESANTIS
FISCAL YEAR 2026-2027 BUDGET

FLORIDIANS FIRST

Department of Commerce

Highlights	Amount
Law Enforcement Recruitment Bonus (LERB) Program	\$25 million
includes Firefighters	up to \$5 million
Support for the Defense Support Commission	\$6 million
Rural Workforce Program Funding	\$2 million
VISIT Florida	\$80 million
Space Florida	\$38.5 million
SelectFlorida	\$6 million

Department of Highway Safety and Motor Vehicles

Highlights	Amount
Florida Highway Patrol – Sworn Troopers Comprehensive Pay Plan	\$11.6 million
Florida Highway Patrol – Replacement of Pursuit Vehicles	\$5 million
Enhancement of Tactical Aviation Command	\$4.9 million
Enterprise Data Infrastructure	\$3.1 million

Florida National Guard

Highlights	Amount
Completion of New Readiness Centers	\$28 million
Tuition Assistance Program	\$7.2 million
FLNG Level II Sustainment Training Facility – Year 4 Camp Blanding	\$40 million
Maintenance and Repair of Existing Facilities	\$13 million
Joint Enlistment Enhancement Program (JEEP)	\$1.5 million
Health Insurance Reimbursement Program	\$1.5 million

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GOVERNOR RON DESANTIS
FISCAL YEAR 2026-2027 BUDGET

FLORIDIANS FIRST

Florida State Guard

Highlights	Amount
Administration and Operational Support	\$10 million / 47 Positions
Aviation Operations	\$22 million
Soldier Onboarding, Training and Equipment	\$14 million
Maritime Equipment and Operations	\$2 million
Hangar and Logistics Facilities	\$13.8 million

Department of State

Highlights	Amount
Voting System Automated Independent Audit Program	\$4.5 million
Increased Capacity – Conservation Laboratory	\$5.5 million
Maintenance and Operations of Historic Properties	\$4 million

Department of Transportation

Highlights	Amount
State Transportation Work Program	\$14.3 billion
➤ Highway Construction and Maintenance to include 181 new lane miles	\$4.9 billion
➤ Resurfacing to include 2,622 lane miles	\$1.4 billion
➤ Scheduled Repair and Replacement of Bridges to include 21 replacements and 38 repairs	\$873 million
➤ Aviation Improvements	\$388.8 million
➤ Safety Initiatives	\$269.2 million
➤ Seaport Investments	\$155.5 million

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GOVERNOR RON DESANTIS
FISCAL YEAR 2026-2027 BUDGET

FLORIDIANS FIRST

Florida Division of Emergency Management

Highlights	Amount
Emergency Preparedness and Response Fund	\$500 million
Flood Mitigation Assistance (FMA) Swift Current	\$71.8 million
Statewide WebEOC Initiative	\$3.6 million
Enterprise Business Solution	\$3.3 million
Statewide Emergency Alert and Notification System	\$3 million

Thank you!

Office of Policy and Budget

Brian Mimbs, Policy Coordinator, Transportation and Economic Development Unit

Brian.Mimbs@laspbs.state.fl.us

Leda Kelly, Director, Office of Policy and Budget

Leda.Kelly@laspbs.state.fl.us

Chad Kunde, Deputy Director of Legislative Affairs

Executive Office of the Governor

Chad.Kunde@eog.myflorida.com

Floridians First FY26-27 Budget Proposal

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**GOVERNOR RON DESANTIS**
FISCAL YEAR 2026-2027 BUDGET

FLORIDIANS FIRST

The Florida Senate

APPEARANCE RECORD

January 14, 2026

Meeting Date

Committee

Name Brian Mimbs

Address 400 South Monroe Street
Street

Tallahassee FL

City

State

32399

Zip

Phone 850-717-9513

Email Brian.Mimbs@lasphs.state.fl

Deliver both copies of this form to
Senate professional staff conducting the meeting

Governor's Budget

Bill Number or Topic

MIA

Amendment Barcode (if applicable)

Speaking: For Against Information

OR

Waive Speaking: In Support Against

PLEASE CHECK ONE OF THE FOLLOWING:

I am appearing without
compensation or sponsorship.

I am a registered lobbyist,
representing:

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022JointRules.pdf](https://www.flsenate.gov/2020-2022JointRules.pdf) (flsenate.gov)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

1/14/2024

Meeting Date

Appropriations on TED

Committee

Name Secretary J. Alex Kelly

Phone 850-412-6224

Address 107 E Madison St.
Street

Email Alex.Kelly@Commerce.FL.Gov

Tallahassee
City

FL.
State

32399
Zip

Speaking: For Against Information

OR

Waive Speaking: In Support Against

PLEASE CHECK ONE OF THE FOLLOWING:

I am appearing without compensation or sponsorship.

I am a registered lobbyist, representing:

I am not a lobbyist, but received something of value for my appearance (travel, meals, lodging, etc.), sponsored by:

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S-001 (08/10/2021)

1/14/2026
The Florida Senate

APPEARANCE RECORD

Meeting Date
Sen. Appropriations
Committee

1/14/2026

TED

Sen. Appropriations

Committee

Name Bryan Griffin

Deliver both copies of this form to
Senate professional staff conducting the meeting

Address 1210 Firethorne Lane
Street

Tallahassee FL
City

State

32303
Zip

FL First Budget

Bill Number or topic

Amendment Barcode (if applicable)

813 7606 5702

Phone

Email

bgriffin@visitflorida.org

Speaking: For Against Information

OR Waive Speaking: In Support Against

PLEASE CHECK ONE OF THE FOLLOWING:

I am appearing without
compensation or sponsorship.

I am a registered lobbyist,
representing:

I am not a lobbyist, but received
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S-001 (08/10/2021)

1/14/25

Meeting Date

Senate Ted Approps

Committee

Name Dave Kerner

Address 1900 Appalachia Pkwy
Street

City Tallahassee

State FL

Zip JZ399

Speaking: For Against Information

OR

Waive Speaking: In Support Against

PLEASE CHECK ONE OF THE FOLLOWING:

I am appearing without compensation or sponsorship.

