

Tab 1	SB 218 by Gaetz (CO-INTRODUCERS) Trumbull; Identical to H 00217 Land Use Regulations					
Tab 2	CS/SB 380 by JU, Trumbull; Similar to CS/H 01009 Legal Notices					
159872	A	S	RCS	CA, Trumbull	Delete L.50 - 137:	01/27 06:17 PM
Tab 3	SB 936 by McClain; Similar to H 00537 Temporary Door Locking Devices					
Tab 4	SB 948 by McClain (CO-INTRODUCERS) Rodriguez, DiCeglie, Smith, Rouson; Identical to H 01143 Local Government Land Development Regulations and Orders					
486426	D	S	RCS	CA, McClain	Delete everything after	01/27 06:17 PM
Tab 5	SB 962 by Bradley; Identical to CS/H 00837 Affordable Housing					
Tab 6	SB 984 by DiCeglie (CO-INTRODUCERS) Smith; Identical to H 00813 Firefighter Cancer Benefits and Prevention					
Tab 7	SB 1020 by Truenow; Similar to H 00929 Regulation of Chickees					
Tab 8	SB 1180 by Arrington; Similar to CS/H 01051 Community Development District Recall Elections					
657364	D	S	WD	CA, Arrington	Delete everything after	01/27 06:17 PM
353762	D	S	RCS	CA, Arrington	Delete everything after	01/27 06:17 PM
Tab 9	SB 1434 by Calatayud; Similar to H 00979 Infill Redevelopment					
Tab 10	SB 1444 by Martin; Identical to H 01227 Preemption to the State					
Tab 11	SB 1612 by DiCeglie; Similar to CS/H 00967 Electronic Payments to Local Governments					

The Florida Senate
COMMITTEE MEETING EXPANDED AGENDA

COMMUNITY AFFAIRS
Senator McClain, Chair
Senator Massullo, Vice Chair

MEETING DATE: Tuesday, January 27, 2026

TIME: 3:30—5:30 p.m.

PLACE: Mallory Horne Committee Room, 37 Senate Building

MEMBERS: Senator McClain, Chair; Senator Massullo, Vice Chair; Senators Jones, Leek, Passidomo, Pizzo, Sharief, and Trumbull

TAB	BILL NO. and INTRODUCER	BILL DESCRIPTION and SENATE COMMITTEE ACTIONS	COMMITTEE ACTION
1	SB 218 Gaetz (Identical H 217)	Land Use Regulations; Defining the term “impacted local government”, etc. CA 01/27/2026 Favorable JU RC	Favorable Yeas 8 Nays 0
2	CS/SB 380 Judiciary / Trumbull (Compare H 1009)	Legal Notices; Revising the definition of the term “governmental agency”; requiring governmental agencies and special governmental agencies to publish certain legal notices continuously for a specified timeframe when the notices are for a specified purpose and provided under a certain circumstance; authorizing certain special governmental agencies to use a publicly accessible website to publish certain advertisements and legal notices under specified conditions; requiring that a public bid advertisement made by a special governmental agency on a publicly accessible website include a method to accept electronic bids, etc. JU 12/02/2025 Fav/CS CA 01/27/2026 Fav/CS RC	Fav/CS Yeas 8 Nays 0
3	SB 936 McClain (Similar H 537, H 553)	Temporary Door Locking Devices; Defining the term “temporary door locking device”; authorizing temporary door locking devices to be installed at any height; requiring the Florida Building Commission to incorporate certain standards for temporary door locking devices into the Florida Building Code; requiring the use of temporary door locking devices be integrated into building safety plans, safety drills, and training programs for a specified purpose, etc. CA 01/27/2026 Favorable RI RC	Favorable Yeas 8 Nays 0

COMMITTEE MEETING EXPANDED AGENDA

Community Affairs

Tuesday, January 27, 2026, 3:30—5:30 p.m.

TAB	BILL NO. and INTRODUCER	BILL DESCRIPTION and SENATE COMMITTEE ACTIONS	COMMITTEE ACTION
4	SB 948 McClain (Identical H 1143)	Local Government Land Development Regulations and Orders; Revising, for counties and municipalities, respectively, the application procedures for development permits and orders; creating the “Florida Starter Homes Act”; prohibiting local governments from adopting land development regulations governing lots on residential real property unless such adoption meets specified requirements; prohibiting local governments from adopting certain land development regulations if a lot on residential real property is connected to a public water system or a public sewer system, etc. CA 01/27/2026 Fav/CS JU RC	Fav/CS Yeas 7 Nays 1
5	SB 962 Bradley (Identical CS/H 837, Compare S 1548)	Affordable Housing; Revising the definitions of certain land use categories for which certain residential development may be authorized to exclude farms and farm operations and uses associated therewith, etc. CA 01/27/2026 Favorable AG RC	Favorable Yeas 8 Nays 0
6	SB 984 DiCeglie (Identical H 813)	Firefighter Cancer Benefits and Prevention; Revising conditions under which a specified one-time payment must be made by a former employer upon a firefighter’s cancer diagnosis; requiring a former employer to provide death benefits for a specified timeframe under certain circumstances; deleting the requirement for the Division of State Fire Marshal to adopt rules for establishing employer cancer prevention best practices, etc. CA 01/27/2026 Favorable GO AP	Favorable Yeas 8 Nays 0
7	SB 1020 Truenow (Similar H 929)	Regulation of Chickees; Defining the term “chickee”; prohibiting counties and municipalities, respectively, from enacting ordinances, regulations, or policies that prevent construction of chickees under certain circumstances or that are more restrictive than federal floodplain management regulations; providing that later incorporation of certain features into an existing chickee requires a permit; providing criminal penalties for persons who are not members of specific tribes and who construct chickees in an attempt to circumvent the Florida Building Code, etc. CA 01/27/2026 Favorable RI RC	Favorable Yeas 8 Nays 0

COMMITTEE MEETING EXPANDED AGENDA

Community Affairs

Tuesday, January 27, 2026, 3:30—5:30 p.m.

TAB	BILL NO. and INTRODUCER	BILL DESCRIPTION and SENATE COMMITTEE ACTIONS	COMMITTEE ACTION
8	SB 1180 Arrington (Similar CS/H 1051)	Community Development District Recall Elections; Providing that certain members of the governing body of a community development district may be removed by the electors of the community development district; requiring separate petitions for each member sought to be recalled; requiring the designation of a recall committee and chair of such committee; requiring that each petition contain specified information; requiring that a petition be filed with the Department of Commerce in a specified manner by the chair of the committee, etc. CA 01/27/2026 Fav/CS EE FP	Fav/CS Yeas 8 Nays 0
9	SB 1434 Calatayud (Similar H 979)	Infill Redevelopment; Creating the "Infill Redevelopment Act"; requiring a local government to permit the development of certain qualifying parcels up to a certain density and intensity; prohibiting a local government from imposing certain restrictions or requirements on the development of certain qualifying parcels; requiring developers of qualifying parcels to maintain a specified buffer between new developments and single-family homes and townhouses under certain circumstances; prohibiting a local government from adopting or enforcing certain local laws, ordinances, or regulations, etc. CA 01/27/2026 Favorable JU RC	Favorable Yeas 8 Nays 0
10	SB 1444 Martin (Identical H 1227, Compare CS/H 803, H 1049, S 968, S 1234)	Preemption to the State; Providing for preemption of all matters relating to the regulation of religious services and gatherings; prohibiting counties, municipalities, and special districts, respectively, from substantially burdening the free exercise of religion by adopting or enforcing certain ordinances, regulations, resolutions, rules, or other policies; prohibiting a local enforcement agency from denying the issuance of a certificate of occupancy to an owner of residential or commercial structure based on noncompliance with Florida-friendly landscaping ordinances in certain circumstances; waiving sovereign immunity in accordance with specified laws, etc. CA 01/27/2026 Favorable JU RC	Favorable Yeas 6 Nays 2

COMMITTEE MEETING EXPANDED AGENDA

Community Affairs

Tuesday, January 27, 2026, 3:30—5:30 p.m.

TAB	BILL NO. and INTRODUCER	BILL DESCRIPTION and SENATE COMMITTEE ACTIONS	COMMITTEE ACTION
11	SB 1612 DiCeglie (Similar CS/H 967)	Electronic Payments to Local Governments; Revising legislative intent; requiring each unit of local government to accept electronic payment online for payments received by and financial obligations owed to the unit of local government, etc. CA 01/27/2026 Favorable GO RC	Favorable Yeas 8 Nays 0

Other Related Meeting Documents

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 Committee on Community Affairs

BILL: SB 218

INTRODUCER: Senators Gaetz and Trumbull

SUBJECT: Land Use Regulations

DATE: January 26, 2026

REVISED: _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Shuler	Fleming	CA	Favorable
2.			JU	
3.			RC	

I. Summary:

SB 218 amends the undesignated section of law created by Section 28 of chapter 2025-190, Laws of Florida, (CS/CS/SB 180 (2025)) to reduce the areas of the state to which the land use regulation restrictions of that section apply.

Since each of Florida's 67 counties were listed in at least one of the disaster declarations for Hurricane Debby, Hurricane Helene, or Hurricane Milton, all counties and municipalities in this state have been subject to the 3-year prohibition on proposing or adopting certain moratoriums or more restrictive or burdensome comprehensive plan amendments, land development regulations, or procedures.

The bill defines the term "impacted local government" to refer to areas that were designated as eligible for individual and public assistance in the federal disaster declarations for Hurricane Debby, Hurricane Helene, or Hurricane Milton, and applies the restrictions to these impacted local governments. As a result, 13 counties and the municipalities within them would not be subject to the restrictions.

The changes apply retroactively to August 1, 2024. The bill takes effect on July 1, 2026.

II. Present Situation:

Presidential Disaster and Emergency Declarations

When there is a disaster in the United States, the Governor of an affected state must initiate the declaration process with a request for an emergency and major disaster declaration under the Robert T. Stafford Disaster Relief and Emergency Assistance Act.¹ All emergency and disaster

¹ 42 U.S.C. §§ 5121-5207.

declarations are made at the discretion of the President of the United States.² There are two types of disaster declarations: emergency declarations and major disaster declarations.³ Both declarations allow for federal assistance to states and local governments, however they differ in scope, types, and amount of assistance available.⁴

The President can declare an emergency for any occasion where federal assistance is deemed necessary, and emergency declarations provide emergency services from the federal government in such cases. The total amount of assistance from an emergency declaration cannot exceed \$5 million unless reported to Congress.⁵

Following a request from the Governor, the President can declare a major disaster for any natural event, including hurricanes if the President deems that the disaster is of such a severity that it is beyond the combined capabilities of state and local governments to respond.⁶ A major disaster declaration makes a wide range of federal assistance resources available for individuals and states for emergency and permanent work.⁷

Federal Disaster Public and Individual Assistance Programs

Pursuant to a disaster declaration, the Federal Emergency Management Agency (FEMA) may implement its Public Assistance (PA) and Individual Assistance (IA) programs. PA includes assistance for urgent response activities undertaken immediately before or after an incident occurs, as well as long-term recovery assistance completed years later.⁸ A state, tribe, or territory with an applicable disaster declaration serves as the PA primary grant Recipient, while state, local, tribal, and territorial governments, and nonprofit entities, may then apply for funding as "Applicants."⁹ PA includes short-term "Emergency Work" such as debris removal or distribution of food and aid.¹⁰ If a major disaster declaration was made, long-term "Permanent Work" is available and includes reimbursement to repair, restore, reconstruct, or replace disaster-damaged public and eligible private nonprofit facilities.¹¹ When evaluating the request for PA when an emergency declaration has been made, FEMA considers if the severity and magnitude of the incident exceeds the capacity of state and local governments to respond, and thus requires federal supplemental assistance to save lives and protect property, public health and safety, or to lessen or avert the threat of a disaster.¹² When a major disaster declaration has been made, FEMA considers different factors including: the estimated cost of the assistance, concentration of localized impacts, amount of insurance coverage in force, local hazard mitigation investment, if multiple disasters occurred recently, and whether other programs of federal assistance may be appropriate.¹³

² FEMA, *How a Disaster Gets Declared*, <https://www.fema.gov/disaster/how-declared> (last visited Jan. 26, 2026).

³ *Id.*

⁴ *Id.*

⁵ *Id.*

⁶ *Id.*

⁷ *Id.*

⁸ Congressional Research Service, *A Brief Overview of FEMA's Public Assistance Program*, June 11, 2025, available at <https://www.congress.gov/crs-product/IF11529> (last visited Jan 26, 2026).

⁹ *Id.*

¹⁰ *Id.*

¹¹ *Id.*

¹² *Id.*

¹³ *Id.*

FEMA may implement the IA program to assist disaster survivors when the President authorizes such assistance pursuant to a declaration of emergency or major disaster declaration.¹⁴ IA may include crisis counseling assistance and training, disaster case management, disaster legal services, disaster unemployment assistance, individual and household needs and under-insured expenses.¹⁵ A governor of an affected state or territory or the chief executive of an affected tribal government must request that the President declare an emergency or major disaster authorizing IA.¹⁶ FEMA evaluates specific factors based on information in the request to determine whether there is a need for IA.¹⁷ FEMA then makes a recommendation to the President, who has sole discretion to authorize a declaration that provides IA, and may additionally limit the types of IA that are authorized.¹⁸ When evaluating governor's requests, FEMA looks to the fiscal capacity for the state to manage disaster response and recovery, availability of resources, uninsured property losses, the demographics of the affected population, impact to community infrastructure, casualties, and disaster-related unemployment.¹⁹ For tribal chief executive requests, FEMA evaluates the tribal nation capacity and resources to respond, uninsured property losses and existing conditions, the demographics of the affected population, impact to community infrastructure and cultural facilities, casualties, injuries, and missing individuals, disaster-related unemployment, displaced households and housing resources, unique conditions affecting tribal nations, 36-month disaster history or recent multiple disasters, and other relevant information.²⁰ In addition, when a Tribal Nation requests PA and there is damage to tribally owned and individually owned housing, FEMA's guidance says it will recommend approving IA when the Tribal Nation wants to receive IA; PA is approved; and the disaster damages or destroys assistance-eligible housing.²¹

2024 Hurricane Season

Hurricane Debby

Forming into a tropical depression on August 3, 2024, Debby intensified into a Category 1 hurricane less than 12 hours before landfall.²² Hurricane Debby made landfall near Steinhatchee in Taylor County around 7 am on August 5, 2024.²³ Debby brought storm surge of 3 to 5 feet across portions of the Nature Coast and the southeast Big Bend, causing damage to areas where many were still recovering from Hurricane Idalia from the year before.²⁴ Debby's primary impact across the area was flooding from heavy rainfall due to the forward movement of the storm slowing after landfall.²⁵ Rainfall amounts of 8 to 12 inches resulted in widespread flooding in southeast Madison and eastern Lafayette counties, while in Suwannee and Gilchrist counties,

¹⁴ Congressional Research Service, *A Brief Overview of FEMA's Individual Assistance Program*, Mar. 3, 2025, available at <https://www.congress.gov/crs-product/IF11298> (last visited Jan 26, 2026).

¹⁵ *Id.*

¹⁶ *Id.*

¹⁷ *Id.*

¹⁸ *Id.*

¹⁹ *Id.*

²⁰ *Id.*

²¹ *Id.*

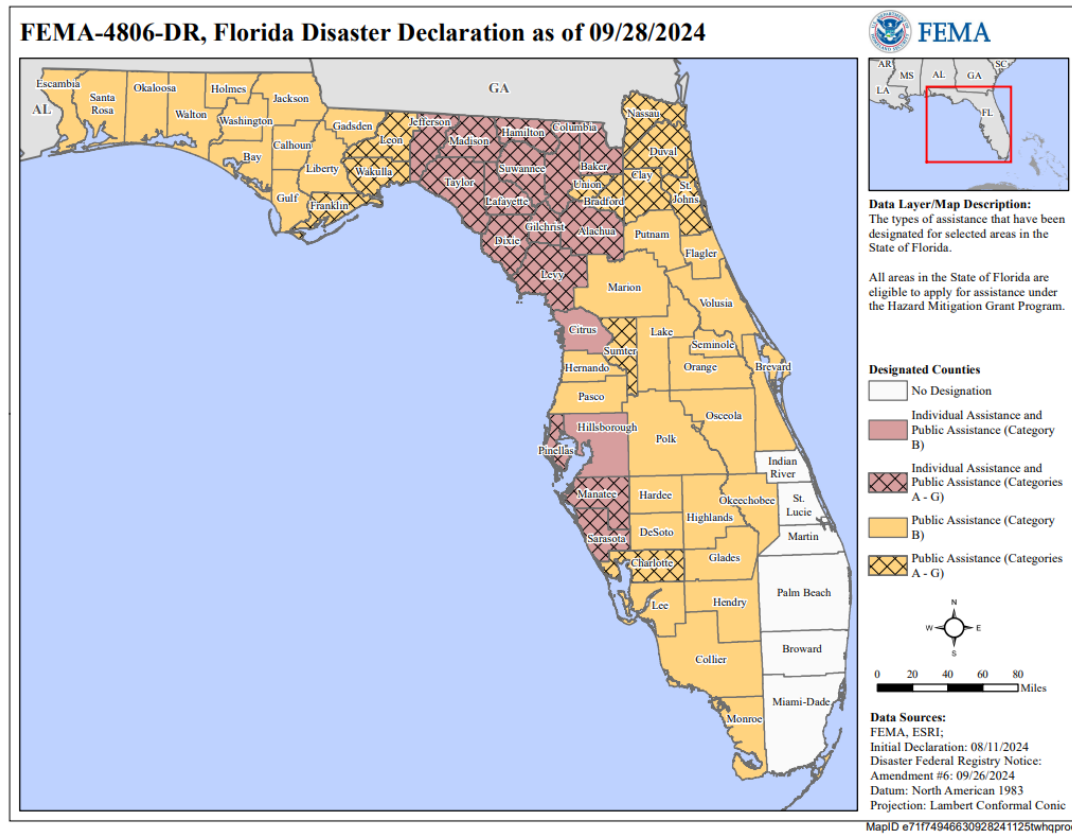
²² National Weather Service, *Hurricane Debby Strikes the Florida Big Bend August 5, 2024*, <https://www.weather.gov/tae/HurricaneDebby2024> (last visited Jan. 26, 2026).