I am a registered lobbyist, representing:

I am not a lobbyist, but received something of value for my appearance (travel, meals, lodging, etc.), sponsored by:

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

FLHSMV LDR

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Bill Number or Topic

Amendment Barcode (if applicable)

Phone (850) 687-0579

Email Dave.Kerner@flhsmv.gov

14JAN2025

Meeting Date

TED

Committee

Name **Major General John Haas**

Address **82 Marine Street**

Street

St Augustine

FL

32082

City

State

Zip

Speaking: For Against Information

OR

Waive Speaking: In Support Against

PLEASE CHECK ONE OF THE FOLLOWING:

I am appearing without compensation or sponsorship.

I am a registered lobbyist, representing:

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S-001 (08/10/2021)

1-14-2026

Meeting Date

TED

Committee

Name

EXECUTIVE DIRECTOR THIEME

The Florida Senate

APPEARANCE RECORD

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2026-2027 BUDGET

Bill Number or Topic

Amendment Barcode (if applicable)

Phone

Address

Street

Email

City

State

Zip

Speaking: For Against Information

OR

Waive Speaking: In Support Against

PLEASE CHECK ONE OF THE FOLLOWING:

I am appearing without
compensation or sponsorship.

I am a registered lobbyist,
representing:

I am not a lobbyist, but received
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S-001 (08/10/2021)

1/14/26

The Florida Senate

APPEARANCE RECORD

Meeting Date

TED

Committee

Name

Caren Byrd
Dept of State

Address

Street

Phone

Email

Bill Number or Topic

Amendment Barcode (if applicable)

City

State

Zip

Speaking: For Against Information

OR

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PLEASE CHECK ONE OF THE FOLLOWING:

I am appearing without compensation or sponsorship.

I am a registered lobbyist, representing:

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S-001 (08/10/2021)

1/14/26

Meeting Date

Senate TED

Committee

Name Jared Perdue

Address 605 Suwannee St

Street

Tallahassee

Florida

32399

City

State

Zip

Speaking: For Against Information

OR

Waive Speaking: In Support Against

PLEASE CHECK ONE OF THE FOLLOWING:

I am appearing without compensation or sponsorship.

I am a registered lobbyist, representing:

FDOT

I am not a lobbyist, but received something of value for my appearance (travel, meals, lodging, etc.), sponsored by:

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

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FDOT Budget

Bill Number or Topic

Amendment Barcode (if applicable)

Phone 850-414-5208

Email mackenzie.dolan@dot.state.fl.us

11/14/2026

Meeting Date

TED Approps

Committee

Name Kevin Guthrie

Phone 941 932 5777

Address 2555 Shumard Oak Blvd

Street

Tallahassee

PL

32311

City

State

Zip

Email Kevin.guthrie@em.myflorida.com

Speaking: For Against Information

OR Waive Speaking: In Support Against

PLEASE CHECK ONE OF THE FOLLOWING:

I am appearing without compensation or sponsorship.

I am a registered lobbyist, representing:

I am not a lobbyist, but received something of value for my appearance (travel, meals, lodging, etc.), sponsored by:

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S-001 (08/10/2021)

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Appropriations Committee on Transportation, Tourism, and Economic Development

BILL: CS/SB 48

INTRODUCER: Senator Gaetz and others

SUBJECT: Housing

DATE: January 16, 2026 REVISED: _____

ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1. <u>Hackett</u>	<u>Fleming</u>	<u>CA</u>	<u>Favorable</u>
2. <u>Griffin</u>	<u>Nortelus</u>	<u>ATD</u>	<u>Favorable</u>
3. _____	_____	<u>RC</u>	_____

Please see Section IX. for Additional Information:

COMMITTEE SUBSTITUTE - Substantial Changes

I. Summary:

CS/SB 48 contains provisions related to accessory dwelling units, and density bonus incentives for land donation.

The bill requires each county and municipality to enact an ordinance, by December 1, 2026, to allow accessory dwelling units (ADUs) in all single-family residential areas by right. Under current law, local governments are authorized, but not required, to enact such ordinance. The bill expressly allows local governments to regulate the permitting, construction, and use of ADUs, with specified exceptions.

The bill also allows certain land donated to a local government for affordable housing to be used to provide affordable housing to military families receiving the basic allowance for housing, and directs the Office of Program Policy Analysis and Government Accountability to evaluate the efficacy of using mezzanine finance, or second position short-term debt, to stimulate the construction of owner-occupied affordable housing, and evaluate potential for tiny homes to meet affordable housing needs.

The bill does not have a fiscal impact on state revenues or expenditures. See Section V., Fiscal Impact Statement.

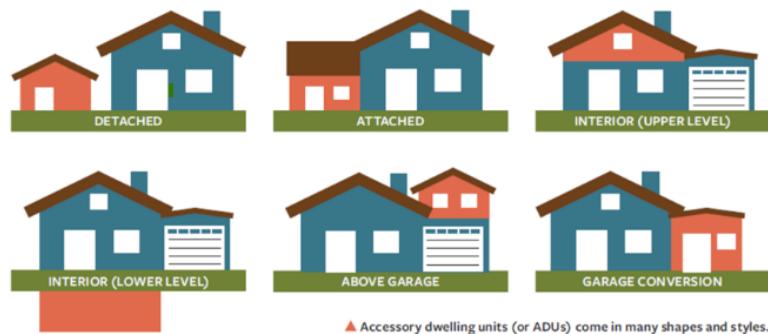
The bill takes effect July 1, 2026.

II. Present Situation:

Accessory Dwelling Units

Accessory dwelling units, or ADUs, have been proposed as a way to add housing stock to address the country's housing crisis.¹ ADUs are independent living spaces, outfitted with their own kitchen, bathroom, and sleeping area, and located on the same lot as a primary dwelling, but are smaller in size.² Florida Statutes defines ADU as "an ancillary or secondary living unit that has a separate kitchen, bathroom, and sleeping area existing either within the same structure, or on the same lot, as the primary dwelling unit."³

ADUs go by many different names, including accessory apartments, secondary suites, and granny flats.⁴ ADUs can be converted portions of existing homes (i.e., interior ADUs), additions to new or existing homes (i.e., attached ADUs), or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures (i.e., detached ADUs).⁵ The graphic below illustrates the various options for the construction or conversion of ADUs.