²³ *Id.*

²⁴ *Id.*

²⁵ *Id.*

rainfall amounts approaching 15 inches were observed.²⁶ Flooding lasted for several weeks in Madison county after landfall due to the influx of rainfall putting pressure on the groundwater system, which subsequently triggered new flooding as water came up from the ground.²⁷ Flooding along the Suwannee River continued 3 weeks after landfall.²⁸



Disaster Declaration Map for Hurricane Debby

Hurricane Helene

Due to high oceanic heat and the abatement of wind shear, conditions were favorable for Helene to rapidly intensify from a category 1 hurricane into a category 4 hurricane from September 25 to September 26, 2024.²⁹ Helene hit a maximum of 140 mph for sustained winds just before making landfall near Perry, Florida, just east of the mouth of the Aucilla River around 11:10 pm on September 26, 2024.³⁰ While the storm moved quickly across the state, this did not lessen the impacts.³¹ The wind field of Helene was among the top 10 percent of all recorded storms resulting in widespread wind impacts and hurricane-force gusts extending further inland than most systems.³² Much of the area affected by the storm experienced 4-8 inches of rainfall, but the heaviest amounts were observed near the Apalachicola State Forest where radar estimates

²⁶ *Id.*

²⁷ *Id.*

²⁸ *Id.*

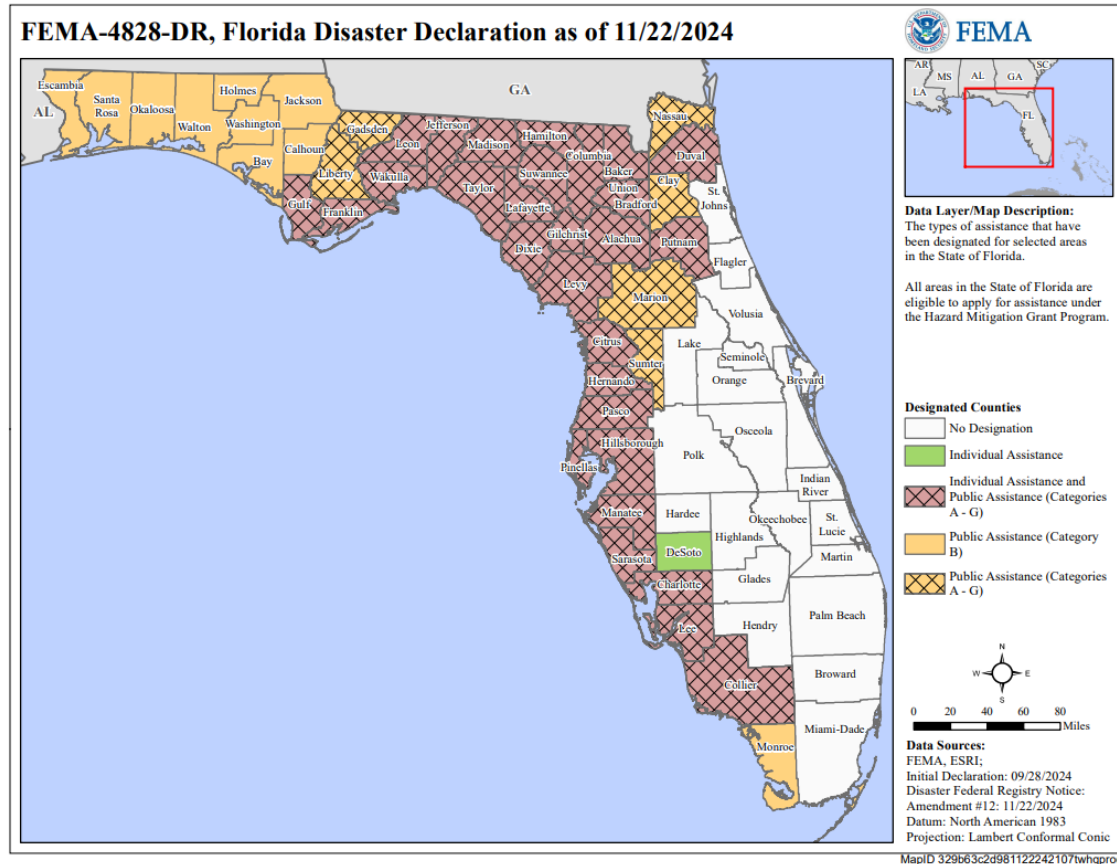
²⁹ National Weather Service, *Hurricane Helene Makes Landfall in the Florida Big Bend September 26-27, 2024*, <https://www.weather.gov/tae/helene2024> (last visited Jan. 26, 2026).

³⁰ *Id.*

³¹ *Id.*

³² *Id.*

indicated 10 to 18 inches of rain.³³ A large upper-level trough to the west of Helene helped funnel abundant tropical moisture northward well before landfall, creating conditions that led to significant impacts from heavy rainfall and flooding.³⁴ Many counties across the Panhandle reported flooding and washed-out roads.³⁵ The combination of Helene's large size and extremely fast forward motion contributed to catastrophic storm surge in the southeast Big Bend area and along the west coast of Florida.³⁶ In Cedar Key, the storm surge level of 9.3 feet exceeded the level of 6.89 feet observed during Hurricane Idalia the previous year.³⁷ Preliminary data for Taylor and Dixie counties estimated more than 15 feet of surge, while areas near Tampa saw levels over 6 feet.³⁸



Disaster Declaration Map for Hurricane Helene

Hurricane Milton

Just shy of 2 weeks after Hurricane Helene's landfall in Florida, Hurricane Milton made landfall around 8:30 pm on October 9, 2024, in Siesta Key, Florida in Sarasota County.³⁹ At landfall,

³³ *Id.*

³⁴ *Id.*

³⁵ *Id.*

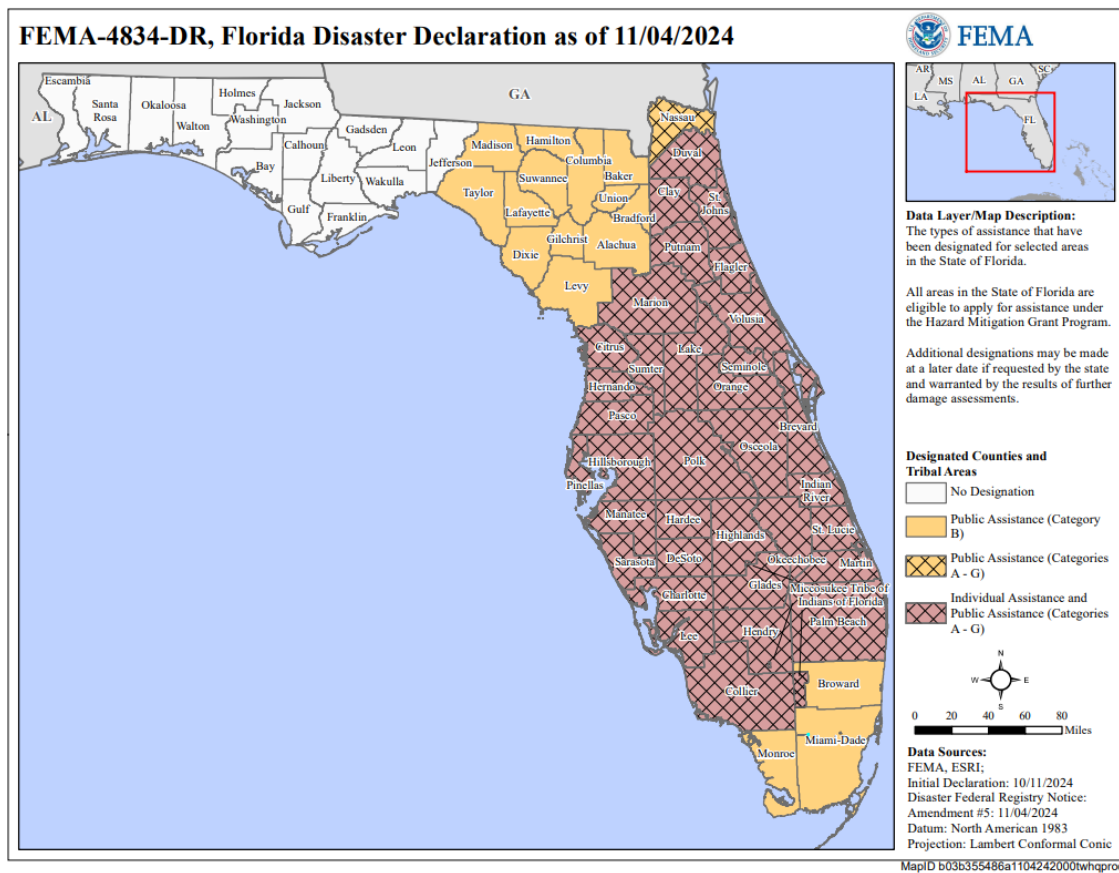
³⁶ *Id.*

³⁷ Emily Powell, Florida Climate Center, *Hurricane Helene Post-Storm Summary Report*, (Oct. 7, 2024), <https://climatecenter.fsu.edu/images/docs/Hurricane-Helene-Summary-Report.pdf> (last visited Jan. 26, 2026).

³⁸ *Id.*

³⁹ National Weather Service, *Hurricane Milton Impacts to East Central Florida*, https://www.weather.gov/mlb/HurricaneMilton_Impacts (last visited Jan. 26, 2026).

Milton was a category 3 hurricane with maximum sustained winds of 120 mph.⁴⁰ Hurricane Milton spawned a record tornado outbreak, resulting in a total of 47 confirmed tornadoes on October 9, 2024, covering 400 miles and causing 7 deaths and 14 injuries.⁴¹ Though Milton moved quickly across the state, it produced extreme rainfall, with the highest amounts, nearly 20 inches, measured in the Clearwater Beach and St. Petersburg areas.⁴² In the days and weeks following the storm, rainfall caused rivers and tributaries to reach major flood stages.⁴³ The hydrograph at Astor for the St. Johns River showed a new record high level on October 10, 2024, of 4.81 feet, while the Hillsborough River crested at a new record of 38.16 feet at Morris Bridge on October 12, 2024.⁴⁴ Storm surge in many areas was less than Hurricane Ian in 2022, but higher than experienced during Helene.⁴⁵ NOAA gages in Ft. Myers and Naples Bay North measured storm surge above 5 feet.⁴⁶ Enormous amounts of sand were displaced along Florida's west-central coast following Hurricanes Helene and Milton, which eroded beaches and undid previous beach renourishment projects.⁴⁷



Disaster Declaration Map for Hurricane Milton

⁴⁰ Emily Powell, Florida Climate Center, *Post-Storm Summary Report on Hurricane Milton*, (Oct. 31, 2024), <https://climatecenter.fsu.edu/images/docs/Hurricane-Milton-Report.pdf> (last visited Jan. 26, 2026).

⁴¹ *Id.*

⁴² *Id.*

43 *Id.*

⁴⁴ *Id.*

45 *Id.*

⁴⁶ *Id.*

⁴⁷ *Id.*

Community Planning

The Community Planning Act provides counties and municipalities with the power to plan for future development by adopting comprehensive plans.⁴⁸ Each county and municipality must maintain a comprehensive plan to guide future development.⁴⁹

All development, both public and private, and all development orders approved by local governments must be consistent with the local government's comprehensive plan.⁵⁰ A comprehensive plan provides the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area.⁵¹

A local government's comprehensive plan lays out the locations for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. A comprehensive plan is made up of 10 required elements, each laying out regulations for a different facet of development.⁵²

A comprehensive plan is implemented through the adoption of land development regulations⁵³ that are consistent with the plan, and which contain specific and detailed provisions necessary to implement the plan.⁵⁴ Such regulations must, among other prescriptions, regulate the subdivision of land and the use of land for the land use categories in the land use element of the comprehensive plan.⁵⁵ Substantially affected persons have the right to maintain administrative actions which assure that land development regulations implement and are consistent with the comprehensive plan.⁵⁶

Development that does not conform to the comprehensive plan may not be approved by a local government unless the local government amends its comprehensive plan first. State law requires a proposed comprehensive plan amendment to receive two public hearings, the first held by the local planning board, and subsequently by the governing board.⁵⁷

Development Permits and Orders

The Community Planning Act defines "development" as "the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels."⁵⁸ When a party wishes to

⁴⁸ Section 163.3167(1), F.S.

⁴⁹ Section 163.3167(2), F.S.

⁵⁰ Section 163.3194(3), F.S.

⁵¹ Section 163.3177(1), F.S.

⁵² Section 163.3177(6), F.S.

⁵³ "Land development regulations" means ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land, except that this definition does not apply in s. 163.3213 (relating to administrative review of land development regulations). S. 163.3164(26), F.S.

⁵⁴ Section 163.3202, F.S.

⁵⁵ *Id.*

⁵⁶ Section 163.3213, F.S.

⁵⁷ Sections 163.3174(4)(a) and 163.3184, F.S.

⁵⁸ Section 163.3164(14), F.S.

engage in development activity, they must seek a development permit from the appropriate local government having jurisdiction. A development permit is defined to include “any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.”⁵⁹ Once a local government has officially granted or denied a development permit, the official action constitutes a development order.⁶⁰ A development order vests certain rights related to the land.⁶¹

Land Use Regulations for Local Governments Affected by Natural Disasters

During the 2025 Regular Session, the Legislature passed CS/CS/SB 180. The bill was signed by the Governor and became chapter 2025-190, Laws of Florida. The act included two sections that impacted local government land use regulation authority after storms: Section 18 creating s. 252.422, F.S., and Section 28 creating an undesignated section of law.

Section 252.422, F.S., provided new restrictions on county or municipal land use regulations after a hurricane. For one year after a hurricane makes landfall, the section prohibits a county listed in a federal disaster declaration, or a municipality located within such a county, and located entirely or partially within 100 miles of a hurricane’s track from proposing or adopting:

- A moratorium on construction, reconstruction, or redevelopment of any property.
- A more restrictive or burdensome amendment to its comprehensive plan or land development regulations.
- A more restrictive or burdensome procedure concerning review, approval, or issuance of a site plan, development permit, or development order.

The section allowed for enforcement pursuant to the following exceptions:

- The associated application is initiated by a private party other than the impacted local government and the property 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 pursuant to requirements for areas of critical state concern.

The section also includes a procedure for any person to file suit for declaratory and injunctive relief to enforce the section.

The Office of Program Policy Analysis and Government Accountability was directed in the section to study local governments action after hurricanes related to comprehensive plans, land development regulations, and procedures for review, approval, or issuance of site plans, permits, or development orders and submit the study to the Legislature by December 1, 2025.

Section 28 created a temporary 3-year prohibition against any county or municipality within the counties listed in the federal disaster declaration for Hurricane Debby, Hurricane Helene, or Hurricane Milton from proposing or adopting:

⁵⁹ Section 163.3164(16), F.S.

⁶⁰ See s. 163.3164(15), F.S.

⁶¹ See s. 163.3167(3), F.S.

- A moratorium on construction, reconstruction, or redevelopment of property damaged by the hurricanes.
- More restrictive or burdensome amendments to its comprehensive plan or land development regulations.
- More restrictive or burdensome procedures to its comprehensive plan or land development regulations concerning the review, approval or issuance of a site plan, development permit, or development order.

Any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure is declared null and void ab initio. The restrictions of this section apply retroactively to August 1, 2024, and until October 1, 2027, with the section scheduled to expire on June 30, 2028.

Notwithstanding the prohibitions, exceptions for enforcement of approved or adopted comprehensive plan amendments, land development regulations, development permits, or development orders are allowed if the application is initiated by a private party other than the county or municipality and the initiating private party owned the property that was the subject of the application.

The section also creates a cause of action for residents or business owners in a county or municipality to seek declaratory and injunctive relief against the county or municipality for violations.

III. Effect of Proposed Changes:

SB 218 amends the undesignated section of law created by Section 28 of chapter 2025-190, Laws of Florida, to reduce the areas of the state to which the land use regulation restrictions of that section apply.

Currently, each county and municipality within the counties listed in the federal disaster declaration for Hurricane Debby, Hurricane Helene, or Hurricane Milton are subject to the retroactive, 3-year prohibition on proposing or adopting moratoriums or more restrictive or burdensome comprehensive plan amendments, land development regulations, or procedures. Since each of Florida's 67 counties were listed in at least one of the disaster declarations for Hurricane Debby, Hurricane Helene, or Hurricane Milton, all counties and municipalities in this state have been subject to the restrictions.

The bill defines the term "impacted local government" to mean a county or municipality within a county that was designated or within which a tribal area was designated as eligible for both individual and public assistance in the federal disaster declaration for Hurricane Debby, Hurricane Helene, or Hurricane Milton, and applies the restrictions to these impacted local governments. Thus, under the bill, the following counties and the municipalities within them will be subject to the restrictions:

Alachua County
Baker County
Bradford County

Brevard County
Broward County
Charlotte County

Citrus County
Clay County
Collier County

Columbia County	Indian River County	Palm Beach County
DeSoto County	Jefferson County	Pasco County
Dixie County	Lafayette County	Pinellas County
Duval County	Lake County	Polk County
Flagler County	Lee County	Putnam County
Franklin County	Leon County	Sarasota County
Gilchrist County	Levy County	Seminole County
Glades County	Madison County	St. Johns County
Gulf County	Manatee County	St. Lucie County
Hamilton County	Marion County	Sumter County
Hardee County	Martin County	Suwannee County
Hendry County	Miami-Dade County	Taylor County
Hernando County	Okeechobee County	Union County
Highlands County	Orange County	Volusia County
Hillsborough County	Osceola County	Wakulla County

The following counties and the municipalities within them will not be subject to the restrictions:

Bay County	Holmes County	Santa Rosa County
Calhoun County	Jackson County	Walton County
Escambia County	Liberty County	Washington County
Gadsden County	Monroe County	
Gulf County	Okaloosa County	

The bill provides that the changes to Section 28 of chapter 2025-190 apply retroactively to August 1, 2024, which aligns with the retroactive date as originally passed in CS/CS/SB 180 (2025).

The bill takes effect on July 1, 2026.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

The bill does not require counties or municipalities to spend funds or limit their authority to raise revenue or receive state-shared revenues, therefore the provisions of Article VII, s. 18 of the Florida Constitution do not apply.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None identified.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

None.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill substantially amends chapter 2025-190 of the Laws of Florida.

IX. Additional Information:

A. Committee Substitute – Statement of Changes:

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

None.

B. Amendments:

None.

By Senator Gaetz

1-00206A-26

2026218__

1 A bill to be entitled
 2 An act relating to land use regulations; amending
 3 chapter 2025-190, Laws of Florida; defining the term
 4 "impacted local government"; making conforming
 5 changes; providing for retroactive application;
 6 providing an effective date.
 7
 8 Be It Enacted by the Legislature of the State of Florida:
 9
 10 Section 1. Section 28 of chapter 2025-190, Laws of Florida,
 11 is amended to read:
 12 Section 28. (1) As used in this section, the term
 13 "impacted local government" means a county listed in the Federal
 14 Disaster Declaration for Hurricane Debby (DR-4806), Hurricane
 15 Helene (DR-4828), or Hurricane Milton (DR-4834) which was
 16 designated or within which a tribal area was designated as
 17 eligible for both individual assistance and public assistance
 18 under the Robert T. Stafford Disaster Relief and Emergency
 19 Assistance Act, 42 U.S.C. ss. 5121 et seq., and each
 20 municipality within one of those counties.
 21 ~~(2) An impacted local government Each county listed in the~~
 22 ~~Federal Disaster Declaration for Hurricane Debby (DR-4806),~~
 23 ~~Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and~~
 24 ~~each municipality within one of those counties,~~ may not propose
 25 or adopt any moratorium on construction, reconstruction, or
 26 redevelopment of any property damaged by Hurricane Debby,
 27 Hurricane Helene, or Hurricane Milton ~~such hurricanes~~; propose
 28 or adopt more restrictive or burdensome amendments to its
 29 comprehensive plan or land development regulations; or propose

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30 or adopt more restrictive or burdensome procedures concerning
 31 review, approval, or issuance of a site plan, development
 32 permit, or development order, to the extent that those terms are
 33 defined by s. 163.3164, Florida Statutes, before October 1,
 34 2027, and any such moratorium or restrictive or burdensome
 35 comprehensive plan amendment, land development regulation, or
 36 procedure shall be null and void ab initio. This subsection
 37 applies retroactively to August 1, 2024.
 38 ~~(3)(2)~~ Notwithstanding subsection (2) ~~(1)~~, any
 39 comprehensive plan amendment, land development regulation
 40 amendment, site plan, development permit, or development order
 41 approved or adopted by an impacted local government ~~a county or~~
 42 ~~municipality~~ before or after the effective date of this act may
 43 be enforced if:
 44 (a) The associated application is initiated by a private
 45 party other than the impacted local government ~~county or~~
 46 ~~municipality~~.
 47 (b) The property that is the subject of the application is
 48 owned by the initiating private party.
 49 ~~(4)(a)(3)(a)~~ A resident of or the owner of a business in an
 50 impacted local government ~~a county or municipality~~ may bring a
 51 civil action for declaratory and injunctive relief against the
 52 impacted local government ~~county or municipality~~ for a violation
 53 of this section. Pending adjudication of the action and upon
 54 filing of a complaint showing a violation of this section, the
 55 resident or business owner is entitled to a preliminary
 56 injunction against the impacted local government ~~county or~~
 57 ~~municipality~~ preventing implementation of the moratorium or the
 58 comprehensive plan amendment, land development regulation, or

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59 procedure. If such civil action is successful, the resident or
60 business owner is entitled to reasonable attorney fees and
61 costs.

62 (b) Attorney fees and costs and damages may not be awarded
63 pursuant to this subsection if:

64 1. The resident or business owner provides the governing
65 body of the impacted local government ~~county or municipality~~
66 written notice that a proposed or enacted moratorium,
67 comprehensive plan amendment, land development regulation, or
68 procedure is in violation of this section; and

69 2. The governing body of the impacted local government
70 ~~county or municipality~~ withdraws the proposed moratorium,
71 comprehensive plan amendment, land development regulation, or
72 procedure within 14 days; or, in the case of an adopted
73 moratorium, comprehensive plan amendment, land development
74 regulation, or procedure, the governing body of an impacted
75 local government ~~a county or municipality~~ notices an intent to
76 repeal within 14 days after receipt of the notice and repeals
77 the moratorium, comprehensive plan amendment, land development
78 regulation, or procedure within 14 days thereafter.

79 ~~(5)(4)~~ This section expires June 30, 2028.

80 Section 2. The amendments made by this act to s. 28 of
81 chapter 2025-190, Laws of Florida, apply retroactively to August
82 1, 2024.

83 Section 3. This act shall take effect July 1, 2026.



The Florida Senate

Committee Agenda Request

To: Senator Stan McClain, Chair
Committee on Community Affairs

Subject: Committee Agenda Request

Date: November 3, 2025

I respectfully request that **Senate Bill #218**, relating to Land Use Regulations, be placed on the:

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

A handwritten signature in blue ink, appearing to read "Don Gaetz", is written over a horizontal line.

Senator Don Gaetz
Florida Senate, District 1

The Florida Senate
APPEARANCE RECORD

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

1-27-26

Meeting Date

Comm Affairs

Committee

SB 218

Bill Number or Topic

Name Art Woodruff

Phone

407 687 3423

Address

Street

3545 S Mellonville Ave

Email

art.woodruff@

City

Sanford

State

FL

Zip

32773

Amendment Barcode (if applicable)

sanford.fl.gov

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, [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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 Committee on Community Affairs

BILL: CS/CS/SB 380

INTRODUCER: Community Affairs Committee, Judiciary Committee and Senator Trumbull

SUBJECT: Legal Notices

DATE: January 28, 2025

REVISED: _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	<u>Davis</u>	<u>Cibula</u>	<u>JU</u>	<u>Fav/CS</u>
2.	<u>Shuler</u>	<u>Fleming</u>	<u>CA</u>	<u>Fav/CS</u>
3.	_____	_____	<u>RC</u>	_____

Please see Section IX. for Additional Information:

COMMITTEE SUBSTITUTE - Substantial Changes

I. Summary:

CS/CS/SB 380 gives a municipality, the clerk of the circuit court, the tax collector, and a water management district more control over where it may publish advertisements and legal notices. Currently, a county, municipality, school board, or other unit of local government or political subdivision may publish advertisements and legal notices only in a local newspaper or on the official website of their county or other private website designated by the county. Under the bill, municipalities, clerks of the circuit court, tax collectors, and water management districts have the option to publish advertisements and legal notices on their own official websites, a private website they designate, their county's website, a private website designated by the county, or in a local newspaper. Counties, school boards, and an entity referred to as an "other unit of local government or political subdivision" will still be required to publish legal notices and advertisements on a county or county designated website.

The bill retains the requirements of existing law that the advertisements and legal notices posted on a website be in a searchable format, indicate the date of publication, and be more cost effective than publishing them in a newspaper.

The bill also establishes timeframes for publishing items on a website. If a legal notice or advertisement is published on a publicly accessible website, and unless otherwise specified by law, it must be published continuously for 2 weeks if providing notice of the status of a government activity or be continuously published from the date of initial publication through the date of the event or activity.

The bill clarifies application of pre-publication hearing requirements for governmental agencies in counties with small populations.

The bill takes effect July 1, 2026.

II. Present Situation:

Public Notice of Meetings

Article I, s. 24 of the State Constitution requires that all county, municipal, school district, or special district meetings be open and noticed to the public if official acts will be taken or if public business will be discussed or transacted. The State Constitution further authorizes the Legislature to enact laws that govern the enforcement of, and exemptions to, these provisions. The requirements for publishing legal notices and official advertisements are located in ch. 50, F.S.

Publication of Legal Notices and Advertisements

Prior to 2023, legal notices and advertisements were required by statute to be published in local newspapers or on the websites of newspapers. However, the Legislature enacted legislation that took effect on January 1, 2023, which permitted certain governmental agencies the option to publish those items on its county's official website or another website designated by the county.¹

These advertisements, for example, include the notices that a tax collector must publish in a local newspaper on November 1 or soon thereafter, stating that the tax roll is open for collection.² Once personal property taxes become delinquent, a tax collector must publish a list of the delinquent tax payers and the amount due.³ A tax collector must also advertise the sale of tax certificates on real property which has delinquent taxes due. The advertisements for the sale of tax certificates must be placed in a newspaper once a week for 3 weeks.⁴

Definitions and Key Provisions of Existing Law

The term “governmental agency,” for purposes of ch. 50, F.S., “means a county, municipality, school board, or other unit of local government or political subdivision in the state.”⁵ If a governmental agency is authorized by ch. 50, F.S., to publish an advertisement or legal notice on a website instead of a newspaper, the website must be a “publicly accessible website.” These websites are limited to a county's official website or other private website that the county has designated for publishing legal notices and advertisements. It must be Internet accessible. The advertisements and legal notices posted there must be in searchable form and indicate the date when the advertisement or public notice was first published on the website.⁶ However, the cost

¹ See ch. 2022-103, Laws of Fla.

² Section 197.322(2), F.S.

³ Section 197.402(2), F.S.

⁴ Section 197.402(3), F.S.

⁵ Section 50.0311(1), F.S.

⁶ Section 50.0311(2), F.S.

of publishing advertisements and legal notices that may be posted on a website must be less than the cost of publishing those items in a newspaper.⁷

If a governmental agency has at least 75 percent of its population located in a county with fewer than 160,000 residents, it may use a publicly accessible website to publish any required advertisements and legal notices. To do so, however, the governing body of the governmental agency must have first placed a notice in an appropriate newspaper and then held a public hearing and determined that the residents have sufficient access to the Internet such that publishing the items will not unreasonably restrict public access.⁸

Clerks of the Circuit Court

The State Constitution mandates that there be an elected clerk of the circuit court in each of Florida's 67 counties to serve as clerk of court, ex officio clerk of the board of county commissioners, auditor, official records recorder, and custodian of all county funds.⁹ The duties of the clerks of the circuit court as prescribed by law include:

- Collecting and distributing certain fines, fees, service charges, and court costs;
- Case maintenance;
- Records management;
- Court preparation and attendance;
- Processing case assignment, reopening, reassignment, and appeals;
- Processing of bond forfeiture payments;
- Data collection and reporting;
- Determination of indigent status; and
- Paying reasonable administrative costs to enable the clerks to carry out these functions.¹⁰

Tax Collectors

The State Constitution mandates that there be an elected tax collector in each county.¹¹ The tax collector provides services related to the collection of local taxes, but also may accept certain applications and renewals of licenses or other registrations as authorized by law.¹² Duties of the tax collector may include:

- Collecting local taxes and assessments;
- Registering and processing applications for title for motor vehicles, mobile homes, and vessels;
- Issuing hunting and fishing licenses;
- Issuing driver licenses;
- Processing concealed weapons permit applications and permit renewal applications;
- Issuing birth certificates; and

⁷ Section 50.0311(3), F.S.

⁸ Section 50.0311(4), F.S.

⁹ Art. V, s. 16, Fla. Const.

¹⁰ Section 28.35(3)(a), F.S.

¹¹ Art. VIII, s. 1(d), Fla. Const.

¹² See, e.g., ch. 197, ss. 288.037, 316.88, and 379.352, F.S.

- Processing voter applications.¹³

Water Management Districts

The Legislature has declared that because water constitutes a public resource benefiting the entire state, it should be managed on a state and regional basis.¹⁴ The Department of Environmental Protection exercises general supervisory authority over the state's five water management districts, which are responsible for the administration of the water resources at the regional level.¹⁵ The state's five water management districts are: the Northwest Florida Water Management District, the Suwannee River Water Management District, the St. Johns River Water Management District, the Southwest Florida Water Management District, and the South Florida Water Management District.¹⁶ Responsibilities of the water management districts include:

- Water supply planning and assistance with project implementation;
- Water quality monitoring and assessment
- Flood protection and floodplain management
- Evaluation and protection of natural systems through implementation of Minimum Flows and Levels and water reservations;
- Administration of programs to manage the consumptive use of water, well construction, and environmental resource permitting.

Pursuant to Article VII, s. 9(b) of the State Constitution and s. 373.503, F.S., the water management districts are authorized to levy ad valorem taxes.

III. Effect of Proposed Changes:

Increased Website Publication Options for Municipalities, Clerks of the Circuit Court, and Tax Collectors

The bill gives a municipality, a clerk of the circuit court, a tax collector, and a water management district more authority over where they publish advertisements and legal notices.

Currently, a “governmental agency” is defined as a county, municipality, school board, or other unit of local government or political subdivision. Under current law, each of those entities may publish advertisements and legal notices *only* in a local newspaper or on the official website of their county or other private website designated by the county.

The bill revises the definition of “governmental agency” to specifically mention clerks of circuit court, tax collectors, and water management districts. Under the bill, the definition of the term “publicly accessible website” is revised to specify that for legal notices and advertisements required under s. 50.011 by a municipality, a clerk of the circuit court, a tax collector and a water management district, the term means:

¹³ Fla. Tax Collectors Assoc., *About Us*, <https://floridataxcollectors.com/about/> (last visited Jan. 26, 2026).

¹⁴ Section 373.016(4)(a), F.S.

¹⁵ Fla. Dept. of Env't Prot., *Water Management Districts*, <https://floridadep.gov/owper/water-policy/content/water-management-districts> (last visited Jan. 28, 2026).

¹⁶ *Id.*

- The entity's official website.
- A private website designated by the entity.
- The official website of the entity's county.
- A private website designated by the county in which the entity is located.

As a result, municipalities, clerks of the circuit court, tax collectors, and water management districts are no longer limited to publishing advertisements and legal notices in a newspaper, on their county's website, or on a private website designated by the county. Counties, school boards, and other units of local government or political subdivisions are still required to publish legal notices and advertisements on county or county designated websites.

Currently water management districts are included in the definition of the term "special district" in s. 50.0311, F.S., and are therefore required as a special district that spans the boundaries of more than one county to publish advertisements and notices on the publicly accessible website of each county they span. To conform with the authority granted under the bill for water management districts to choose to publish advertisements and notices on their own official website or private website they designate, the bill excludes water management districts from the definition of "special district".

Requirements for Posting Advertisements and Legal Notices on a Website

The bill keeps the existing law requirements that advertisements and legal notices be posted on a website in a searchable form, indicate the date when the items were first published, and cost less than it would cost to publish the items in a newspaper.

Publication Timeframes

The bill also establishes timeframes for publishing items on a website. If a legal notice or advertisement is published on one of the authorized websites, and unless otherwise specified by law, it must be published continuously for 2 weeks if providing notice of the status of a government activity or be continuously published from the date of initial publication through the date of the event of activity.

Website Publication for Governmental Agencies with Small Populations

The bill clarifies the authorization for a governmental agency to publish legally required advertisements and public notices on a publicly accessible website if it is located in a county having a population of less than 160,000 residents. As in existing law, notice must have been provided that a public hearing would be held to determine that the residents have sufficient access to the Internet and it will not unreasonably restrict public access. The bill clarifies that this requirement applies to counties having a population of less than 160,000; municipalities, school boards, clerks of circuit court, or tax collectors located within counties having a population of less than 160,000, and any other unit of local government or political subdivision having at least 75 percent of its population located within a county having a population of less than 160,000.

The bill takes effect July 1, 2026.

IV. Constitutional Issues:**A. Municipality/County Mandates Restrictions:**

The bill does not require counties or municipalities to spend funds or limit their authority to raise revenue or receive state-shared revenues, therefore the provisions of Article VII, s. 18 of the Florida Constitution do not apply.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None identified.

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

None.

B. Private Sector Impact:

Newspapers will lose advertising revenue to the extent that the bill shifts advertisements and legal notices away from newspapers to other official or designated websites. However, the shift of the publication of advertisements and legal notices from one publicly accessible website to another will not affect newspaper revenue.

C. Government Sector Impact:

The bill may shift advertisements and legal notices away from county websites to the official or designated websites of municipalities, clerks of the circuit court, tax collectors, and water management districts. Any county revenue generated from the use of their websites by these three entities will be reduced accordingly.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill amends section 50.0311 of the Florida Statutes.

This bill reenacts sections 11.02, 45.031, 50.011, 90.902, 120.81, 121.055, 162.12, 190.005, 200.065, 849.38, 1001.372, and 1011.03 of the Florida Statutes.

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

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

CS/CS by Community Affairs on January 27, 2026:

The committee substitute makes the following changes:

- Addresses a technical issue with the definition of “governmental agency” by removing the definition of “special governmental agency” from the bill and consolidating the listed entities into the definition of “governmental agency”.
- Clarifies the definition of “publicly accessible website” by listing the individual entities which may use their own official websites or designated private websites, in addition to the current authority for such entities to use a county’s website or private website designated by the county. Entities not listed will continue to be limited to using a county’s website or private website designated by the county for legal notices. Additionally, the definition is clarified to refer to legal notices and advertisements by the listed entities required under s. 50.011, F.S.
- Adds water management districts to the list of entities which may use their own official websites or designated private websites in addition to a county or county-designated website. To conform with this change, the bill excludes water management districts from the definition of “special district” under the bill.
- Inserts the defined term “publicly accessible website” in the provision specifying timeframes for publication, rather than listing the different types of websites.
- Addresses a technical issue by listing individual entities in reference to legal notice requirements regarding counties with a population of less than 160,000.

CS by Judiciary on December 2, 2025:

- The committee substitute narrows the scope of the bill. The underlying bill arguably permits small governmental units to publish required advertisements and legal notices on their own official websites instead of on a county or county designated website. Under the committee substitute, only tax collectors, clerks of court, and municipalities may publish advertisements and legal notices on their websites or a private website they designate. The committee substitute also provides timeframes that control when and for how long items must be published.

B. Amendments:

None.

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



159872

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
01/27/2026	.	
	.	
	.	
	.	

The Committee on Community Affairs (Trumbull) recommended the following:

Senate Amendment (with title amendment)

Delete lines 50 - 137
and insert:

(1) For purposes of this chapter, the term "governmental agency" means a county, municipality, school board, clerk of the circuit court, tax collector, water management district operating pursuant to chapter 373, or other unit of local government or political subdivision in this state.

(2) For purposes of notices and advertisements required



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under s. 50.011, the term "publicly accessible website" means a county's official website or other private website designated by the county for the publication of legal notices and advertisements which that is accessible through via the Internet. For legal notices and advertisements required under s. 50.011 by a municipality, clerk of the circuit court, tax collector, or water management district, the term "publicly accessible website" means such entity's official website, a private website designated by such entity, a county's official website, or a private website designated by the county in which such entity is located.

(3) All advertisements and public notices published on a website as provided in this chapter must be in searchable form and indicate the date on which the advertisement or public notice was first published on the website.

(4) Any legal notice or advertisement that is published on a publicly accessible website must, unless otherwise specified by law, be published continuously for at least 2 weeks when the purpose is to provide notice of the status of a government activity or be published continuously from the date of initial publication through the date of the proposed event or activity.

(5)(3) A governmental agency may use the publicly accessible website of the county in which it lies to publish legally required advertisements and public notices if the cost of publishing advertisements and public notices on such website is less than the cost of publishing advertisements and public notices in a newspaper.