Source: AARP, ADUs Come in Many Shapes and Sizes⁶

Section 163.31771, F.S., finds that encouraging local governments to permit ADUs to increase the availability of affordable rentals serves a public purpose.⁷ Current law expressly authorizes a local government to adopt an ordinance allowing ADUs in any area zoned for single-family residential use.⁸ Further, an application for a building permit to construct an ADU must include

¹ Joint Center for Housing Studies of Harvard University, *How Nonprofits Are Using Accessory Dwelling Units as an Affordable Housing Strategy*, Sept. 26, 2024, available at: <https://www.jchs.harvard.edu/blog/how-nonprofits-are-using-accessory-dwelling-units-affordable-housing-strategy> (last visited January 7, 2026).

² *Id.*

³ Section 163.31771(2)(a), F.S.

⁴ American Planning Association, *Accessory Dwelling Units*, available at: <https://www.planning.org/knowledgebase/accessorydwellings/> (last visited January 7, 2026). ADUs are sometimes referred to as "granny flats" to denote their use in accommodating the housing needs of aging parents.

⁵ *Id.*

⁶ AARP, *AARP Livable Communities: ADUs Come in Many Shapes and Sizes*, available at: <https://www.aarp.org/livable-communities/housing/info-2019/adus-come-in-many-shapes-and-styles.html> (last visited January 7, 2026).

⁷ Section 163.31771(1), F.S.

⁸ Section 163.31771(3), F.S.

an affidavit which attests that the unit will be rented at an affordable rate to an extremely-low-income, very-low-income, low-income, or moderate-income person or persons.⁹

The Florida Housing Coalition studied the extent to which local governments recognized ADUs in their land development regulations and found the following:

- Of Florida's 67 counties, 16 did not address any ADU in their land development codes; and
- Of the 15 most populous cities in Florida, 11 of them explicitly allow ADUs in single-family districts.¹⁰

Homestead Exemptions

The Florida Constitution establishes homestead protections for certain residential real estate in the state in three distinct ways. First, it provides homesteads, property owned and maintained as a person's primary residence, with an exemption from taxes.¹¹ Second, the homestead provisions protect the homestead from forced sale by creditors.¹² Third, the homestead provisions delineate the restrictions a homestead owner faces when attempting to alienate or devise the homestead property.¹³

Every person having legal or equitable title to real estate and who maintains a permanent residence on the real estate is deemed to establish homestead property. Homestead property is eligible for a \$25,000 tax exemption applicable to all ad valorem tax levies, including levies by school districts.¹⁴ An additional exemption applies to homestead property value between \$50,000 and \$75,000. This exemption is adjusted annually for inflation from the 2024 value of \$25,000 and does not apply to ad valorem taxes levied by school districts.¹⁵

Commercial Use of Homestead Property

Section 196.012(13), F.S., provides that “ ‘[r]eal estate used and owned as a homestead’ means real property to the extent provided in s. 6(a), Art. VII of the State Constitution, but less any portion thereof used for commercial purposes, with the title of such property being recorded in the official records of the county in which the property is located. Property rented for more than 6 months is presumed to be used for commercial purposes.”¹⁶

⁹ Section 163.31771(4), F.S. The parameters defining the various income designations are specified in s 420.0004, F.S.

¹⁰ See Florida Housing Coalition, *Accessory Dwelling Unit Guidebook*, April 2024, available at

<https://www.flhousing.org/wp-content/uploads/2019/08/ADU-Guidebook.pdf> (last visited January 7, 2026).

¹¹ FLA. CONST. art. VII, s. 6.

¹² FLA. CONST. art. X, s. 4.

¹³ *Id.* at (c).

¹⁴ FLA. CONST. art VII, s. 6(a).

¹⁵ *Id.* The percent change in the Consumer Price Index for All Urban Consumers, U.S. City Average, all items 1967=100 is used to adjust the exemption, if such percent change is positive. *Id.* For the 2025 tax year, the exemption amount is \$25,722. See Volusia County Property Appraiser, Homestead Exemption, <https://vcpa.vcgov.org/exemption/homestead> (last visited January 7, 2026).

¹⁶ See also Florida Administrative Code Rule 12D-7.013(5): “Property used as a residence and also used by the owner as a place of business does not lose its homestead character. The two uses should be separated with that portion used as a residence being granted the exemption and the remainder being taxed.”

Abandonment of Homestead Property

The homestead property tax exemption may be lost by a property owner that abandons homestead property. Failure to maintain a homestead property as a permanent residence may constitute abandonment under certain circumstances.¹⁷ Section 196.061(1), F.S., describes when renting a homestead property constitutes abandonment:

“The rental of all or substantially all of a dwelling previously claimed to be a homestead for tax purposes shall constitute the abandonment of such dwelling as a homestead, and the abandonment continues until the dwelling is physically occupied by the owner.

However, such abandonment of the homestead after January 1 of any year does not affect the homestead exemption for tax purposes for that particular year unless the property is rented for more than 30 days per calendar year for 2 consecutive years.”

Density Bonus Incentives for Land Donation

A common tool in boosting affordable housing supply is the use of density bonuses for affordable housing. Typically, a density bonus allows developers to exceed a project’s zoning limitations, such as height or density restrictions, in exchange for including a certain number of affordable units in their development. As an affordable housing incentive, a jurisdiction may increase the maximum units allowable if a builder develops affordable housing units in exchange. The presence of bonus units will allow a developer to sell more homes or rent more apartments and thus help meet various financial feasibility criteria.¹⁸

Section 420.615, F.S., expressly authorizes local governments to provide density bonus incentives to landowners who voluntarily donate fee simple interest in real property to the local government for the purpose of assisting the local government in providing affordable housing.¹⁹ The density bonus may be applied to any land within the local government’s jurisdiction provided that residential use is an allowable use on the receiving land.²⁰ The local government may transfer all or a portion of the donated land to a nonprofit housing organization, such as a community land trust, housing authority, or community redevelopment agency, to be used for the production and preservation of permanently affordable housing. The donated land must be subject to deed restrictions to ensure that the property will be used for affordable housing.²¹

III. Effect of Proposed Changes:

¹⁷ See ss. 196.031 and 193.155, F.S.

¹⁸ Florida Housing Coalition, *Affordable Housing Incentive Strategies: A Guidebook for Affordable Housing Advisory Committee Members and Local Government Staff*, 2021, p. 49, available at: <https://www.flhousing.org/wp-content/uploads/2021/08/8-4-21-AHAC-Guide-UPDATE.pdf> (last visited January 7, 2026).