(6)(4) A governmental agency with at least 75 percent of its population located within a county having with a population



159872

of less ~~fewer~~ than 160,000; a municipality, school board, clerk of the circuit court, or tax collector that is located within a county having a population of less than 160,000; or any other unit of local government or political subdivision in this state having at least 75 percent of its population located within a county having a population of less than 160,000 may use a publicly accessible website to publish legally required advertisements and public notices only if the governing body of the governmental agency, at a public hearing that has been noticed in a newspaper as provided in this chapter, determines that the residents of the governmental agency have sufficient access to the Internet by broadband service, as defined in s. 364.02, or by any other means, such that publishing advertisements and public notices on a publicly accessible website will not unreasonably restrict public access.

(7)-(5) A special district spanning the geographic boundaries of more than one county that satisfies the criteria for publishing and publishes ~~chooses to publish~~ legally required advertisements and public notices on a publicly accessible website must publish such advertisements and public notices on the publicly accessible website of each county it spans. For purposes of this subsection, the term "special district" has the same meaning as in s. 189.012 but does not include a water management district operating pursuant to chapter 373.

(8)-(6) A governmental agency that uses a publicly accessible website to publish legally required advertisements and public notices must ~~shall~~ provide notice at least once per year in a newspaper of general circulation or another publication that is mailed or delivered to all residents and



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property owners throughout the government's jurisdiction, indicating that property owners and residents may receive legally required advertisements and public notices from the governmental agency by first-class mail or e-mail upon registering their name and address or e-mail address with the governmental agency. The governmental agency must ~~shall~~ maintain a registry of names, addresses, and e-mail addresses of property owners and residents who have requested in writing that they receive legally required advertisements and public notices from the governmental agency by first-class mail or e-mail.

(9)~~(7)~~ A link to advertisements and public notices published on a publicly accessible website must ~~shall~~ be conspicuously placed:

(a) On the website's homepage or on a page accessible through a direct link from the homepage.

(b) On the homepage of the website of each governmental agency publishing notices on the publicly accessible website or on a page accessible through a direct link from the homepage.

(10)~~(8)~~ A governmental agency that has a governmental access channel authorized under s. 610.109 may also include on its governmental access channel a summary of all advertisements and public notices that are published on a publicly accessible website.

(11)~~(9)~~ A public bid advertisement made by a governmental agency on a publicly accessible

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

And the title is amended as follows:

Delete lines 4 - 22



159872

and insert:

"governmental agency"; revising the definition of the term "publicly accessible website"; requiring that certain legal notices be continuously published for a specified timeframe when the notices are for a specified purpose and provided under a certain circumstance; authorizing certain counties or specified municipalities, school boards, clerks of the circuit court, and tax collectors to use a publicly accessible website to publish certain advertisements and legal notices under specified conditions; revising the definition of the term "special district"; reenacting

By the Committee on Judiciary; and Senator Trumbull

590-01712-26

2026380c1

1 A bill to be entitled
 2 An act relating to legal notices; amending s. 50.0311,
 3 F.S.; revising the definition of the term
 4 "governmental agency"; defining the term "special
 5 governmental agency"; revising the definition of the
 6 term "publicly accessible website"; requiring
 7 governmental agencies and special governmental
 8 agencies to publish certain legal notices continuously
 9 for a specified timeframe when the notices are for a
 10 specified purpose and provided under a certain
 11 circumstance; authorizing certain special governmental
 12 agencies to use a publicly accessible website to
 13 publish certain advertisements and legal notices under
 14 specified conditions; requiring special governmental
 15 agencies to provide certain notice at least once per
 16 year in specified publications under certain
 17 conditions; requiring that certain links be published
 18 on the homepage of special governmental agency
 19 websites under certain circumstances; requiring that a
 20 public bid advertisement made by a special
 21 governmental agency on a publicly accessible website
 22 include a method to accept electronic bids; reenacting
 23 ss. 11.02, 45.031(2), 50.011(2), 90.902(12),
 24 120.81(1)(d), 121.055(1)(b) and (h), 162.12(2)(a),
 25 190.005(1)(d), 200.065(2)(f), 849.38(5),
 26 1001.372(2)(c), and 1011.03(1), F.S., relating to
 27 notice of special or local legislation or certain
 28 relief acts, publication of certain notice for a
 29 certain judicial sales procedure, publication of legal

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30 notices, self-authentication of certain legal notices,
 31 exceptions and special requirements of rules regarding
 32 educational units, notice regarding positions to be
 33 included in the Senior Management Service Class,
 34 notices issued by local government code enforcement
 35 boards, establishment of certain community development
 36 districts, notices regarding district school board
 37 budgets, citations regarding proceedings for
 38 forfeiture of property, due public notice for district
 39 school board meetings, and notice for public budget
 40 hearings of the district school board, respectively,
 41 to incorporate the amendment made to s. 50.0311, F.S.,
 42 in references thereto; providing an effective date.
 43
 44 Be It Enacted by the Legislature of the State of Florida:
 45
 46 Section 1. Section 50.0311, Florida Statutes, is amended to
 47 read:
 48 50.0311 Publication of advertisements and public notices on
 49 a publicly accessible website and governmental access channels.—
 50 (1) For purposes of this chapter, the term:
 51 (a) "Governmental agency" means a county, ~~municipality,~~
 52 school board, ~~special governmental agency,~~ or other unit of
 53 local government or political subdivision in this state.
 54 (b) "Special governmental agency" means a municipality, the
 55 office of the clerk of the circuit court, or the office of the
 56 tax collector.
 57 (2) For purposes of notices and advertisements required
 58 under s. 50.011, the term "publicly accessible website" means a

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county's official website or other private website designated by the county for the publication of legal notices and advertisements which ~~that~~ is accessible through ~~via~~ the Internet. For legal notices and advertisements by a special governmental agency, the term includes the official website of the special governmental agency's county, a private website designated by the county, the special governmental agency's official website, or a private website designated by the special governmental agency.

(3) All advertisements and public notices published on a website as provided in this chapter must be in searchable form and indicate the date on which the advertisement or public notice was first published on the website.

(4) Any legal notice or advertisement that may be published on the official website of a governmental agency or the official website of a special governmental agency or on a designated private website must, unless otherwise specified by law, be published continuously for at least 2 weeks when the purpose is to provide notice of the status of a government activity or be published continuously from the date of initial publication through the date of the proposed event or activity.

(5)~~(3)~~ A governmental agency may use the publicly accessible website of the county in which it lies to publish legally required advertisements and public notices if the cost of publishing advertisements and public notices on such website is less than the cost of publishing advertisements and public notices in a newspaper.

(6)~~(4)~~ A governmental agency having ~~with~~ at least 75 percent of its population located within a county having ~~with~~ a

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population of less ~~fewer~~ than 160,000 or a special governmental agency that is located within a county having a population of less than 160,000 may use a publicly accessible website to publish legally required advertisements and public notices only if the governing body of the governmental agency, at a public hearing that has been noticed in a newspaper as provided in this chapter, determines that the residents of the governmental agency have sufficient access to the Internet by broadband service, as defined in s. 364.02, or by any other means, such that publishing advertisements and public notices on a publicly accessible website will not unreasonably restrict public access.

(7)~~(5)~~ A special district spanning the geographic boundaries of more than one county that satisfies the criteria for publishing and publishes ~~chooses to publish~~ legally required advertisements and public notices on a publicly accessible website must publish such advertisements and public notices on the publicly accessible website of each county it spans. For purposes of this subsection, the term "special district" has the same meaning as in s. 189.012.

(8)~~(6)~~ A governmental agency or special governmental agency that uses a publicly accessible website to publish legally required advertisements and public notices must ~~shall~~ provide notice at least once per year in a newspaper of general circulation or another publication that is mailed or delivered to all residents and property owners throughout the government's jurisdiction, indicating that property owners and residents may receive legally required advertisements and public notices from the governmental agency by first-class mail or e-mail upon registering their name and address or e-mail address with the

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governmental agency. The governmental agency ~~must~~ ~~shall~~ maintain a registry of names, addresses, and e-mail addresses of property owners and residents who have requested in writing that they receive legally required advertisements and public notices from the governmental agency by first-class mail or e-mail.

~~(9)(7)~~ A link to advertisements and public notices published on a publicly accessible website must ~~shall~~ be conspicuously placed:

(a) On the website's homepage or on a page accessible through a direct link from the homepage.

(b) On the homepage of the website of each governmental agency or special governmental agency publishing notices on the publicly accessible website or on a page accessible through a direct link from the homepage.

~~(10)(8)~~ A governmental agency that has a governmental access channel authorized under s. 610.109 may also include on its governmental access channel a summary of all advertisements and public notices that are published on a publicly accessible website.

~~(11)(9)~~ A public bid advertisement made by a governmental agency or special governmental agency on a publicly accessible website must include a method to accept electronic bids.

Section 2. For the purpose of incorporating the amendment made by this act to section 50.0311, Florida Statutes, in a reference thereto, section 11.02, Florida Statutes, is reenacted to read:

11.02 Notice of special or local legislation or certain relief acts.—The notice required to obtain special or local legislation or any relief act specified in s. 11.065 shall be by

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publishing the identical notice as provided in chapter 50 or circulated throughout the county or counties where the matter or thing to be affected by such legislation shall be situated one time at least 30 days before introduction of the proposed law into the Legislature or, if the notice is not published on a publicly accessible website as provided in s. 50.0311 and there is no newspaper circulated throughout or published in the county, by posting for at least 30 days at not fewer than three public places in the county or each of the counties, one of which places shall be at the courthouse in the county or counties where the matter or thing to be affected by such legislation shall be situated. Notice of special or local legislation shall state the substance of the contemplated law, as required by s. 10, Art. III of the State Constitution. Notice of any relief act specified in s. 11.065 shall state the name of the claimant, the nature of the injury or loss for which the claim is made, and the amount of the claim against the affected municipality's revenue-sharing trust fund.

Section 3. For the purpose of incorporating the amendment made by this act to section 50.0311, Florida Statutes, in a reference thereto, subsection (2) of section 45.031, Florida Statutes, is reenacted to read:

45.031 Judicial sales procedure.—In any sale of real or personal property under an order or judgment, the procedures provided in this section and ss. 45.0315-45.035 may be followed as an alternative to any other sale procedure if so ordered by the court.

(2) PUBLICATION OF SALE.—Notice of sale shall be published on a publicly accessible website as provided in s. 50.0311 for

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at least 2 consecutive weeks before the sale or once a week for 2 consecutive weeks in a newspaper of general circulation, as provided in chapter 50, published in the county where the sale is to be held. The second publication by newspaper shall be at least 5 days before the sale. The notice shall contain:

- (a) A description of the property to be sold.
- (b) The time and place of sale.
- (c) A statement that the sale will be made pursuant to the order or final judgment.
- (d) The caption of the action.
- (e) The name of the clerk making the sale.
- (f) A statement that any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

Section 4. For the purpose of incorporating the amendment made by this act to section 50.0311, Florida Statutes, in a reference thereto, subsection (2) of section 50.011, Florida Statutes, is reenacted to read:

50.011 Publication of legal notices.—Whenever by statute an official or legal advertisement or a publication or notice in a newspaper or on a governmental agency website has been or is directed or permitted in the nature of or in lieu of process, or for constructive service, or in initiating, assuming, reviewing, exercising, or enforcing jurisdiction or power, or for any

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purpose, including all legal notices and advertisements of sheriffs and tax collectors, such legislation, whether existing or repealed, means either of the following:

- (2) A publication on a publicly accessible website under s. 50.0311.

Section 5. For the purpose of incorporating the amendment made by this act to section 50.0311, Florida Statutes, in a reference thereto, subsection (12) of section 90.902, Florida Statutes, is reenacted to read:

90.902 Self-authentication.—Extrinsic evidence of authenticity as a condition precedent to admissibility is not required for:

- (12) A legal notice published in accordance with the requirements of chapter 50 in the print edition of a qualified newspaper or on a publicly accessible website as provided in s. 50.0311.

Section 6. For the purpose of incorporating the amendment made by this act to section 50.0311, Florida Statutes, in a reference thereto, paragraph (d) of subsection (1) of section 120.81, Florida Statutes, is reenacted to read:

120.81 Exceptions and special requirements; general areas.—

- (1) EDUCATIONAL UNITS.—

(d) Notwithstanding any other provision of this chapter, educational units shall not be required to include the full text of the rule or rule amendment in notices relating to rules and need not publish these or other notices in the Florida Administrative Register, but notice shall be made:

- 1. By publication in a newspaper qualified under chapter 50 in the affected area or on a publicly accessible website as

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provided in s. 50.0311;

2. By mail to all persons who have made requests of the educational unit for advance notice of its proceedings and to organizations representing persons affected by the proposed rule; and

3. By posting in appropriate places so that those particular classes of persons to whom the intended action is directed may be duly notified.

Section 7. For the purpose of incorporating the amendment made by this act to section 50.0311, Florida Statutes, in references thereto, paragraphs (b) and (h) of subsection (1) of section 121.055, Florida Statutes, are reenacted to read:

121.055 Senior Management Service Class.—There is hereby established a separate class of membership within the Florida Retirement System to be known as the "Senior Management Service Class," which shall become effective February 1, 1987.

(1)

(b)1. Except as provided in subparagraph 2., effective January 1, 1990, participation in the Senior Management Service Class is compulsory for the president of each community college, the manager of each participating municipality or county, and all appointed district school superintendents. Effective January 1, 1994, additional positions may be designated for inclusion in the Senior Management Service Class if:

a. Positions to be included in the class are designated by the local agency employer. Notice of intent to designate positions for inclusion in the class must be published for at least 2 consecutive weeks if published on a publicly accessible website as provided in s. 50.0311 or, if published in print,

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once a week for 2 consecutive weeks in a newspaper qualified under chapter 50 that is published in the county or counties affected.

b. Up to 10 nonelective full-time positions may be designated for each local agency employer reporting to the department; for local agencies with 100 or more regularly established positions, additional nonelective full-time positions may be designated, not to exceed 1 percent of the regularly established positions within the agency.

c. Each position added to the class must be a managerial or policymaking position filled by an employee who is not subject to continuing contract and serves at the pleasure of the local agency employer without civil service protection, and who:

(I) Heads an organizational unit; or

(II) Has responsibility to effect or recommend personnel, budget, expenditure, or policy decisions in his or her areas of responsibility.

2. In lieu of participation in the Senior Management Service Class, members of the Senior Management Service Class, pursuant to subparagraph 1., may withdraw from the Florida Retirement System altogether. The decision to withdraw from the system is irrevocable as long as the employee holds the position. Any service creditable under the Senior Management Service Class shall be retained after the member withdraws from the system; however, additional service credit in the Senior Management Service Class may not be earned after such withdrawal. Such members are not eligible to participate in the Senior Management Service Optional Annuity Program.

3. Effective January 1, 2006, through June 30, 2006, an

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employee who has withdrawn from the Florida Retirement System under subparagraph 2. has one opportunity to elect to participate in the pension plan or the investment plan.

a. If the employee elects to participate in the investment plan, membership shall be prospective, and the applicable provisions of s. 121.4501(4) govern the election.

b. If the employee elects to participate in the pension plan, the employee shall, upon payment to the system trust fund of the amount calculated under sub-sub-subparagraph (I), receive service credit for prior service based upon the time during which the employee had withdrawn from the system.

(I) The cost for such credit shall be an amount representing the actuarial accrued liability for the affected period of service. The cost shall be calculated using the discount rate and other relevant actuarial assumptions that were used to value the pension plan liabilities in the most recent actuarial valuation. The calculation must include any service already maintained under the pension plan in addition to the period of withdrawal. The actuarial accrued liability attributable to any service already maintained under the pension plan shall be applied as a credit to the total cost resulting from the calculation. The division must ensure that the transfer sum is prepared using a formula and methodology certified by an actuary.

(II) The employee must transfer a sum representing the net cost owed for the actuarial accrued liability in sub-sub-subparagraph (I) immediately following the time of such movement, determined assuming that attained service equals the sum of service in the pension plan and the period of withdrawal.

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(h)1. Except as provided in subparagraph 3., effective January 1, 1994, participation in the Senior Management Service Class shall be compulsory for the State Courts Administrator and the Deputy State Courts Administrators, the Clerk of the Supreme Court, the Marshal of the Supreme Court, the Executive Director of the Justice Administrative Commission, the capital collateral regional counsel, the clerks of the district courts of appeals, the marshals of the district courts of appeals, and the trial court administrator and the Chief Deputy Court Administrator in each judicial circuit. Effective January 1, 1994, additional positions in the offices of the state attorney and public defender in each judicial circuit may be designated for inclusion in the Senior Management Service Class of the Florida Retirement System, provided that:

a. Positions to be included in the class shall be designated by the state attorney or public defender, as appropriate. Notice of intent to designate positions for inclusion in the class shall be published for at least 2 consecutive weeks on a publicly accessible website as provided in s. 50.0311 or, if published in print, once a week for 2 consecutive weeks in a newspaper qualified under chapter 50 in the county or counties affected.

b. One nonelective full-time position may be designated for each state attorney and public defender reporting to the Department of Management Services; for agencies with 200 or more regularly established positions under the state attorney or public defender, additional nonelective full-time positions may be designated, not to exceed 0.5 percent of the regularly established positions within the agency.

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349 c. Each position added to the class must be a managerial or
 350 policymaking position filled by an employee who serves at the
 351 pleasure of the state attorney or public defender without civil
 352 service protection, and who:

353 (I) Heads an organizational unit; or

354 (II) Has responsibility to effect or recommend personnel,
 355 budget, expenditure, or policy decisions in his or her areas of
 356 responsibility.

357 2. Participation in this class shall be compulsory, except
 358 as provided in subparagraph 3., for any judicial employee who
 359 holds a position designated for coverage in the Senior
 360 Management Service Class, and such participation shall continue
 361 until the employee terminates employment in a covered position.
 362 Effective January 1, 2001, participation in this class is
 363 compulsory for assistant state attorneys, assistant statewide
 364 prosecutors, assistant public defenders, and assistant capital
 365 collateral regional counsel. Effective January 1, 2002,
 366 participation in this class is compulsory for assistant
 367 attorneys general.

368 3. In lieu of participation in the Senior Management
 369 Service Class, such members, excluding assistant state
 370 attorneys, assistant public defenders, assistant statewide
 371 prosecutors, assistant attorneys general, and assistant capital
 372 collateral regional counsel, may participate in the Senior
 373 Management Service Optional Annuity Program as established in
 374 subsection (6).