¹⁹ For purposes of this section, the terms “affordable,” “extremely-low-income persons,” “low-income persons,” “moderate-income persons,” and “very-low-income persons” have the same meaning as in s. 420.0004, F.S.

²⁰ Section 420.615(3), F.S.

²¹ Section 420.615(6), F.S.

Accessory Dwelling Units

Section 1 amends s. 163.31771, F.S., to require counties and municipalities to adopt an ordinance by December 1, 2026, to allow ADUs by right in any area zoned for single-family residential use. By right is defined in the bill as having the ability to be approved without requiring a public hearing; a variance, conditional use permit, or special exception; or other discretionary action other than a determination that a site plan conforms with applicable zoning regulations. Such ordinance applies prospectively to ADUs permitted or constructed after adoption of the ordinance. Local governments may regulate the construction, permitting, and use of ADUs, except that local governments may not:

- Prohibit the owner of an ADU from offering the ADU for rent, except for terms of less than 1 month, notwithstanding s. 509.032(7)(b).²²
- Require an ADU owner to reside in the primary dwelling unit.²³
- Increase parking requirements on any parcel that can accommodate an additional motor vehicle on a driveway without impeding access to the primary dwelling unit.
- Require replacement parking if a garage, carport, or covered parking structure is converted to create an accessory dwelling unit.
- Impose discretionary review or hearing standards, such as requiring a conditional use approval or special exception to construct an accessory dwelling unit, or other review standards that do not apply generally to other housing in the same district or zone.

The section reaffirms current law by stating that the owner of a property with an ADU may not be denied a homestead exemption for those portions of property on which the owner maintains a permanent residence solely on the basis of the property containing an ADU. However, if the ADU is rented to another person, the ADU must be assessed separately from the homestead property and taxed according to its use.

The section removes the requirement for property owners seeking to construct an ADU to attest that the unit will be rented at an affordable rate to a low-income person or persons. However, the bill maintains the provision allowing affordable ADUs to apply toward satisfying affordable housing goals in the local government's comprehensive plan.

Section 2 amends s. 420.615, F.S., to expand the express authorization for local governments to grant density bonuses to landowners that donate land to the local government for the purpose of providing affordable housing, to specify that affordable housing includes housing for military families receiving the basic allowance for housing.

Section 3 directs the Office of Program Policy Analysis and Government Accountability (OPPAGA) to evaluate the efficacy of using mezzanine finance,²⁴ or second position short-term

²² This section reads “A local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals. This paragraph does not apply to any local law, ordinance, or regulation adopted on or before June 1, 2011.” The effect of the bill is to permit local governments to forbid short term rentals in ADUs.

²³ The bill defines “primary dwelling unit” as the existing or proposed single-family dwelling on the property where a proposed accessory dwelling unit would be located.

²⁴ A mezzanine loan is a debt-equity instrument that sits in a middle, or “mezzanine” position in the capital stack: below the mortgage, but above the equity. Because it is subordinate to direct loans and other types of senior debts, it’s paid after these

debt, to stimulate the construction of owner-occupied affordable housing. OPPAGA must also evaluate the potential of tiny homes to meet affordable housing needs in this state. OPPAGA must consult with the FHFC and the Shimberg Center for Housing Studies at the University of Florida and submit a report of its finding to the Legislature by December 31, 2027. The report must include recommendations for the structuring of a model mezzanine finance program.

Section 4 provides that the bill takes effect on July 1, 2026.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

Article VII, s. 18(a) of the Florida Constitution provides, in part, that a county or municipality may not be bound by a general law requiring a county or municipality to spend funds or take an action that requires the expenditure of funds unless certain specified exemptions or exceptions are met. The bill may require counties and municipalities to expend funds associated with the requirement to enact an ordinance authorizing the use of ADUs. However, the mandate requirement does not apply to laws having an insignificant impact,²⁵ which for Fiscal Year 2026-2027 is forecast at approximately \$2.4 million.²⁶ The aggregate cost for local governments to implement this provision is likely insignificant.

However, if the bill does qualify as a mandate, in order to be binding upon cities and counties, the bill must contain a finding of important state interest and be approved by a two-thirds vote of the membership of each house.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

other debts in the event of insolvency. Mezzanine loans are associated with higher risk because they are typically unsecured, or only have a junior lien on assets as collateral, and as such can command higher interest rates than traditional loans. However, mezzanine loans may provide more flexibility than direct loans, including flexible repayment terms, where the lender may agree to interest-only payments for initial periods. See Center for Public Enterprise. *Smoothing the Housing Investment Cycle. Part I.* July 2024. Available at: <https://publicenterprise.org/wp-content/uploads/Smoothing-the-Housing-Investment-Cycle-Part-1.pdf> (last visited January 7, 2026).

²⁵ FLA. CONST. art. VII, s. 18(d).

²⁶ An insignificant fiscal impact is the amount not greater than the average statewide population for the applicable fiscal year times \$0.10. See FLA. SENATE COMM. ON CMTY. AFFAIRS, Interim Report 2012-115: Insignificant Impact (Sept. 2011), available at: <http://www.flsenate.gov/PublishedContent/Session/2012/InterimReports/2012-115ca.pdf> (last visited January 7, 2026).

E. Other Constitutional Issues:

None.

V. Fiscal Impact Statement:**A. Tax/Fee Issues:**

None.

B. Private Sector Impact:

Upon enactment of local ADU ordinances across the state, individuals may benefit from greater access to affordable rentals and single-family property owners may benefit from the resulting ADU rental income. Additionally, there may be opportunities to increase the supply of housing that is affordable for military families due to density bonus incentives.

C. Government Sector Impact:

Counties and municipalities will likely incur administrative expenses associated with the development and noticing of the ADU ordinance as required in section 1 of the bill.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill substantially amends sections 163.31771 and 420.615 of the Florida Statutes.

This bill creates an undesignated section of law.

IX. Additional Information:**A. Committee Substitute – Statement of Changes:**

(Summarizing differences between the Committee Substitute and the prior version of the bill.)

CS by Appropriations Committee on Transportation, Tourism, and Economic Development on January 14, 2026:

The committee substitute removes provisions related to reusable tenant screening reports, defines the term “by right,” and requires local governments to adopt an ordinance to

allow accessory dwelling units by right in certain areas. The ordinance would apply prospectively and may regulate specified actions.

B. Amendments:

None.

This Senate Bill Analysis does not reflect the intent or official position of the bill's introducer or the Florida Senate.



LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
01/14/2026	.	
	.	
	.	
	.	

The Appropriations Committee on Transportation, Tourism, and Economic Development (Gaetz) recommended the following:

1 **Senate Amendment (with title amendment)**

2

3 Delete lines 40 - 156

4 and insert:

5 Section 1. Subsections (2) through (5) of section
6 163.31771, Florida Statutes, are amended, and a new subsection
7 (5) is added to that section, to read:

8 163.31771 Accessory dwelling units.—

9 (2) As used in this section, the term:

10 (a) "Accessory dwelling unit" means an ancillary or



11 secondary living unit, that has a separate kitchen, bathroom,
12 and sleeping area, existing either within the same structure, or
13 on the same lot, as the primary dwelling unit.

14 (b) "Affordable rental" means that monthly rent and
15 utilities do not exceed 30 percent of that amount which
16 represents the percentage of the median adjusted gross annual
17 income for extremely-low-income, very-low-income, low-income, or
18 moderate-income persons.

19 (c) "By right" means the ability to be approved without
20 requiring a public hearing; a variance, conditional use permit,
21 special permit, or special exception; or other discretionary
22 action, other than a determination that a site plan conforms
23 with applicable zoning regulations.

24 (e) (e) "Local government" means a county or municipality.

25 (f) (d) "Low-income persons" has the same meaning as in s.
26 420.0004(11).

27 (g) (e) "Moderate-income persons" has the same meaning as in
28 s. 420.0004(12).

29 (h) "Primary dwelling unit" means an existing or proposed
30 single-family dwelling on the property where a proposed
31 accessory dwelling unit would be located.

32 (i) (f) "Very-low-income persons" has the same meaning as in
33 s. 420.0004(17).

34 (d) (g) "Extremely-low-income persons" has the same meaning
35 as in s. 420.0004(9).

36 (3) By December 1, 2026, a local government shall may adopt
37 an ordinance to allow accessory dwelling units by right in any
38 area zoned for single-family residential use. Such ordinance
39 must apply prospectively to accessory dwelling units approved



408564

40 after the date the ordinance is adopted. Such ordinance may
41 regulate the permitting, construction, and use of an accessory
42 dwelling unit but may not do any of the following:

43 (a) Prohibit the renting or leasing of an accessory
44 dwelling unit, except to prohibit the renting or leasing of an
45 accessory dwelling unit approved after the effective date of the
46 ordinance for a term of less than 1 month, notwithstanding s.
47 509.032(7)(b).

48 (b) Require that the owner of a parcel on which an
49 accessory dwelling unit is constructed reside in the primary
50 dwelling unit.

51 (c) Increase parking requirements on any parcel that can
52 accommodate an additional motor vehicle on a driveway without
53 impeding access to the primary dwelling unit.

54 (d) Require replacement parking if a garage, carport, or
55 covered parking structure is converted to create an accessory
56 dwelling unit.

57 (e) Impose discretionary review or hearing standards, such
58 as requiring a conditional use approval or special exception to
59 construct an accessory dwelling unit, or other review standards
60 that do not apply generally to other housing in the same
61 district or zone.

62 ===== T I T L E A M E N D M E N T =====

63 And the title is amended as follows:

64 Delete lines 2 - 13

65 and insert:

66 An act relating to housing; amending s. 163.31771,
67 F.S.; defining the terms "by right" and "primary



69 dwelling unit"; requiring, rather than authorizing,
70 local governments to adopt, by a specified date, an
71 ordinance to allow accessory dwelling units by right
72 in certain areas; requiring that such ordinances apply
73 prospectively; providing that such ordinances may
74 regulate specified actions; prohibiting the

By Senator Gaetz

1-00179-26

202648

1 A bill to be entitled
 2 An act relating to housing; creating s. 83.471, F.S.;
 3 defining terms; authorizing a landlord to accept
 4 reusable tenant screening reports and require a
 5 specified statement; prohibiting a landlord from
 6 charging certain fees to an applicant using a reusable
 7 tenant screening report; providing construction;
 8 amending s. 163.31771, F.S.; defining the term
 9 "primary dwelling unit"; requiring, rather than
 10 authorizing, local governments to adopt, by a
 11 specified date, an ordinance to allow accessory
 12 dwelling units in certain areas; requiring that such
 13 ordinances apply prospectively; prohibiting the
 14 inclusion of certain requirements or prohibitions in
 15 such ordinances; deleting a requirement that an
 16 application for a building permit to construct an
 17 accessory dwelling unit include a certain affidavit;
 18 revising the accessory dwelling units that apply
 19 toward satisfying a certain component of a local
 20 government's comprehensive plan; prohibiting the
 21 denial of a homestead exemption for certain portions
 22 of property on a specified basis; requiring that a
 23 rented accessory dwelling unit be assessed separately
 24 from the homestead property and taxed according to its
 25 use; amending s. 420.615, F.S.; authorizing a local
 26 government to provide a density bonus incentive to
 27 landowners who make certain real property donations to
 28 assist in the provision of affordable housing for
 29 military families; requiring the Office of Program

Page 1 of 7

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

1-00179-26

202648

30 Policy Analysis and Government Accountability to
 31 evaluate the efficacy of using mezzanine finance and
 32 the potential of tiny homes for specified purposes;
 33 requiring the office to consult with certain entities;
 34 requiring the office to submit a certain report to the
 35 Legislature by a specified date; providing an
 36 effective date.
 37
 38 Be It Enacted by the Legislature of the State of Florida:
 39
 40 Section 1. Section 83.471, Florida Statutes, is created to
 41 read:
 42 83.471 Reusable tenant screening reports.—
 43 (1) As used in this section, the term:
 44 (a)1. "Consumer report" means any written, oral, or other
 45 communication of information by a consumer reporting agency
 46 bearing on a consumer's credit worthiness, credit standing,
 47 credit capacity, character, general reputation, personal
 48 characteristics, or mode of living which is used or expected to
 49 be used or collected in whole or in part for the purpose of
 50 serving as a factor in establishing the consumer's eligibility
 51 for credit or insurance to be used primarily for personal,
 52 family, or household purposes; employment purposes; or any other
 53 purpose authorized under 15 U.S.C. s. 1681b.
 54 2. Except for the restrictions provided in 15 U.S.C. s.
 55 1681a(d) (3), the term "consumer report" does not include:
 56 a. Subject to 15 U.S.C. s. 1681s-3, any report containing
 57 information solely as to transactions or experiences between the
 58 consumer and the person making the report; communication of such