375 Section 8. For the purpose of incorporating the amendment
 376 made by this act to section 50.0311, Florida Statutes, in a
 377 reference thereto, paragraph (a) of subsection (2) of section

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378 162.12, Florida Statutes, is reenacted to read:

379 162.12 Notices.—

380 (2) In addition to providing notice as set forth in
 381 subsection (1), at the option of the code enforcement board or
 382 the local government, notice may be served by publication or
 383 posting, as follows:

384 (a)1. Such notice shall be published in print in a
 385 newspaper or on a publicly accessible website as provided in s.
 386 50.0311 for 4 consecutive weeks. If published in print, the
 387 notice shall be published once during each week for 4
 388 consecutive weeks (four publications being sufficient) in a
 389 newspaper in the county where the code enforcement board is
 390 located. The newspaper shall meet such requirements as are
 391 prescribed under chapter 50 for legal and official
 392 advertisements.

393 2. Proof of publication shall be made as provided in ss.
 394 50.041 and 50.051.

395 Section 9. For the purpose of incorporating the amendment
 396 made by this act to section 50.0311, Florida Statutes, in a
 397 reference thereto, paragraph (d) of subsection (1) of section
 398 190.005, Florida Statutes, is reenacted to read:

399 190.005 Establishment of district.—

400 (1) The exclusive and uniform method for the establishment
 401 of a community development district with a size of 2,500 acres
 402 or more shall be pursuant to a rule, adopted under chapter 120
 403 by the Florida Land and Water Adjudicatory Commission, granting
 404 a petition for the establishment of a community development
 405 district.

406 (d) A local public hearing on the petition shall be

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407 conducted by a hearing officer in conformance with the
 408 applicable requirements and procedures of the Administrative
 409 Procedure Act. The hearing shall include oral and written
 410 comments on the petition pertinent to the factors specified in
 411 paragraph (e). The hearing shall be held at an accessible
 412 location in the county in which the community development
 413 district is to be located. The petitioner shall cause a notice
 414 of the hearing to be published for 4 successive weeks on a
 415 publicly accessible website as provided in s. 50.0311 or, if
 416 published in print, in a newspaper at least once a week for the
 417 4 successive weeks immediately prior to the hearing as provided
 418 in chapter 50. Such notice shall give the time and place for the
 419 hearing, a description of the area to be included in the
 420 district, which description shall include a map showing clearly
 421 the area to be covered by the district, and any other relevant
 422 information which the establishing governing bodies may require.
 423 If published in the print edition of a newspaper, the
 424 advertisement may not be placed in the portion of the newspaper
 425 where legal notices and classified advertisements appear. The
 426 advertisement must be published in a newspaper in the county and
 427 of general interest and readership in the community pursuant to
 428 chapter 50. Whenever possible, the advertisement shall appear in
 429 a newspaper that is published at least weekly, unless the only
 430 newspaper in the community is published less than weekly. If the
 431 notice is published in the print edition of the newspaper, the
 432 map must also be included in any online advertisement pursuant
 433 to s. 50.0211. All affected units of general-purpose local
 434 government and the general public shall be given an opportunity
 435 to appear at the hearing and present oral or written comments on

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436 the petition.

437 Section 10. For the purpose of incorporating the amendment
 438 made by this act to section 50.0311, Florida Statutes, in
 439 references thereto, paragraph (f) of subsection (2) of section
 440 200.065, Florida Statutes, is reenacted to read:

441 200.065 Method of fixing millage.—

442 (2) No millage shall be levied until a resolution or
 443 ordinance has been approved by the governing board of the taxing
 444 authority which resolution or ordinance must be approved by the
 445 taxing authority according to the following procedure:

446 (f)1. Notwithstanding any provisions of paragraph (c) to
 447 the contrary, each school district shall advertise its intent to
 448 adopt a tentative budget on a publicly accessible website
 449 pursuant to s. 50.0311 or in a newspaper of general circulation
 450 pursuant to subsection (3) within 29 days after certification of
 451 value pursuant to subsection (1). For the purpose of this
 452 paragraph, the term "publicly accessible website" includes a
 453 district school board's official website if the school board
 454 website satisfies the remaining requirements of s. 50.0311. Not
 455 less than 2 days or more than 5 days thereafter, the district
 456 shall hold a public hearing on the tentative budget pursuant to
 457 the applicable provisions of paragraph (c). In the event of
 458 postponement or recess due to a declared state of emergency, the
 459 school district may postpone or recess the hearing for up to 7
 460 days and shall post a prominent notice at the place of the
 461 original hearing showing the date, time, and place where the
 462 hearing will be reconvened. The posted notice shall measure not
 463 less than 8.5 by 11 inches. The school district shall make every
 464 reasonable effort to provide reasonable notification of the

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continued hearing to the taxpayers. The information must also be posted on the school district's website if the district school board uses a different method of advertisement.

2. Notwithstanding any provisions of paragraph (b) to the contrary, each school district shall advise the property appraiser of its recomputed proposed millage rate within 35 days of certification of value pursuant to subsection (1). The recomputed proposed millage rate of the school district shall be considered its proposed millage rate for the purposes of paragraph (b).

3. Notwithstanding any provisions of paragraph (d) to the contrary, each school district shall hold a public hearing to finalize the budget and adopt a millage rate within 80 days of certification of value pursuant to subsection (1), but not earlier than 65 days after certification. The hearing shall be held in accordance with the applicable provisions of paragraph (d), except that a newspaper advertisement need not precede the hearing.

Section 11. For the purpose of incorporating the amendment made by this act to section 50.0311, Florida Statutes, in a reference thereto, subsection (5) of section 849.38, Florida Statutes, is reenacted to read:

849.38 Proceedings for forfeiture; notice of seizure and order to show cause.—

(5) If the value of the property seized is shown by the sheriff's return to have an appraised value of \$1,000 or less, the above citation shall be served by posting at three public places in the county, one of which shall be the front door of the courthouse; if the value of the property is shown by the

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sheriff's return to have an approximate value of more than \$1,000, the citation shall be published by print or posted for at least 2 consecutive weeks on a publicly accessible website as provided in s. 50.0311. If published in print, the citation shall appear at least once each week for 2 consecutive weeks in a newspaper qualified to publish legal notices under chapter 50 that is published in the county, if there is such a newspaper published in the county. If there is no such newspaper, the notice of such publication shall be made by certificate of the clerk if publication is made by posting, and by affidavit as provided in chapter 50, if made by publication as provided in chapter 50, which affidavit or certificate shall be filed and become a part of the record in the cause. Failure of the record to show proof of such publication shall not affect any judgment made in the cause unless it shall affirmatively appear that no such publication was made.

Section 12. For the purpose of incorporating the amendment made by this act to section 50.0311, Florida Statutes, in a reference thereto, paragraph (c) of subsection (2) of section 1001.372, Florida Statutes, is reenacted to read:

1001.372 District school board meetings.—

(2) PLACE OF MEETINGS.—

(c) For the purpose of this section, due public notice shall consist of, at least 2 days prior to the meeting: continuous publication on a publicly accessible website as provided in s. 50.0311 or the official district school board website; publication in a newspaper of general circulation in the county, or in each county where there is no newspaper of general circulation in the county, an announcement over at least

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one radio station whose signal is generally received in the county, a reasonable number of times daily during the 48 hours immediately preceding the date of such meeting; or posting a notice at the courthouse door if no newspaper is published in the county.

Section 13. For the purpose of incorporating the amendment made by this act to section 50.0311, Florida Statutes, in a reference thereto, subsection (1) of section 1011.03, Florida Statutes, is reenacted to read:

1011.03 Public hearings; budget to be submitted to Department of Education.—

(1) Each district school board shall cause a summary of its tentative budget, including the proposed millage levies as provided for by law, to be posted on the district's official website or on a publicly accessible website as provided in s. 50.0311.

Section 14. This act shall take effect July 1, 2026.



THE FLORIDA SENATE

Tallahassee, Florida 32399-1100

COMMITTEES:

Appropriations Committee on Health and
Human
Services, *Chair*
Appropriations
Community Affairs
Health Policy
Judiciary
Rules

SENATOR JAY TRUMBULL

2nd District

December 3, 2025

Re: SB 380

Dear Chair McClain,

I respectfully request Senate Bill 380, Legal Notices, be placed on the agenda for the next meeting of the Community Affairs Committee.

I appreciate your time and consideration of this request. If you have any questions or concerns, please do not hesitate to contact my office at (850) 487-5002.

Thank you,

A handwritten signature in black ink, appearing to be "J. Trumbull", written in a cursive style.

Senator Jay Trumbull
District 2

REPLY TO:

- ☐ 840 West 11th Street, Panama City, Florida 32401 (850) 747-5454
- ☐ 415 Senate Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5002

Senate's Website: www.flsenate.gov

BEN ALBRITTON
President of the Senate

JASON BRODEUR
President Pro Tempore

The Florida Senate
APPEARANCE RECORD

SB 380

Bill Number or Topic

Amendment Barcode (if applicable)

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

Meeting Date

1/27/26

Committee

COMMUNITY AFFAIRS

Name

WILLIAM SNEUDEN

Phone

(850) 566-2232

Address

17 ARRAV RD.

Email

editor@thewakullasun.com

Street

CRANFORD DALE FL 32327

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
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. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

The Florida Senate		
APPEARANCE RECORD		
<u>1-27-26</u> Meeting Date	Deliver both copies of this form to Senate professional staff conducting the meeting	<u>SB 380</u> Bill Number or Topic
<u>Community Affairs</u> Committee		Amendment Barcode (if applicable)
Name <u>Michael Disher</u>	Phone <u>(386)236-2150</u>	
Address <u>4300 S. Atlantic Ave.</u> Street	Email <u>mdisher@ponce-inlet.org</u>	
<u>Ponce Inlet</u> City	<u>FL</u> State	<u>32127</u> Zip

Speaking: ☐ For ☐ Against ☐ Information **OR** Waive Speaking: ☒ In Support ☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:		
<input checked="" type="checkbox"/> I am appearing without compensation or sponsorship.	<input type="checkbox"/> I am a registered lobbyist, representing:	<input type="checkbox"/> 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. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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1/27/2026
Meeting Date

Community Affairs
Committee

SB380
Bill Number or Topic

Amendment Barcode (if applicable)

Name Lou Pankly Phone 386-488-2819

Address 4300 S. Atlantic Ave Email Lpankly@pome-wet.org
Street

Ponce Inlet FL 32127
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
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. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

The Florida Senate		
APPEARANCE RECORD		
<small>Deliver both copies of this form to Senate professional staff conducting the meeting</small>		
<u>1-27-26</u> <small>Meeting Date</small>		<u>SB 380</u> <small>Bill Number or Topic</small>
<u>Comm Affairs</u> <small>Committee</small>		 <small>Amendment Barcode (if applicable)</small>
Name <u>Art Woodruff</u>	Phone <u>407 6873423</u>	
Address <u>3545 S Mellonville Av</u>	Email <u>art.woodruff@</u>	
<u>Sanford</u> <u>FL</u> <u>32773</u>	<u>sanford.fl.gov</u>	
<small>Street</small>	<small>City</small>	<small>State</small> <small>Zip</small>

Speaking: ☐ For ☐ Against ☐ Information **OR** Waive Speaking: ☒ In Support ☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:		
<input checked="" type="checkbox"/> I am appearing without compensation or sponsorship.	<input type="checkbox"/> I am a registered lobbyist, representing:	<input type="checkbox"/> 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. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

1/27/2026		The Florida Senate		380	
Meeting Date		APPEARANCE RECORD		Bill Number or Topic	
Communit Affairs		Deliver both copies of this form to Senate professional staff conducting the meeting			
Committee				Amendment Barcode (if applicable)	
Name	Sam Wagoner		Phone	850-701-3603	
Address	300 S Bronough Street		Email	swagoner@flcities.com	
Street					
City	TLH	State	FL	Zip	32301

Speaking: ☐ For ☐ Against ☐ Information **OR** Waive Speaking: ☒ In Support ☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:		
<input type="checkbox"/> I am appearing without compensation or sponsorship.	<input checked="" type="checkbox"/> I am a registered lobbyist, representing: Florida League of Cities	<input type="checkbox"/> I am not a lobbyist, but received something of value for my appearance (travel, meals, lodging, etc.), sponsored by:

The Florida Senate
APPEARANCE RECORD

Deliver both copies of this form to
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1/27/26
Meeting Date

SB380
Bill Number or Topic

Committee

Amendment Barcode (if applicable)

Name Ed Freeman Phone 203 240 3066

Address 120 Evergreen Lane Email efreeman@ladylake.org
Street

Lady Lake FL 32159
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
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. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

01-27-2026

Meeting Date

The Florida Senate
APPEARANCE RECORD

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SB 380

Bill Number or Topic

Community Affairs

Committee

Amendment Barcode (if applicable)

Name

TREVA ROBERTS

Phone

614-557-0039

Address

540 LOMA PASO DR

Email

TREVAROBERTS5@gmail.com

Street

LADY LAKE, FL

32159

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
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. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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SB 380

Bill Number or Topic

Amendment Barcode (if applicable)

1/27/24
Meeting Date
Community Affairs
Committee

Name Tim Everline Phone 330-575-1847

Address 1012 N. Lakeshore Blvd.
Street
Howey In The Hills FL 34737
City State Zip

Email time4801@yahoo.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
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sponsored by:

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The Florida Senate		
APPEARANCE RECORD		
<u>1/27/26</u> Meeting Date	Deliver both copies of this form to Senate professional staff conducting the meeting	<u>SB 386</u> Bill Number or Topic
<u>Community Affairs</u> Committee	<u>Mount Dora</u> City Council	Amendment Barcode (if applicable)
Name <u>Cal Rolfson,</u>	Phone <u>352-552-4200</u>	
Address <u>8014 St. James Way</u> Street	Email <u>rolfsonc@mountdora.fl.gov</u> <u>calrolfson@gmail.com</u>	
<u>Mount Dora,</u> City	<u>FL</u> State	<u>32757</u> Zip

Speaking: ☐ For ☐ Against ☐ Information **OR** Waive Speaking: ☒ In Support ☐ Against

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

S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
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1/27/26

Meeting Date

SB 380

Bill Number or Topic

COMMUNITY AFFAIRS

Committee

Amendment Barcode (if applicable)

Name CLAUDIA THOMAS, SANFORD CITY COMMISSIONER Phone 321-330-6582

Address 113 KAYS LANDING DR. Email CLAUDIA.THOMAS@SANFORDFL.GOV
Street

SANFORD FL 32771
City State Zip

Speaking: ☐ For ☐ Against ☐ Information

OR

Waive Speaking: ☒ In Support ☐ Against

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representing:



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The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
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1-27-26
Meeting Date
Community Affairs
Committee

SB 380
Bill Number or Topic

Amendment Barcode (if applicable)

Name Holly D. Smith, President FLC Phone 239-707-9800
Address 800 Dunlop Rd Email Holly.Smith@mysanibel.com
Street
Sanibel FL 33957
City State Zip

Speaking: ☐ For ☐ Against ☐ Information **OR** Waive Speaking: ☒ In Support ☐ Against

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compensation or sponsorship.

☐ I am a registered lobbyist,
representing:

☒ I am not a lobbyist, but received
something of value for my appearance
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sponsored by:

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The Florida Senate
APPEARANCE RECORD

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Meeting Date 1/27/26
Committee Community Affairs
Name Amy Keith
Address 333 3rd Ave N
Street St Petersburg State FL Zip 33705
Phone 727 342 0730
Email _____
Bill Number or Topic SD
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:

Common Cause

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

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the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate
APPEARANCE RECORD

Meeting Date Jan 27, 2020
Committee Comm Affairs

Deliver both copies of this form to
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Bill Number or Topic 380

Amendment Barcode (if applicable)

Name Sam Morley Phone 850 212 4395

Address 336 E. College Ave Email Smorley@flpress.com
Street

Tall 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:
Florida Press Assoc.

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

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The Florida Senate
APPEARANCE RECORD
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Meeting Date 1-26-26
Committee Community Affairs

Bill Number or Topic SB 380
Amendment Barcode (if applicable) _____

Name Carolyn Nolte Phone 407-376-6964

Address 336 East College Ave #304 Email cnoite@flpress.com
Street City State Zip
Tallahassee FL 32301

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 Press 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. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

The Florida Senate
APPEARANCE RECORD

Deliver both copies of this form to
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Meeting Date 1/27/22
Committee Cover Affairs
Bill Number or Topic CS/SB 380
Amendment Barcode (if applicable) _____
Name Ron Book Phone 850 224 3427
Address 104 W. Jefferson Email Ron@RLBookPA.com
City Jct State Fla Zip 33021

Speaking: ☐ For ☐ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

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compensation or sponsorship.

☒ I am a registered lobbyist,
representing:

Gannett News Chain

☐ I am not a lobbyist, but received
something of value for my appearance
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sponsored by:

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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 Committee on Community Affairs

BILL: SB 936

INTRODUCER: Senator McClain

SUBJECT: Temporary Door Locking Devices

DATE: January 26, 2026

REVISED: _____

ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1. Tolmich	Fleming	CA	Favorable
2. _____	_____	RI	_____
3. _____	_____	RC	_____

I. Summary:

SB 936 allows a temporary door locking device to be installed at any height above the finished floor of a building.

The bill defines “temporary door locking device” as a device that prevents a door from opening and meets all of the following criteria:

- Is meant only for temporary use during an emergency situation;
- Can be engaged or removed without opening the door;
- Can be engaged and removed from the egress side of the door without the use of a key and can be removed from the ingress side of the door with the use of a key or other credential;
- Does not modify the door closer, panic hardware, or fire exit hardware;
- Is not permanently mounted to the door assembly; however, individual parts of the temporary door locking device, including, but not limited to, bolts, stops, brackets, or pins, which do not prevent normal ingress and egress through the door, may be permanently mounted to the door;
- Does not affect the fire rating of the door and complies with the fire rating standards of the National Fire Protection Association; and
- Can be removed with a single operation when engaged.

The bill requires the Florida Building Commission to incorporate into the Florida Building Code standards for temporary door locking devices that meet the specified requirements. The bill also requires that the use of a temporary door locking device must be integrated into building safety plans, safety drills, and training programs so that the employees or staff of the building in which the device is installed have inservice training on the use of the temporary door locking device.

The bill takes effect July 1, 2026.