Page 2 of 7

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202648

59 information among persons related by common ownership or
 60 affiliated by corporate control; or communication of other
 61 information among persons related by common ownership or
 62 affiliated by corporate control, if it is clearly and
 63 conspicuously disclosed to the consumer that the information may
 64 be communicated among such persons and the consumer is given the
 65 opportunity, before the time that the information is initially
 66 communicated, to direct that such information not be
 67 communicated among such persons;

68 b. Any authorization or approval of a specific extension of
 69 credit directly or indirectly by the issuer of a credit card or
 70 similar device;

71 c. Any report in which a person who has been requested by a
 72 third party to make a specific extension of credit directly or
 73 indirectly to a consumer conveys his or her decision with
 74 respect to such request if the third party advises the consumer
 75 of the name and address of the person to whom the request was
 76 made, and such person makes the disclosures to the consumer
 77 required under 15 U.S.C. s. 1681m; or

78 d. A communication described in 15 U.S.C. s. 1681a(o) or 15
 79 U.S.C. s. 1681a(x).

80 (b) "Consumer reporting agency" means any person who, for
 81 monetary fees, dues, or on a cooperative nonprofit basis,
 82 regularly engages in whole or in part in the practice of
 83 assembling or evaluating consumer credit information or other
 84 information on consumers for the purpose of furnishing consumer
 85 reports to third parties, and who uses any means or facility of
 86 interstate commerce for the purpose of preparing or furnishing
 87 consumer reports.

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1-00179-26

202648

88 (c) "Reusable tenant screening report" means a report that:
 89 1. Includes all of the following:
 90 a. The applicant's full name.
 91 b. The applicant's contact information, including mailing
 92 address, e-mail address, and telephone number.
 93 c. Verification of the applicant's employment.
 94 d. The applicant's last known address.
 95 e. The results of an eviction history check in a manner and
 96 for a period of time consistent with applicable law related to
 97 the consideration of eviction history in housing.
 98 f. The date through which the information contained in the
 99 report is current.
 100 g. The applicant's consumer report.
 101 2.a. Is prepared within the previous 30 days by a consumer
 102 reporting agency at the request and expense of an applicant.
 103 b. Is made directly available to a landlord for use in the
 104 rental application process or is provided through a third-party
 105 website that regularly engages in the business of providing a
 106 reusable tenant screening report and complies with all state and
 107 federal laws pertaining to use and disclosure of information
 108 contained in a consumer report by a consumer reporting agency.
 109 c. Is available to the landlord at no cost to access or
 110 use.
 111 (2) A landlord may accept reusable tenant screening reports
 112 and may require an applicant to state that there has not been a
 113 material change to the information in the reusable tenant
 114 screening report.
 115 (3) If an applicant provides a reusable tenant screening
 116 report to a landlord who accepts such reports, the landlord may

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1-00179-26 202648

117 not charge the applicant a fee to access the report or an
 118 application screening fee.

119 (4) This section does not:

120 (a) Affect any other applicable law related to the
 121 consideration of criminal history information in housing,
 122 including, but not limited to, local ordinances governing the
 123 information that landlords may review and consider when
 124 determining to whom they will rent; or

125 (b) Require a landlord to accept reusable tenant screening
 126 reports.

127 Section 2. Subsections (3), (4), and (5) of section
 128 163.31771, Florida Statutes, are amended, paragraph (h) is added
 129 to subsection (2) of that section, and a new subsection (5) is
 130 added to that section, to read:

131 163.31771 Accessory dwelling units.—

132 (2) As used in this section, the term:

133 (h) "Primary dwelling unit" means the existing or proposed
 134 single-family dwelling on the property where a proposed
 135 accessory dwelling unit would be located.

136 (3) By December 1, 2026, a local government shall may adopt
 137 an ordinance to allow accessory dwelling units in any area zoned
 138 for single-family residential use. Such ordinance must apply
 139 prospectively to accessory dwelling units approved after the
 140 date the ordinance is adopted. Such ordinance may regulate the
 141 permitting, construction, and use of an accessory dwelling unit
 142 but may not do any of the following:

143 (a) Prohibit the renting or leasing of an accessory
 144 dwelling unit, except to prohibit the renting or leasing of an
 145 accessory dwelling unit approved after the effective date of the

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1-00179-26 202648

146 ordinance for a term of less than 1 month, notwithstanding s.
 147 509.032(7)(b).

148 (b) Require that the owner of a parcel on which an
 149 accessory dwelling unit is constructed reside in the primary
 150 dwelling unit.

151 (c) Increase parking requirements on any parcel that can
 152 accommodate an additional motor vehicle on a driveway without
 153 impeding access to the primary dwelling unit.

154 (d) Require replacement parking if a garage, carport, or
 155 covered parking structure is converted to create an accessory
 156 dwelling unit.

157 (4) An application for a building permit to construct an
 158 accessory dwelling unit must include an affidavit from the
 159 applicant which attests that the unit will be rented at an
 160 affordable rate to an extremely low-income, very low-income,
 161 low-income, or moderate-income person or persons.

162 (5) Each accessory dwelling unit allowed by an ordinance
 163 adopted under this section which provides affordable rental
 164 housing shall apply toward satisfying the affordable housing
 165 component of the housing element in the local government's
 166 comprehensive plan under s. 163.3177(6)(f).

167 (5) The owner of a property with an accessory dwelling unit
 168 may not be denied a homestead exemption for those portions of
 169 property on which the owner maintains a permanent residence
 170 solely on the basis of the property containing an accessory
 171 dwelling unit that is or may be rented to another person.
 172 However, if the accessory dwelling unit is rented to another
 173 person, the accessory dwelling unit must be assessed separately
 174 from the homestead property and taxed according to its use.