II. Present Situation:

Temporary Door Locks in School Classrooms and Instructional Spaces

Temporary door locks are devices that prevent a door from opening that are typically used in emergency situations. Current law provides for temporary door locks in school classrooms and instructional spaces. All school classrooms and instructional spaces with a permanently installed door lock may also use a temporary door lock during an active assailant incident.¹ The temporary door lock must be:

- Able to be engaged or removed without opening the door;
- Easily removed in a single operation from the egress side of the door without the use of a key and from the ingress side of the door with the use of a key or other credential;
- In compliance with the Florida Fire Prevention Code; and
- Integrated into the active assailant response plan.²

Current law also provides that such temporary door locks may be installed at any height.³

Several other states, including Michigan⁴ and Montana,⁵ have adopted laws that allow for the use of temporary door locking devices in classrooms during emergency situations. The purpose of this type of legislation is to make schools and other buildings safer during emergency situations, such as an active shooter event.⁶

The Florida Building Code

In 1974, Florida adopted legislation requiring all local governments to adopt and enforce a minimum building code that would ensure that Florida's minimum standards were met. Local governments could choose from four separate model codes. The state's role was limited to adopting all or relevant parts of new editions of the four model codes. Local governments could amend and enforce their local codes, as they desired.⁷

In 1992, Hurricane Andrew demonstrated that Florida's system of local codes did not work. Hurricane Andrew easily destroyed those structures that were allegedly built according to the strongest code. The Governor eventually appointed a study commission to review the system of local codes and make recommendations for modernizing the system. The 1998 Legislature adopted the study's commission recommendations for a single state building code and enhanced the oversight role of the state over local code enforcement. The 2000 Legislature authorized

¹ Section 1006.07(6)(f)2.a., F.S.

² *Id.*

³ *Id.*

⁴ LegiScan, *Michigan House Bill 5701*, available at: <https://legiscan.com/MI/text/HB5701/id/2556156> (last visited Jan. 26, 2026).

⁵ LegiScan, *Montana House Bill 651* (2025), available at: <https://legiscan.com/MT/text/HB651/2025> (last visited Jan. 26, 2026).

⁶ Daily Montanan, *Senate passes measure allowing temporary door locks in schools to enhance safety*, available at: <https://dailymontanan.com/2025/04/14/senate-passes-measure-allowing-temporary-door-locks-in-schools-to-enhance-safety/> (last visited Jan. 26, 2026).

⁷ The Florida Building Commission Report to the 2006 Legislature, *Florida Department of Community Affairs*, p. 4, http://www.floridabuilding.org/fbc/publications/2006_Legislature_Rpt_rev2.pdf (last visited Jan. 26, 2026).

implementation of the Florida Building Code (Building Code), and that first edition replaced all local codes on March 1, 2002.⁸ The current edition of the Building Code is the eighth edition, which is referred to as the 2023 Florida Building Code.⁹

Chapter 553, part IV, F.S., is known as the “Florida Building Codes Act” (Act). The purpose and intent of the Act is to provide a mechanism for the uniform adoption, updating, interpretation, and enforcement of a single, unified state building code. The Building Code must be applied, administered, and enforced uniformly and consistently from jurisdiction to jurisdiction.¹⁰

The Florida Building Commission (Commission) was statutorily created to implement the Building Code. The Commission, which is housed within the Department of Business and Professional Regulation (DBPR), is a 19-member technical body made up of design professionals, contractors, and government experts in various disciplines covered by the Building Code. The Commission reviews several International Codes published by the International Code Council,¹¹ the National Electric Code, and other nationally adopted model codes to determine if the Building Code needs to be updated and adopts an updated Building Code every three years.¹²

Florida Fire Prevention Code

The State Fire Marshal, by rule, adopts the Florida Fire Prevention Code (Florida Fire Code), which contains all firesafety laws and rules that pertain to the design, construction, erection, alteration, modification, repair, and demolition of public and private buildings, structures, and facilities, and the enforcement of such firesafety laws and rules.¹³ The State Fire Marshal adopts a new edition of the Florida Fire Code every three years.¹⁴ The Florida Fire Code is largely based on the *National Fire Protection Association’s (NFPA) Standard 1, Fire Prevention Code*, along with the current edition of the *Life Safety Code, NFPA 101*.¹⁵ The 8th edition took effect on December 31, 2023.¹⁶

State law requires all municipalities, counties, and special districts with firesafety responsibilities to enforce the Florida Fire Code as the minimum fire prevention code to operate uniformly among local governments and in conjunction with the Florida Building Code.¹⁷ The Florida Fire Code applies to every building and structure throughout the state with few exceptions.¹⁸

⁸ *Id.*

⁹ Florida Building Commission Homepage, <https://floridabuilding.org/c/default.aspx> (last visited Jan. 26, 2026).

¹⁰ Section 553.72(1), F.S.

¹¹ The International Code Council (ICC) is an association that develops model codes and standards used in the design, building, and compliance process to “construct safe, sustainable, affordable and resilient structures.” International Code Council, *About the ICC*, <https://www.iccsafe.org/about/who-we-are/> (last visited Jan. 26, 2026).

¹² Section 553.73(7)(a), F.S.

¹³ Fla. Admin. Code R. 69A-60.002.

¹⁴ Section 633.202(1), F.S.

¹⁵ Section 633.202(2), F.S.

¹⁶ Division of State Fire Marshal, *Florida Fire Prevention Code*, available at <https://myfloridacfo.com/division/sfm/bfp/florida-fire-prevention-code> (last visited Jan. 26, 2026).

¹⁷ Sections 633.108 and 633.208, F.S.

¹⁸ Section 633.208, F.S., and Fla. Admin. Code R. 69A-60.002(1).

Municipalities, counties, and special districts with firesafety responsibilities may supplement the Florida Fire Code with more stringent standards adopted in accordance with s. 633.208, F.S.¹⁹

Door Assemblies and Means of Egress

Door assemblies serve several purposes that relate to the comfort and safety of building occupants.²⁰ Door assemblies provide protection from weather, prevent trespassing by unauthorized persons, and slow or stop the spread of fire and smoke.²¹

Egress refers to an unobstructed route from any point in a building to a public way,²² while ingress refers to the entrance into a room or building. In order to provide for the safety of persons in the event of an emergency, every component in the means of egress must be operable by, and under the control of, the occupants attempting egress.²³ If a locked door prevents egress, it can hinder evacuation time and prevent occupants from reaching safety.²⁴ As such, the National Fire Protection Association recommends several concepts that should be considered in all buildings regarding swinging egress door locking and latching:

- Door leaves must be arranged to be opened readily from the egress side whenever the building is occupied.
- Locks and latches cannot require the use of a key, tool, or special knowledge or effort to operate from the egress side.
- All locks, latches, and all other fastening devices on a door leaf must be provided with a releasing device that has an obvious method of operation and that is readily operated under all lighting conditions.
- The operation of the releasing mechanism must release all latching and all locking devices of the door leaf with not more than one motion in a single linear or rotational direction.²⁵

III. Effect of Proposed Changes:

SB 936 creates s. 553.8951, F.S., to allow a temporary door locking device to be installed at any height above the finished floor of a building.

The bill defines “temporary door locking device” as a device that prevents a door from opening and meets all of the following criteria:

- Is meant only for temporary use during an emergency situation;
- Can be engaged or removed without opening the door;
- Can be engaged and removed from the egress side of the door without the use of a key and can be removed from the ingress side of the door with the use of a key or other credential;

¹⁹ Section 633.208(3), F.S., and Fla. Admin. Code R. 69A-60.002(2).

²⁰ National Fire Protection Association, *The basics of swinging type egress door operation*, available at: <https://www.nfpa.org/news-blogs-and-articles/blogs/2021/04/09/basics-of-swinging-type-egress-door-operation> (last visited Jan. 26, 2026).

²¹ *Id.*

²² National Fire Protection Association, *Swinging egress door operation: Permissible egress door locking arrangements*, available at <https://www.nfpa.org/news-blogs-and-articles/blogs/2021/07/09/swinging-egress-door-operation-permissible-egress-door-locking-arrangements> (last visited Jan. 26, 2026).

²³ *Id.*

²⁴ *Id.*

²⁵ *Id.*

- Does not modify the door closer, panic hardware, or fire exit hardware;
- Is not permanently mounted to the door assembly; however, individual parts of the temporary door locking device, including, but not limited to, bolts, stops, brackets, or pins, which do not prevent normal ingress and egress through the door, may be permanently mounted to the door;
- Does not affect the fire rating of the door and complies with the fire rating standards of the National Fire Protection Association; and
- Can be removed with a single operation when engaged.

The bill requires the Florida Building Commission to incorporate standards into the Florida Building Code for temporary door locking devices that meet the specified requirements. A temporary door locking device may be used to secure a fire exit or an entranceway leading to a fire exit if the temporary door locking device is used only during an emergency situation and approved by the local enforcement agency that has jurisdiction over the building in which the device is installed. A temporary door locking device may only be applied for a finite period of time during an emergency situation, including, but not limited to, a shelter-in-place order, an emergency lockdown, or a safety drill for such emergency situation.

The bill also requires that the use of a temporary door locking device must be integrated into building safety plans, safety drills, and training programs so that the employees or staff of the building in which the device is installed have inservice training on the use of the temporary door locking device.

The bill takes effect July 1, 2026.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

The bill does not appear to require counties and municipalities to expend funds or further limit their authority to raise revenue or receive state-shared revenues as specified by Article VII, s. 18, of the State Constitution.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None.

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

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

None.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill creates section 553.8951 of the Florida Statutes.

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

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

None.

B. Amendments:

None.

By Senator McClain

9-00918C-26

2026936__

A bill to be entitled

An act relating to temporary door locking devices; creating s. 553.8951, F.S.; defining the term "temporary door locking device"; authorizing temporary door locking devices to be installed at any height; requiring the Florida Building Commission to incorporate certain standards for temporary door locking devices into the Florida Building Code; requiring the use of temporary door locking devices be integrated into building safety plans, safety drills, and training programs for a specified purpose; providing an effective date.

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

Section 1. Section 553.8951, Florida Statutes, is created to read:

553.8951 Temporary door locking devices.—

(1) As used in this section, the term "temporary door locking device" means a device that prevents a door from opening and meets all of the following criteria:

(a) Is meant only for temporary use during an emergency situation.

(b) Can be engaged or removed without opening the door.

(c) Can be engaged and removed from the egress side of the door without the use of a key and can be removed from the ingress side of the door with the use of a key or other credential.

(d) Does not modify the door closer, panic hardware, or

9-00918C-26

2026936__

fire exit hardware.

(e) Is not permanently mounted to the door assembly. However, individual parts of the temporary door locking device, including, but not limited to, bolts, stops, brackets, or pins, which do not prevent normal ingress and egress through the door, may be permanently mounted to the door.

(f) Does not affect the fire rating of the door and complies with the fire rating standards of the National Fire Protection Association.

(g) Can be removed with a single operation when engaged.

(2) Notwithstanding any other law or provision, a temporary door locking device may be installed at any height above the finished floor.

(3) The Florida Building Commission shall incorporate into the Florida Building Code pursuant to s. 553.73(1) standards for temporary door locking devices that meet the requirements of this section. A temporary door locking device may be used to secure a fire exit or an entranceway leading to a fire exit if the temporary door locking device is used only during an emergency situation and approved by the local enforcement agency that has jurisdiction over the building in which the device is installed. A temporary door locking device may be applied only for a finite period of time during an emergency situation, including, but not limited to, a shelter-in-place order, an emergency lockdown, or a safety drill for such emergency situation.

(4) The use of a temporary door locking device must be integrated into building safety plans, safety drills, and training programs so that the employees or staff of the building

9-00918C-26

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59 in which the device is installed has inservice training on the
60 use of the temporary door locking device.

61 Section 2. This act shall take effect July 1, 2026.

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 Committee on Community Affairs

BILL: CS/SB 948

INTRODUCER: Community Affairs Committee and Senator McClain

SUBJECT: Local Government Land Development Regulations and Orders

DATE: January 29, 2026

REVISED: 1/29/26

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Hackett	Fleming	CA	Fav/CS
2.			JU	
3.			RC	

Please see Section IX. for Additional Information:

COMMITTEE SUBSTITUTE - Substantial Changes

I. Summary:

CS/SB 948 creates the “Florida Starter Homes Act,” a framework for preempting how local governments approach single-family residential zoning.

Under the bill, a local government may not adopt land development regulations that govern lots on residential real property unless such adoption is the least restrictive means of furthering a compelling governmental interest. If a lot on residential real property is connected to a public water and sewer system, a local government must follow certain restrictions on development regulations, including height and density minimums, parking and lot size maximums, and the ability to develop up to a quadruplex on single-family lots, including those split into up to 8 lots.

The bill introduces a new framework for the application for and approval of development applications, including development permits, orders, and plats. The framework includes strict timelines and penalties, and results in administrative approval on all residential development without input.

The bill offers specific legal guidelines for adjudication of a suit against a local government in violation of the new framework, and entitles a prevailing plaintiff to attorney fees and costs. The bill also waives sovereign immunity for any local government to the extent liability is created by the bill.

The bill provides that, in addition to existing powers, a neighborhood improvement district may plan, finance, or complete structural safety or building compliance improvements.

The bill also provides for the placement of manufactured housing on any lot in a recreational vehicle park, and provides for parity in regulations for off-site constructed residential dwellings (compared to on-site construction) in local government zoning, land use, and development regulations.

The bill takes effect July 1, 2026.

II. Present Situation:

The Community Planning Act

Adopted in 1985, the Local Government Comprehensive Planning and Land Development Regulation Act,¹ also known as Florida's Growth Management Act, was significantly revised in 2011, becoming the Community Planning Act.² The Community Planning Act governs how local governments create and adopt their local comprehensive plans.

Local comprehensive plans must include principles, guidelines, standards, and strategies for the orderly and balanced future land development of the area and reflect community commitments to implement the plan. The Community Planning Act intends that local governments manage growth through comprehensive land use plans that facilitate adequate and efficient provision of transportation, water, sewage, schools, parks, recreational facilities, housing, and other requirements and services.³ A housing element is required as part of every comprehensive plan in the state. Among other things, the housing element must address "the creation or preservation of affordable housing to minimize the need for additional local services and avoid the concentration of affordable housing units only in specific areas of the jurisdiction."⁴

Municipalities established after the effective date of the Community Planning Act must adopt a comprehensive plan within three years after the date of incorporation.⁵ The county comprehensive plan controls until a municipal comprehensive plan is adopted.⁶

The comprehensive plan is implemented via land development regulations. Each county and municipality must adopt and enforce land development regulations, such as zoning or other housing-related ordinances, which are consistent with and implement their adopted comprehensive plan.⁷

¹ See ch. 85-55, s. 1, Laws of Fla.

² See ch. 2011-139, s. 17, Laws of Fla.

³ Section 163.3161(4), F.S.

⁴ Section 163.3177(6)(f)1.g., F.S.

⁵ Section 163.3167(3), F.S.

⁶ *Id.*

⁷ Section 163.3202, F.S.

Comprehensive Plan Amendments

Development that does not conform to the comprehensive plan may not be approved by a local government unless the local government amends its comprehensive plan first. State law requires a proposed comprehensive plan amendment to receive two public hearings, the first held by the local planning board, and subsequently by the governing board.⁸

Any affected person may challenge whether a plan or plan amendment complies with the Act by petitioning the Division of Administrative Hearings (DOAH) for a formal hearing.⁹ An administrative law judge must hold a hearing in the affected local jurisdiction on whether the plan or plan amendment is in compliance.¹⁰ In challenges filed by an affected person, the comprehensive plan or plan amendment shall be determined to be in compliance if the local government's determination of compliance is fairly debatable. If the administrative law judge recommends that the amendment be found in compliance, the judge shall submit the recommended order to the state land planning agency for a final order in its favor.¹¹

Issuing Development Orders and Permits

Under the Community Planning Act, a development permit is any official action of a local government that has the effect of permitting the development of land including, but not limited to, building permits, zoning permits, subdivision approval, rezoning, certifications, special exceptions, and variances.¹² A development order is issued by a local government and grants, denies, or grants with conditions an application for a development permit.¹³

Within 30 days after receiving an application for approval of a development permit or development order, a municipality or county must review the application for completeness and issue a letter indicating that all required information is submitted or specify any areas that are deficient. If the application is deficient, the applicant has 30 days to address the deficiencies by submitting the required additional information.¹⁴

Within 120 days after the municipality or county has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the county must approve, approve with conditions, or deny the application for a development permit or development order.¹⁵ Both the applicant and the local government may agree to a reasonable request for an extension of time, particularly in the event of an extraordinary circumstance.¹⁶ An approval, approval with conditions, or denial of the application for a

⁸ Sections 163.3174(4)(a) and 163.3184, F.S.

⁹ Section 163.3184(5)(a), F.S.

¹⁰ Section 163.3184(5)(c), F.S.

¹¹ Section 163.3184(5)(e), F.S.

¹² Section 163.3164(16), F.S.

¹³ See ss. 125.022, 163.3164(15), and 166.033, F.S.

¹⁴ Sections 125.022(1) and 166.033(1), F.S.

¹⁵ *Id.*

¹⁶ *Id.*

development permit or development order must include written findings supporting the county's decision.¹⁷ However, these timeframes do not apply in an area of critical state concern.¹⁸

When reviewing an application for a development permit or development order, not including building permit applications, a county or municipality may not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing.¹⁹

If a county or municipality makes a request for additional information from the applicant and the applicant provides the information within 30 days of receiving the request, the county or the municipality must:

- Review the additional information and issue a letter to the applicant indicating that the application is complete or specify the remaining deficiencies within 30 days of receiving the information, if the request is the county or municipality's first request.²⁰
- Review the additional information and issue a letter to the applicant indicating that the application is complete or specify the remaining deficiencies within 10 days of receiving the additional information, if the request is the county or municipality's second request.²¹
- Deem the application complete within ten days of receiving the additional information or proceed to process the application for approval or denial unless the applicant waived the county or municipality's time limitations in writing, if the request is the county or municipality's third request.

Before a third request for information, the applicant must be offered a meeting to attempt to resolve outstanding issues.²² If the applicant believes the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the applicant can request the county or municipality proceed to process the application for approval or denial.²³ If denied, the county or municipality is required to give written notice to the applicant and must provide reference to the applicable legal authority for the denial of the permit.²⁴

Once an application is deemed complete, a county or municipality must approve, approve with conditions, or deny the application within 120 days or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing.²⁵

Platting

In Florida law, a "plat" is a map or delineated representation of the subdivision of lands. It is a complete and exact representation of the subdivision and other information, in compliance with state law and any local ordinances.²⁶ Generally, platting is required whenever a developer wishes

¹⁷ *Id.*

¹⁸ *Id.*

¹⁹ Sections 125.022(2) and 166.033(2), F.S.

²⁰ Section 125.022(2)(b) and Section 166.033(2)(b), F.S.

²¹ Section 125.022(2)(c) and Section 166(2)(c), F.S.

²² Sections 125.022(2) and 166.033(2), F.S.

²³ *Id.*

²⁴ *Id.*

²⁵ *Id.*

²⁶ Section 177.031(14), F.S.

to subdivide a large piece of property into smaller parcels and tracts. These smaller areas become the residential lots, streets, and parks of a new residential subdivision.²⁷

State law establishes consistent minimum requirements for the platting of lands but also authorizes local governments to regulate and control platting.²⁸ Prior to local government approval, the plat must be reviewed for conformity with state and local law and sealed by a professional surveyor and mapper employed by the local government.²⁹

Before recording a plat, it must be approved by the appropriate local government administrative authority. The authority must provide written notice in response to a submittal within seven days acknowledging receipt, identifying any missing documents or information required, and providing information regarding the approval process including requirements and timeframes.³⁰

Unless the applicant requests an extension, the authority must approve, approve with conditions, or deny the submittal within the timeframe identified in the initial written notice. A denial must be accompanied by an explanation of why the submittal was denied, specifically citing unmet requirements. The authority or local government may not request or require an extension of time.³¹

Sovereign Immunity

Sovereign immunity is “[a] government’s immunity from being sued in its own courts without its consent.”³² The doctrine had its origin with the judge-made law of England. The basis of the existence of the doctrine of sovereign immunity in the United States was explained as follows: A sovereign is exempt from suit, not because of any formal conception or obsolete theory, but on the logical and practical ground that there can be no legal right as against the authority that makes the law on which the right depends.³³

Article X, s. 13 of the Florida Constitution authorizes the Legislature to enact laws that permit suits against the State and its subdivisions, thereby waiving sovereign immunity. Currently, Florida law allows tort lawsuits against the State and its subdivisions³⁴ for damages that result from the negligence of government employees acting in the scope of their employment, but limits payment of judgments to \$200,000 per person and \$300,000 per incident.³⁵ This liability

²⁷ Harry W. Carls, Florida Condo & HOA Law Blog, *Why is a Plat so Important?* (May 17, 2018), <https://www.floridacondohoalawblog.com/2018/05/17/why-is-a-plat-so-important/>.

²⁸ Section 177.011, F.S.

²⁹ Section 177.081(1), F.S.

³⁰ Section 177.071(2) F.S.

³¹ Section 177.071(3) F.S.

³² BLACK’S LAW DICTIONARY (11th ed. 2019).

³³ *Cauley v. City of Jacksonville*, 403 So. 2d 379, 381 (Fla. 1981) (quoting *Kawananakoa v. Polyblank*, 205 U.S. 349, 353 (1907)).

³⁴ Section 768.28(2), F.S., defines “state agencies or subdivisions” to include “executive departments, the Legislature, the judicial branch (including public defenders), and the independent establishments of the state, including state university boards of trustees; counties and municipalities; and corporations primarily acting as instrumentalities or agencies of the state, counties, or municipalities, including the Florida Space Authority.”

³⁵ Section 768.28, F.S.

exists only where a private person would be liable for the same conduct.³⁶ Harmed persons who seek to recover amounts in excess of these limits may request that the Legislature enact a claim bill to appropriate the remainder of their court-awarded judgment.³⁷ Article VII, s. 1(c) of the Florida Constitution prohibits funds from being drawn from the State Treasury except in pursuance of an appropriation made by law. However, local governments and municipalities are not subject to this provision, and therefore may appropriate their local funds according to their processes.

Placement of Manufactured Housing

Section. 553.382, F.S., allows any residential manufactured building³⁸ certified under ch. 553, F.S., by the Florida Department of Business and Professional Regulation to be placed on a mobile home lot located in a mobile home park, recreational vehicle park, mobile home condominium, mobile home cooperative, or mobile home subdivision, notwithstanding any contrary local law or ordinance. Once placed on such a lot, the unit is treated as a mobile home for purposes of ch. 723, F.S., meaning all rights, obligations, and duties under the Mobile Home Park Tenancy Law, including prospectus requirements and resident protections, apply. Placement of a residential manufactured building requires the prior written approval of the park owner.

Neighborhood Improvement Districts

A neighborhood improvement district (NID) (also known as a “safe neighborhood improvement district”) is a district located in an area in which more than 75 percent of the land is used for residential purposes or for commercial, office, business, or industrial purposes and where there is a plan to reduce crime through environmental design, environmental security, defensible space techniques, or community policing innovations.³⁹

A NID can be one of four types of districts:

- A Local Government NID,⁴⁰
- A Property Owners’ Association NID,⁴¹
- A Special NID,⁴² or
- A Community Redevelopment NID.⁴³

³⁶ Section 768.28(1), F.S.

³⁷ Section 768.28(5)(a), F.S. *See also*, s. 11.066, F.S., which states that state agencies are not required to pay monetary damages under a court’s judgment except pursuant to an appropriation made by law.

³⁸ “Manufactured building” means a closed structure, building assembly, or system of subassemblies, which may include structural, electrical, plumbing, heating, ventilating, or other service systems manufactured in manufacturing facilities for installation or erection as a finished building or as part of a finished building, which shall include, but not be limited to, residential, commercial, institutional, storage, and industrial structures. The term includes buildings not intended for human habitation such as lawn storage buildings and storage sheds manufactured and assembled offsite by a manufacturer certified in conformance with this part. This part does not apply to mobile homes. *See* s. 553.36(13), F.S.

³⁹ Section 163.503(1), F.S.

⁴⁰ Section 163.506, F.S.

⁴¹ Section 163.508, F.S.

⁴² Section 163.511, F.S.

⁴³ Section 163.512, F.S.

A NID must be created through the adoption of a planning ordinance by the governing body of the applicable municipality or county pursuant to the applicable procedure in ss. 163.506, 163.508, 163.511, or 163.512.⁴⁴ Each NID must register with the Department of Commerce within 30 days of formation and provide the district's name, location, size, type, and any other information required by the Department of Commerce.⁴⁵

Unless preempted by ordinance, a NID can:

- Enter into contracts and agreements and sue and be sued as a body corporate.
- Have and use a corporate seal.
- Acquire, own, convey, or otherwise dispose of, lease as lessor or lessee, construct, maintain, improve, enlarge, raze, relocate, operate, and manage property and facilities of whatever type to which it holds title and grant and acquire licenses, easements, and options with respect thereto.
- Accept grants and donations of any type of property, labor, or other thing of value from any public or private source.
- Have exclusive control of funds legally available to it, subject to limitations imposed by law or by any agreement validly entered into by it.
- Cooperate and contract with other governmental agencies or other public bodies.
- Contract for services of planning consultants, experts on crime prevention through community policing innovations, environmental design, environmental security, or defensible space, or other experts in areas pertaining to the operations of the board of directors or the district.
- Contract with the county or municipal government for planning assistance, and for increased levels of law enforcement protection and security, including additional personnel.
- Promote and advertise the commercial advantages of the district so as to attract new businesses and encourage the expansion of existing businesses.
- Promote and advertise the district to the public and engage in cooperative advertising programs with businesses located in the district.
- Improve street lighting, parks, streets, drainage, utilities, swales, and open areas, and provide safe access to mass transportation facilities in the district.
- Undertake innovative approaches to securing neighborhoods from crime, such as crime prevention through community policing innovations, environmental design, environmental security, and defensible space.
- Privatize, close, vacate, plan, or replan streets, roads, sidewalks, and alleys, subject to the concurrence of the local governing body and, if required, the state Department of Transportation.
- Prepare, adopt, implement, and modify a safe neighborhood improvement plan for the district.
- Identify areas with blighted influences, including, but not limited to, areas where unlawful urban dumping or graffiti are prevalent, and develop programs for eradication thereof.
- Subject to referendum approval, make and collect special assessments pursuant to ss. 197.3632 and 197.3635 to pay for improvements to the district and for reasonable expenses of operating the district, including the payment of expenses included in the district's budget,

⁴⁴ Section 163.504, F.S.

⁴⁵ Section 163.5055(1), F.S.

subject to an affirmative vote by a majority of the registered voters residing in the district. Such assessments shall not exceed \$500 for each individual parcel of land per year. Notwithstanding the provisions of s. 101.6102, the referendum to approve the special assessment shall be by mail ballot.⁴⁶

If approved at a referendum, a Local Government NID or Special NID may be authorized to levy an ad valorem tax of up to 2 mills annually.⁴⁷ A Property Owners' Association NID may collect assessments related to common areas within the district.⁴⁸ A Community Redevelopment NID may use the community redevelopment trust fund created pursuant to s. 163.387, F.S., for specified purposes.⁴⁹

Section 163.504, F.S., was amended in 2024,⁵⁰ to provide that a NID may not be created on or after July 1, 2024, however, any NID in existence before July 1, 2024, may continue to operate as provided in part IV of ch. 163, F.S. As of August 2025, 21 districts represented four of the five types of NIDs: Local Government NID (18 districts); Property Owners' Association NID (1); Special NID (1); Preservation and Enhancement NID (1); and Community Redevelopment NID (0).⁵¹

III. Effect of Proposed Changes:

Florida Starter Homes Act

The bill creates s. 163.3254, F.S., the "Florida Starter Homes Act." The bill presents a framework for preempting how local governments approach single-family residential zoning and development approval.

Under the bill, a local government may not adopt land development regulations that govern residential lots⁵² unless such adoption is the least restrictive means of furthering a compelling governmental interest. Exceptions include preventing or abating nuisances, enforcing license or existing permits, or enforcing requirements of federal law or judicial determination.

If a lot on residential real property is connected to a public water and sewer system, or will be connected as part of a lot split plan or subdivision plan, a local government may not:

- Require a minimum lot size greater than 1,200 square feet;
- Prevent the lot from being developed as a townhouse, duplex, triplex, or quadruplex;
- Require greater setbacks than 0 feet side, 10 rear, or 20 front;

⁴⁶ Section 163.514, F.S.

⁴⁷ Sections 163.506(1)(c) and 163.511(1)(b), F.S.

⁴⁸ Section 163.508(3)(c), F.S.

⁴⁹ Section 163.512(1)(c), F.S.

⁵⁰ See ch. 2024-136, Laws of Fla.

⁵¹ Office of Program Policy Analysis and Government Accountability, *Neighborhood Improvement District Performance Reviews Capping Report*, p. 4, August 4, 2025, available at <https://oppaga.fl.gov/Documents/ContractedReviews/Capping%20Report%20for%20the%20Neighborhood%20Improvement%20District%20Performance%20Reviews.pdf> (last visited Jan. 29, 2026).

⁵² Defined by the bill to mean a lot zoned for residential use or on which at least one of the following is an existing or lawful use: single-family attached or detached home, duplex, triplex, or quad-plex. The term does not include a lot located within an area of critical state concern.

- Require minimum dimensions of a lot to exceed 20 feet;
- Require more than 30 percent of the lot area to be reserved for open space or permeable surface;
- Require a maximum building height less than three stories or 35 feet above grade;
- Require a maximum floor area ratio of less than 3;
- Require the property owner to occupy the property;
- Require a minimum size greater than the requirements of the Florida Building Code; or
- Require a more restrictive residential density.

Under the bill, local governments must allow a lot to front or abut a shared space instead of a public right-of-way. Local governments may not require a minimum number of parking spaces greater than one per residential dwelling unit for lots 4,000 square feet or less, or any minimum parking for lots within one-half mile of a permanent public transit stop such as bus, commuter rail, or intercity rail system. A local government must also allow the development of a lot split⁵³ by right⁵⁴ without imposing regulations not applied to other developments.

The bill introduces a new framework for the application for and approval of development applications, including development permits, orders, and plats. Upon receipt of an application, a local government must confirm receipt and review for completeness within 10 business days. A deficient applicant has 60 business days to address deficiencies. A local government must administratively approve an application within 20 business days without further action or approval. Denial of an application must include written findings in support. Failure to follow these procedures within certain time frames results in the application being deemed approved regardless of underlying merit or completeness. Failure by the local government to follow timelines results in a 100 percent refund of application fees.

Land development regulations applying to historic properties may not vary based on lot splits, except as it applies to building design elements regulations otherwise permitted by law, or prohibiting the demolition or alteration of a structure individually listed in the National Register of Historic Places or a contributing structure in such a historic district.

A property owner or housing association may maintain a cause of action for damages for regulations adopted in violation of the bill. In such a proceeding the bill offers specific legal guidelines for adjudication, and entitles a prevailing plaintiff to attorney fees and costs.

The bill waives sovereign immunity for any local government to the extent liability is created by the bill.

The bill does not prohibit the governing documents of a condominium association, a homeowners' association, or a cooperative, or any deed restrictions established before July 1,

⁵³ Defined by the bill to mean the division of a parcel into no more than eight lots. Compare with existing law on platting, which defines subdivision as the division of land into three or more lots. Section 177.031(18), F.S.

⁵⁴ Defined by the bill to mean administrative approval as a matter of right by a local government of a development application that objectively complies with applicable zoning regulations and for which the local government may not impose a public hearing or other discretionary regulation.

2026. Moving forward such documents recorded are void and unenforceable to the extent that they conflict with the bill.

The bill also amends ss. 125.022, 166.033, and 553.382, F.S., to provide that procedures for a local government approving a development permit, order, or plat for a residential lot must follow the application procedures established by the bill.

Miscellany

The bill amends s. 163.514, F.S., regarding the powers of safe neighborhood improvement districts, to empower districts to plan, finance, or complete structural safety or building compliance improvements, including improvements required under state or local structural recertification programs,⁵⁵ if such improvements are approved by a majority vote of either the district's residents, or an advisory council composed of residents of the district, if such council has been established.⁵⁶

The bill amends s. 553.382, F.S., to provide that a manufactured home may be placed on any lot in a recreational vehicle park, rather than only on a mobile home lot in a recreational vehicle park.

The bill creates s. 553.385, F.S., to provide that an off-site constructed residential dwelling must be permitted as of right in any zoning district where single-family detached dwellings are allowed. Local governments may not adopt or enforce zoning, land use, or development regulations which treat off-site constructed residential dwellings differently or more restrictively than a single-family site-built dwelling allowed in the same district. A local government may adopt compatibility standards limited to roof pitch, square footage, type and quality of exterior, foundation enclosure, existence and type of attached structures, setbacks, dimensions, and orientation.

The bill takes effect July 1, 2026.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

⁵⁵ Such as repairs required pursuant to a mandatory structural milestone inspection under s. 553.899, F.S.

⁵⁶ Pursuant to s. 163.506(3), F.S.,

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

Single Subject

Article III, section 6 of the State Constitution requires every law to “embrace but one subject and matter properly connected therewith.” The purpose of this requirement is to prevent logrolling, which combines multiple unrelated measures in one bill in order to secure passage of a measure that is unlikely to pass on its own merits.⁵⁷ The Florida Supreme Court has held that the single subject clause contains three requirements: first, each law must embrace only one subject; second, the law may include any matter that properly connected with the subject; and third, the subject must be briefly expressed in the title.⁵⁸ The subject matter to consider when determining whether a bill embraces a single subject is the bill title’s subject, and the test is whether the bill is designed to accomplish separate objectives with no natural or logical connection to each other.⁵⁹

The bill is entitled an act “related to local government land development regulations and orders.” Section 4 of the bill, pertaining to the powers of neighborhood improvement districts, may not bear the natural or logical connection to the rest of the bill required to meet the single subject requirement in the State Constitution.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

Due to the unknown impacts on development as well as individual property rights for current landowners, the private sector impact of the bill is indeterminate.

C. Government Sector Impact:

The bill will have an indeterminate, negative fiscal impact as local governments reconfigure their entire framework of single family residential zoning and development approval. The waiver of sovereign immunity for damages caused by violations of the bill further exposes local governments to potential negative fiscal impact.

⁵⁷ *Santos v. State*, 380 So.2d 1284 (Fla. 1980).

⁵⁸ *Franklin v. State*, 887 So. 1063, 1072 (Fla. 2004).

⁵⁹ See *Ex parte Knight*, 41 So. 786 (Fla. 1906); *Brd. of Public Instruction of Broward Cnty. v. Doran*, 224 So.2d 693 (Fla. 1969).

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill substantially amends sections 125.022, 166.033, 163.514, 177.071, and 553.382 of the Florida Statutes.

This bill creates sections 163.3254 and 553.385 of the Florida Statutes.

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

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

CS by Community Affairs on January 27, 2026:

The committee substitute:

- Amends various definitions, including the addition of “by right” to describe an administrative approval process without discretion;
- Amends the deletions of application and approval processes in favor of a narrower direction that those applications related to residential lots follow the framework introduced by the bill;
- Revises the Starter Homes Act to include an exception to preemption related to historic properties to allow regulations related to building design elements;
- Revises the application of the Starter Homes Act to apply to condominium or homeowners’ associations and deed restrictions if voluntarily adopted;
- Amends the retroactivity provision to assert that the bill is remedial in nature;
- Introduces a new section permitting neighborhood improvement districts to plan, finance, and complete structural safety or building compliance improvements under certain circumstances;
- Introduces a new section permitting the placement of manufactured residential buildings on any lot in a recreational vehicle park; and
- Introduces a new section requiring a local government to permit an off-site constructed residential dwelling by right in any zoning district where single-family detached dwellings are allowed, permitting the regulation of certain building standards.

B. Amendments:

None.



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LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
01/27/2026	.	
	.	
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	.	

The Committee on Community Affairs (McClain) recommended the following:

Senate Amendment (with title amendment)

Delete everything after the enacting clause
and insert:

Section 1. Subsection (10) is added to section 125.022,
Florida Statutes, to read:

125.022 Development permits and orders.—

(10) Subsections (2), (3), and (4) do not apply to an
application for approval of a development permit or development
order for a residential lot as defined in s. 163.3254(3). For



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such applications, the county shall follow the application procedures established in s. 163.3254(7).

Section 2. Subsection (10) is added to section 166.033, Florida Statutes, to read:

166.033 Development permits and orders.—

(10) Subsections (2), (3), and (4) do not apply to an application for approval of a development permit or development order for a residential lot as defined in s. 163.3254(3). For such applications, the municipality shall follow the application procedures established in s. 163.3254(7).

Section 3. Section 163.3254, Florida Statutes, is created to read:

163.3254 Florida Starter Homes Act.—The Florida Starter Homes Act is created to make home ownership, renting, and leasing more affordable for the residents of this state by increasing the supply of housing for the residents of this state.

(1) This section may be cited as the "Florida Starter Homes Act."

(2) The Legislature finds that:

(a) The median price of homes in this state has increased steadily in the decade preceding 2026, rising at a greater rate of increase than the median income in this state.

(b) There is a housing shortage in this state which constitutes a threat to the health, safety, and welfare of the residents of this state, and this shortage has caused the costs of home ownership, renting, and leasing to often exceed an amount that is affordable for residents of this state.