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1-00179-26

202648__

175 Section 3. Subsection (1) of section 420.615, Florida
176 Statutes, is amended to read:
177 420.615 Affordable housing land donation density bonus
178 incentives.—
179 (1) A local government may provide density bonus incentives
180 pursuant to ~~the provisions of~~ this section to any landowner who
181 voluntarily donates fee simple interest in real property to the
182 local government for the purpose of assisting the local
183 government in providing affordable housing, including housing
184 that is affordable for military families receiving the basic
185 allowance for housing. Donated real property must be determined
186 by the local government to be appropriate for use as affordable
187 housing and must be subject to deed restrictions to ensure that
188 the property will be used for affordable housing.
189 Section 4. The Office of Program Policy Analysis and
190 Government Accountability (OPPAGA) shall evaluate the efficacy
191 of using mezzanine finance, or second-position short-term debt,
192 to stimulate the construction of owner-occupied housing that is
193 affordable as defined in s. 420.0004(3), Florida Statutes, in
194 this state. OPPAGA shall also evaluate the potential of tiny
195 homes in meeting the need for affordable housing in this state.
196 OPPAGA shall consult with the Florida Housing Finance
197 Corporation and the Shimberg Center for Housing Studies at the
198 University of Florida in conducting its evaluation. By December
199 31, 2027, OPPAGA shall submit a report of its findings to the
200 President of the Senate and the Speaker of the House of
201 Representatives. Such report must include recommendations for
202 the structuring of a model mezzanine finance program.
203 Section 5. This act shall take effect July 1, 2026.

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The Florida Senate
COMMITTEE VOTE RECORD

Committee: Appropriations Committee on Transportation, Tourism, and Economic Development

Tab #: 2

Meeting Date: Wednesday, January 14, 2026

Sponsor: Gaetz
Subject: Housing

Time: 11:30 a.m.—1:00 p.m.

Place: 110 Senate Building

Bill #: SB 48

Final Action: Favorable with Committee Substitute

CODES: FAV=Favorable
UNF=Unfavorable
-R=Reconsidered

RCS=Replaced by Committee Substitute
RE=Replaced by Engrossed Amendment
RS=Replaced by Substitute Amendment

TP=Temporarily Postponed
VA=Vote After Roll Call
VC=Vote Change After Roll Call

WD=Withdrawn
OO=Out of Order
AV=Abstain from Voting

The Florida Senate
COMMITTEE VOTE RECORD

Committee: Appropriations Committee on Transportation,
Tourism, and Economic Development

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VC=Vote Change After Roll Call

WD=Withdrawn
OO=Out of Order
AV=Abstain from Voting

S00048

GENERAL BILL by Gaetz; (CO-INTRODUCERS) Osgood; Pizzo; (Compare CS/H 00313)
Housing. EFFECTIVE DATE: 07/01/2026.

01/14/26 S CS by Appropriations Committee on Transportation, Tourism, and Economic
Development; YEAS 13 NAYS 0

01/16/26 S Pending reference review under Rule 4.7(2) - (Committee Substitute); Now in Rules

1/14/2026

Meeting Date

Approp. Committee on Trans.

Committee

Name Samantha Padgett

Phone (850) 224-2250

Address 230 S. Adams street

Street

tallahassee Fl

City

State

32301

Zip

Email Spadgett@FrLA.org

Speaking: For Against Information

OR

Waive Speaking: In Support Against

PLEASE CHECK ONE OF THE FOLLOWING:

I am appearing without compensation or sponsorship.

I am a registered lobbyist, representing:

Florida Restaurant
& Lodging Association

I am not a lobbyist, but received something of value for my appearance (travel, meals, lodging, etc.), sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. 2020-2022JointRules.pdf flesenate.gov

This form is part of the public record for this meeting.

S-001 (08/10/2021)

1/14/2026

The Florida Senate

APPEARANCE RECORD

Meeting Date
Appropriations Committee on Transportation, Tourism, and Economic Development

Committee

Name **Murphy Kennedy Giering**

Phone **407 232 3820**

Address **200 S Monroe St**
Street

Email **murphykg@floridarealtors.org**

Tallahassee **FL** **32312**

City State

Zip

Speaking: For Against Information

OR

Waive Speaking: In Support Against

I am appearing without compensation or sponsorship.

PLEASE CHECK ONE OF THE FOLLOWING:

I am a registered lobbyist, representing:

Florida Realtors

I am not a lobbyist, but received something of value for my appearance (travel, meals, lodging, etc.), sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022JointRules.pdf](https://www.leg.state.fl.us/2020-2022JointRules.pdf) (flsenate.gov)

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S-001 (08/10/2021)

1/14/26

The Florida Senate

APPEARANCE RECORD

48

Meeting Date
Approps Cmte on Transportation, Tourism and Economic Development
Committee
Name **Greg Black**

Address **215 S. Monroe Street Suite 130**
Street
City **Tallahassee** State **FL** Zip **32301**
Email **Greg@BlackConsultingLLC.com**

Deliver both copies of this form to
Senate professional staff conducting the meeting

Phone **8505098022**
Amendment Barcode (if applicable)

Speaking: For Against Information

OR

Waive Speaking: In Support Against

I am appearing without
compensation or sponsorship.

PLEASE CHECK ONE OF THE FOLLOWING:

I am a registered lobbyist,
representing:

Florida Chamber of Commerce

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022JointRules.pdf](https://flsenate.gov/2020-2022JointRules.pdf) (flsenate.gov)

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S-001 (08/10/2021)

1/14/24

Meeting Date

Trans Econ Dev.

Committee

Name DONG Wheeler

Address 110 N. Duval St

Street

TLH

FL

32312

City

State

Zip

Phone 850 3228850

Email D Wheeler@JamesMadison.org

Speaking: For Against Information

OR

Waive Speaking: In Support Against

PLEASE CHECK ONE OF THE FOLLOWING:

 I am appearing without compensation or sponsorship. I am a registered lobbyist, representing: I am not a lobbyist, but received something of value for my appearance (travel, meals, lodging, etc.), sponsored by:

The James Madison Institute

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022JointRules.pdf](#) (flesenate.gov)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate
APPEARANCE RECORD

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48

Bill Number or Topic

Amendment Barcode (if applicable)

The Florida Senate

APPEARANCE RECORD

Jan 14, 2026

Meeting Date

TED APPROPS

Committee

Name Brendan Burke

Address 1519 Thomaswood Dr

Street

Tallahassee FL

State

32304

Zip

Speaking: For Against Information

OR

Waive Speaking:

In Support

Against

0048

Bill Number or Topic

Amendment Barcode (if applicable)

Phone 7275122469

Email bburke@FLIBA.com

PLEASE CHECK ONE OF THE FOLLOWING:

I am appearing without compensation or sponsorship.

I am a registered lobbyist, representing:

Florida Home Builders Association

I am not a lobbyist, but received something of value for my appearance (travel, meals, lodging, etc.), sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022JointRules.pdf](https://www.leg.state.fl.us/2020-2022JointRules.pdf) (flesenate.gov)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

1-14-2026

The Florida Senate

APPEARANCE RECORD

SB-48

Meeting Date

Appropriations Committee on Transportation
Tourism and Economic Development

Committee

Name Daniel Martinez Phone 305-240-2917

Address 107 E College Ave Email Dmartinez@AfPHQ.org

Street

Tallahassee

FL 32301

City

State

Zip

Speaking: For Against Information

OR

Waive Speaking: In Support Against

PLEASE CHECK ONE OF THE FOLLOWING:

I am appearing without compensation or sponsorship.

I am a registered lobbyist, representing:

Americans for Prosperity

I am not a lobbyist, but received something of value for my appearance (travel, meals, lodging, etc.), sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022JointRules.pdf](https://www.leg.state.fl.us/2020-2022JointRules.pdf) flsenate.gov

This form is part of the public record for this meeting.

S-001 (08/10/2021)



The Florida Senate

Committee Agenda Request

To: Senator Nick DiCeglie, Chair
Appropriations Committee on Transportation, Tourism, and Economic
Development

Subject: Committee Agenda Request

Date: November 4, 2025

I respectfully request that **Senate Bill #48**, relating to Housing, be placed on the:

- committee agenda at your earliest possible convenience.
- next committee agenda.

A blue ink signature of Senator Don Gaetz's name, followed by a blue checkmark.

Senator Don Gaetz
Florida Senate, District 1

CourtSmart Tag Report

Room: SB 110

Case No.:

Type:

Caption: Senate Appropriations Committee on Transportation, Tourism, and Economic Development

Judge:

Started: 1/14/2026 11:30:19 AM

Ends: 1/14/2026 1:17:57 PM

Length: 01:47:39

11:30:41 AM Sen. DiCeglie (Chair)
11:32:35 AM Brian Mimbs, Policy Director, Governor's Office of Policy and Budget
11:34:01 AM TAB 1 - Governor's Fiscal Year 2025-2026 Budget Recommendations
11:37:19 AM Alex Kelly, Secretary, Dept. of Commerce
11:50:26 AM Sen. Smith
11:52:01 AM A. Kelly
11:53:08 AM Brian Griffin, VISIT Florida
11:53:48 AM Sen. Smith
11:55:30 AM B. Griffin
11:55:58 AM Sen. Smith
11:56:40 AM Dave Kerner, Executive Director, Dept. of Highway Safety and Motor Vechicles
12:02:42 PM Sen. Smith
12:03:10 PM D. Kerner
12:04:22 PM Sen. Smith
12:05:23 PM D. Kerner
12:08:01 PM Sen. Avila
12:08:28 PM Sen Davis
12:09:09 PM Sen. Wright
12:11:00 PM John Haas, Major General, Florida National Guard
12:17:31 PM Sen. Wright
12:17:40 PM J. Haas
12:18:31 PM Sen. Wright
12:19:06 PM J. Haas
12:19:59 PM Sen. Wright
12:20:25 PM Sen. Avila
12:22:11 PM J. Haas
12:22:46 PM Sen. Davis
12:23:10 PM J. Haas
12:23:39 PM Sen. Davis
12:23:52 PM J. Haas
12:24:11 PM Sen. DiCeglie
12:24:44 PM Mark Thieme, Director, Florida State Guard
12:31:58 PM Sen. DiCeglie
12:32:03 PM Sen. Wright
12:32:38 PM M. Thieme
12:33:07 PM Sen. Wright
12:34:05 PM Sen. DiCeglie
12:34:37 PM Cory Byrd, Secretary, Dept. of State
12:36:26 PM Sen. Davis
12:36:50 PM C. Byrd
12:37:26 PM Sen. Davis
12:37:56 PM C. Byrd
12:38:25 PM Sen. Davis
12:38:35 PM C. Byrd
12:38:59 PM Sen. Smith
12:39:47 PM C. Byrd
12:40:55 PM Sen. DiCeglie
12:41:26 PM Jared Perdue, Secretary, Dept. of Transportation
12:45:17 PM Sen. Arrington
12:45:25 PM J. Perdue
12:46:08 PM Sen. DiCeglie
12:46:37 PM Kevin Guthrie, Director, Division of Emergency Management

12:48:47 PM Sen. Smith
12:49:01 PM K. Guthrie
12:49:17 PM Sen. Smith
12:49:23 PM K. Guthrie
12:49:29 PM Sen. Smith
12:49:46 PM K. Guthrie
12:50:26 PM Sen. Smith
12:50:44 PM K. Guthrie
12:50:52 PM Sen. Wright
12:51:21 PM Sen. DiCeglie
12:51:34 PM S 48
12:51:50 PM Sen. Gaetz
12:52:44 PM Sen. DiCeglie
12:52:56 PM Am. 408564
12:53:02 PM Sen. Gaetz
12:53:14 PM Sen. DiCeglie
12:53:49 PM Samantha Padgentt, Lobbyist, Florida Restaurant and Lodging Association
12:54:49 PM Sen. Gaetz
12:55:00 PM Sen. DiCeglie
12:55:08 PM Sen. Polsky
12:55:29 PM Sen. Gaetz
12:56:15 PM Sen. DiCeglie
12:56:23 PM Murphy Kennedy Giering, Lobbyist, Florida Realtors (waives in support)
12:56:29 PM Greg Black, Florida Chamber of Commerce, (waives in support)
12:56:36 PM Doug Wheeler, Lobbyist, James Madison Institute (waives in support)
12:56:43 PM Brendan Burke, Lobbyist, Florida Home Builders Association (waives in support)
12:56:49 PM Daniel Martinez, Lobbyist, Americans for Prosperity (waives in support)
12:57:12 PM Sen. Gaetz
12:57:14 PM Sen. DiCeglie