(c) The housing shortage is caused, to a significant



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40 extent, by regulations governing residential lots which have
41 been imposed by local governments without a compelling
42 governmental interest. Such regulations substantially burden the
43 basic right under the State Constitution to acquire, possess,
44 and protect property.

45 (d) Single-family detached homes, single-family attached
46 homes, townhouses, duplexes, triplexes, and quadruplexes are
47 affordable starter homes for residents of this state to own,
48 rent, or lease.

49 (e) Regulations governing residential lots which have been
50 imposed by local governments do not encourage a high degree of
51 flexibility relating to residential development, and such
52 regulations prevent the development of starter homes on
53 residential lots smaller in size, due, in part, to minimum lot
54 size requirements and restrictions on the types of dwellings
55 allowed to be constructed on residential lots.

56 (f) The important public purpose sought to be achieved by
57 allowing starter homes on residential lots that are smaller in
58 size is to increase the supply of housing, which will make home
59 ownership, renting, and leasing more affordable for the
60 residents of this state.

61 (3) For purposes of this section, the term:

62 (a) "Business day" means all calendar days except
63 Saturdays, Sundays, and holidays under s. 110.117(1).

64 (b) "By right" means administrative approval as a matter of
65 right by a local government of a development application that
66 objectively complies with applicable zoning regulations and for
67 which the local government may not impose a public hearing; any
68 action by a governing body, reviewing body, or quasi-judicial



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body; a variance; a conditional use permit, special permit, or special exception; or any other discretionary regulation.

(c) "Compelling governmental interest" means a governmental interest of the highest order which cannot be achieved through less restrictive means. A compelling governmental interest must have a real and substantial connection to protecting public safety, health, or reasonable enjoyments and expectations of property, such as requiring the structural integrity, safe plumbing, or safe electricity of buildings, or preventing or abating nuisances.

(d) "Development" has the same meaning as in s. 380.04.

(e) "Development application" means an application for approval of any of the following:

1. A lot split or subdivision.

2. A plat or replat.

3. A development bonus for additional height, density, or floor area ratio.

4. The demolition of an existing structure, if the demolition objectively complies with applicable regulations.

5. Any other development order or development permit as those terms are defined in s. 163.3164, except for building permits.

(f) " Dwelling unit" means a single unit formed by one or more rooms within a dwelling which is used, or is designed to be used, as a home, residence, or sleeping place for at least one person.

(g) "Impose" means request or adopt, enact, establish, maintain, enforce, mandate, compel, force, or otherwise require.

(h) "Local government" means any county, municipality, or



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special district.

(i) "Lot" means a parcel, tract, tier, block, site, unit, or any other division of land.

(j) "Lot split" means the division of a parent parcel into no more than eight residential lots.

(k) "Nuisance" means persistent activity that injures the physical condition or interferes with the use of adjacent land, is injurious to health or safety, or objectively offends the senses.

(l) "Objectively" means in a way that involves no personal or subjective judgment by a public official and that is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the local government and the development applicant, development proponent, or property owner, as applicable.

(m) "Parent parcel" means the original lot from which subsequent lots are created.

(n) "Public transit stop" means a stop or station used for public purposes for transit services, including for a bus rapid transit service, a bus system, a streetcar, a commuter rail service as defined in s. 341.301, an intercity rail transportation system as defined in s. 341.301, or a fixed-guideway transportation system as defined in s. 341.031(2). The term does not include a stop or station for a people-mover system in a public-use airport as defined in s. 332.004 or for an intercity rail transportation system in a rural community as defined in s. 288.0656(2).

(o) "Public water system" has the same meaning as in s. 403.852(2).



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(p) "Regulation" means a comprehensive plan, a development order, or a land development regulation as those terms are defined in s. 163.3164 or any other local government ordinance, resolution, policy, action, procedure, condition, guideline, development agreement, or land development code.

(q) "Residential lot" means a lot that is zoned for residential use or on which at least one type of starter home is an existing or lawful use. The term does not include a lot that is located within an area of critical state concern designated pursuant to s. 380.05.

(r) "Sewerage system" has the same meaning as in s. 403.031. The term does not include an onsite sewage treatment and disposal system as defined in s. 403.031.

(s) "Shared space" means a driveway, an alley, or a common open space, such as a courtyard or pocket park.

(t) "Starter home" means a dwelling with one, two, three, or four dwelling units. The term includes, but is not limited to, single-family detached homes, single-family attached homes, townhouses as defined in s. 481.203, duplexes, triplexes, and quadruplexes, and the curtilage thereof.

(u) "Subdivision" means the division of a parent parcel into nine or more residential lots. The term includes streets, alleys, additions, and resubdivisions.

(4)(a)1. A local government may not impose a regulation that governs residential lots unless such regulation is:

a. In furtherance of a compelling governmental interest;
and

b. The least restrictive means of furthering that compelling governmental interest.



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2. Subparagraph 1. does not apply to regulations that:

a. Prevent or abate a nuisance;

b. Enforce the terms of a license, a permit, or an authorization;

c. Enforce any requirement imposed by federal law; or

d. Are the result of a final, nonappealable judicial determination.

3. Any ambiguity in a regulation that governs residential lots must be construed in favor of the basic rights to acquire, possess, and protect property, including, but not limited to, the right to approval by right of a development or development application.

(b) If a residential lot is connected to a public water system and a sewerage system, or will be connected to such systems as part of a lot split plan or subdivision plan, a local government may not impose a regulation that does any of the following:

1. Requires a minimum lot size that is greater than 1,200 square feet for existing lots, lots created by a lot split, or lots created by subdivision.

2. Prohibits, limits, or otherwise restricts the development of a starter home.

3. Requires a minimum setback that is greater than: 0 feet from the sides; 10 feet from the rear; or 20 feet from the front, or 0 feet from the front if the lot fronts or abuts a shared space.

4. Requires a minimum dimension of a lot, including its width or depth, to exceed 20 feet if the lot meets the relevant minimum lot size requirement.



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5. Requires more than 30 percent of lot area to be reserved for open space or permeable surface.

6. Requires a maximum building height of less than three stories or 35 feet above grade or, if applicable, three stories or 35 feet above the base flood elevation established by the Federal Emergency Management Agency.

7. Requires a maximum floor area ratio of less than 3.

8. Requires the property owner to occupy the property.

9. Requires a minimum size for a starter home which is greater than that required by the Florida Building Code.

10. Requires a maximum residential density, typically measured in dwelling units per acre, which is more restrictive than the requirements of this subsection.

(5)(a) Regulations imposed by a local government must allow a residential lot to front or abut a shared space instead of a public right-of-way.

(b) A local government may not impose a regulation that requires a minimum number of parking spaces greater than one per residential dwelling unit for residential lots that are 4,000 square feet or less, or any minimum number of parking spaces for residential lots within a one-half mile radius of a public transit stop that is open for public use on or after January 1, 2026.

(c) A local government may not impose a regulation that prohibits, limits, or otherwise restricts lot splits or the development of starter homes on a residential lot that contains historic property as defined in s. 267.021, except for:

1. Regulations relating to building design elements which may be applied pursuant to s. 163.3202(5)(a)1.; or



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2. Regulations that prohibit, limit, or otherwise restrict the demolition or alteration of a structure or building that is individually listed in the National Register of Historic Places, or that is a contributing structure or building within a historic district which was listed in the National Register of Historic Places before January 1, 2000.

(6) Local government regulations must include a process through which an applicant may seek review and approval of a lot split.

(a) A lot split must be approved by right if the lot split objectively complies with the requirements of this section.

(b) Regulations imposed by a local government which establish criteria for the application for, or approval of, a lot split are limited to the following:

1. The requirement that an applicant provide the relevant documentation and pay a fee for the cost of review of such documentation. Any other fee imposed on the application for, or approval of, a lot split is prohibited.

2. The requirement that lots created by the lot split comply with applicable zoning regulations that govern the parent parcel.

3. The requirement that the parent parcel was not created by a lot split or subdivision during the previous 12 months.

(7)(a) A local government shall confirm receipt of a development application for a residential lot within 5 business days after receipt of the application using the contact information provided by the applicant. Within 10 business days after receiving the application, the local government shall review the application for completeness and issue a written



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notification to the applicant indicating that all required information is submitted or specify in writing with particularity any areas that are deficient. If the application is deficient, the applicant has 60 business days to address the deficiencies by submitting the required additional information.

(b) Within 5 business days after receipt of such additional information, the local government shall issue a written notification to the applicant indicating that all required information is submitted or specify in writing with particularity any areas that remain deficient. The local government may request additional information up to three times if necessary to address an initially identified area of deficiency. However, the local government may not raise a new area of deficiency in a subsequent request for additional information unless the deficiency was caused by a material change introduced by the applicant in the additional information provided to the local government. Before making a third request for additional information, the local government must offer the applicant a meeting to discuss and resolve any outstanding areas of deficiency. If the applicant believes that a request for additional information is not authorized by law, the local government, at the applicant's request, must process the application for approval or denial. If a local government deems an application incomplete after making three requests for additional information, the local government must process the application for approval or denial.

(c) The local government shall approve the development application by right within 20 business days after deeming the application complete and may not impose any further action. Any



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denial of the application must include written findings supporting the local government's decision.

(d) At any point during the timeframes specified in paragraph (a) or paragraph (b), an applicant may request, and the local government must grant, an extension of time for up to 60 business days. However, a local government may not impose an extension of time or require an applicant to request an extension of time.

(e) If a local government fails to:

1. Issue a written notification of completeness or written specification of areas of deficiency within 10 business days after receiving a development application;

2. Issue a written notification of completeness or written specification of areas of deficiency within 5 days after receiving additional information; or

3. Approve an application by right within 20 days after deeming the application complete,

the application is deemed approved by right, and the local government must issue written notification of approval by the next business day and issue to the applicant a refund equal to 100 percent of the application fee.

(f) The timeframes contained in this subsection do not supersede any other timeframes provided in state law which are less restrictive than this subsection for property owners or development, such as a shorter timeframe for a local government to review documentation or to approve a development application.

(8)(a) A property owner or housing organization aggrieved or adversely affected by a regulation imposed by a local



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government in violation of this section may maintain a cause of action for damages in the county in which the property is located. As used in this paragraph, the term "housing organization" means a trade or industry group that constructs or manages housing units, a nonprofit organization that provides or advocates for increased access or reduced barriers to housing, or a nonprofit organization that is engaged in public policy research, education, or outreach that includes housing-policy-related issues.

(b)1. In a proceeding under this subsection, an aggrieved or adversely affected party is entitled to the summary procedure provided in s. 51.011, and the court shall advance the cause on the calendar. The court shall review the evidence de novo and enter written findings of fact based on the preponderance of the evidence that a local government has imposed a regulation in violation of this section.

2. An aggrieved or adversely affected party shall prevail in an action filed under this subsection unless the local government demonstrates to the court by clear and convincing evidence that the regulation is:

a. In furtherance of a compelling governmental interest; and

b. The least restrictive means of furthering the compelling governmental interest.

(c) The court may do any of the following:

1. Enter a declaratory judgment as is provided by chapter 86.

2. Issue a writ of mandamus.

3. Issue an injunction to prevent a violation of this



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section.

4. Remand the matter to the land development regulation commission for action consistent with the judgment.

(d) A prevailing plaintiff is entitled to recover reasonable attorney fees and costs, including reasonable appellate attorney fees and costs.

(9) This section waives sovereign immunity for any local government to the extent liability is created in this section.

(10) This section does not prohibit, limit, or otherwise restrict a condominium association, a homeowners' association, or a cooperative from adopting or approving governing documents, or a property owner from establishing deed restrictions, if such adoption, approval, or establishment is voluntary and not imposed by a local government. If such adoption, approval, or establishment is imposed by the local government, the governing document or deed restriction, as applicable, is deemed a local government regulation under this section and is void and unenforceable to the extent that it conflicts with this section.

(11) This section applies retroactively to any local government regulation that is contrary to this section or its intent. This section is remedial and shall be liberally construed to effectuate its intent. Any local government regulation contrary to this section is void and unenforceable to the extent that it conflicts with this section.

Section 4. Present subsection (17) of section 163.514, Florida Statutes, is redesignated as subsection (18), and a new subsection (17) is added to that section, to read:

163.514 Powers of neighborhood improvement districts.—
Unless prohibited by ordinance, the board of any district shall



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be empowered to:

(17) Plan, finance, or complete structural safety or building compliance improvements, including improvements required under state or local structural recertification programs, if such improvements are approved by:

(a) A majority vote of the district's residents; or

(b) An advisory council composed of residents of the district, if such a council has been established by local ordinance pursuant to s. 163.506.

Section 5. Subsection (6) is added to section 177.071, Florida Statutes, to read:

177.071 Administrative approval of plats or replats by designated county or municipal official.—

(6) Subsection (3) does not apply to a plat or a replat under this part for a residential lot as defined in s. 163.3254(3). For such plats and replats, the administrative authority shall follow the application procedures established in s. 163.3254(7).

Section 6. Section 553.382, Florida Statutes, is amended to read:

553.382 Placement of certain housing.—Notwithstanding any other law or ordinance to the contrary, in order to expand the availability of affordable housing in this state, any residential manufactured building that is certified under this chapter by the department may be placed on a mobile home lot in a mobile home park, ~~recreational vehicle park,~~ or mobile home condominium, cooperative, or subdivision or on any lot in a recreational vehicle park. Any such housing unit placed on a mobile home lot is a mobile home for purposes of chapter 723



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and, therefore, all rights, obligations, and duties under chapter 723 apply, including the specifics of the prospectus. However, a housing unit subject to this section may not be placed on a mobile home lot without the prior written approval of the park owner. Each housing unit subject to this section which is placed on a mobile home lot shall be taxed as a mobile home under s. 320.08(11) and is subject to payments to the Florida Mobile Home Relocation Fund under s. 723.06116.

Section 7. Section 553.385, Florida Statutes, is created to read:

553.385 Zoning of off-site constructed residential dwellings; parity.—

(1) As used in this section, the term:

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

(b) "Off-site constructed residential dwelling" means a manufactured building as defined in s. 553.36 which is intended for single-family residential use, or a manufactured home as defined in s. 320.01(2)(b), which is constructed in whole or in part off-site and is treated as real property.

(2)(a) An off-site constructed residential dwelling must be permitted as of right in any zoning district where single-family detached dwellings are allowed.

(b) A local government may not adopt or enforce any zoning, land use, or development regulation that treats an off-site constructed residential dwelling differently or more restrictively than a single-family site-built dwelling allowed in the same district.

(c) This section does not prohibit a local government from applying generally applicable architectural, aesthetic, design,



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setback, height, or bulk standards to off-site constructed residential dwellings, provided such standards apply equally to site-built single-family dwellings permitted in the same district. A local government may adopt compatibility standards that are limited to the following architectural features:

1. Roof pitch.
2. Square footage of livable space.
3. Type and quality of exterior finishing materials.
4. Foundation enclosure.
5. Existence and type of attached structures.
6. Building setbacks, lot dimensions, and the orientation of the home on the lot.

(d) A local government may not treat off-site constructed residential dwellings differently than factory-built buildings subject to s. 553.38 based on the method or location of construction.

(3) A local government may not adopt or enforce any zoning, land use, or development ordinance or regulation that conflicts with this section or s. 553.38 or that imposes different or more restrictive treatment on an off-site constructed residential dwelling based on its method of construction or the presence of components built off site. Local government ordinances and regulations may not have the effect of excluding off-site constructed residential dwellings and must be reasonable and uniformly enforced without any distinction as to the type of housing. Any such ordinance or regulation is void and unenforceable as applied to off-site constructed residential dwellings.

Section 8. This act shall take effect July 1, 2026.



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

And the title is amended as follows:

Delete everything before the enacting clause
and insert:

A bill to be entitled

An act relating to local government land development regulations and orders; amending ss. 125.022 and 166.033, F.S.; providing applicability; requiring counties and municipalities, respectively, to follow certain application procedures for applications for certain development permits and development orders; creating s. 163.3254, F.S.; creating the "Florida Starter Homes Act" for a specified purpose; providing a short title; providing legislative findings; defining terms; prohibiting local governments from imposing regulations governing residential lots unless such regulations meet specified requirements; providing applicability; providing construction; prohibiting local governments from imposing certain regulations if a residential lot is connected to a public water system and a sewerage system; requiring that regulations imposed by a local government allow residential lots to front or abut a shared space instead of a public right-of-way; prohibiting a local government from imposing regulations that require more than a certain minimum number of parking spaces for specified residential lots; prohibiting a local government from imposing certain regulations on



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residential lots that contain historic property;
providing exceptions; requiring that local government
regulations include a certain process; requiring the
approval of a lot split under certain circumstances;
limiting the criteria that may be required by local
governments for applications for and approvals of lot
splits; establishing an application process for
development applications for residential lots;
requiring a local government to process such
applications in a certain manner within certain
timeframes; requiring the approval of such development
applications by right under certain circumstances;
authorizing an applicant to request, and requiring the
local government to grant, certain extensions;
prohibiting a local government from imposing, or from
requiring an applicant to request, such an extension;
providing that certain applications are deemed
approved by right under certain circumstances;
requiring a local government to issue to an applicant
a refund of the application fee under certain
circumstances; providing construction; authorizing
certain property owners and housing organizations to
maintain a cause of action under certain
circumstances; defining the term "housing
organization"; specifying the procedure for such
actions; authorizing the award of specified relief;
providing that a prevailing plaintiff is entitled to
attorney fees and costs; providing a waiver of
sovereign immunity; providing construction; providing



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retroactive application; providing for liberal construction; providing that certain local government regulations are void and unenforceable to a specified extent; amending s. 163.514, F.S.; authorizing the board of a neighborhood improvement district to plan, finance, or complete structural safety or building compliance improvements if approved by a majority vote of the district's residents or by a certain advisory council; amending s. 177.071, F.S.; providing applicability; requiring an administrative authority to follow certain application procedures for applications for certain plats and replats; amending s. 553.382, F.S.; authorizing the placement of a residential manufactured building on any lot in a recreational vehicle park; conforming provisions to changes made by the act; creating s. 553.385, F.S.; defining the terms "local government" and "off-site constructed residential dwelling"; requiring the permitting as of right of an off-site constructed residential dwelling in certain zoning districts; prohibiting a local government from adopting or enforcing certain regulations; providing construction; authorizing a local government to adopt compatibility standards that are limited to certain architectural features; prohibiting a local government from treating off-site constructed residential dwellings differently than factory-built buildings based on certain circumstances; prohibiting a local government from adopting or enforcing certain zoning, land use, or



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533 development ordinances and regulations; prohibiting
534 local government ordinances and regulations from
535 having certain effects; providing that certain local
536 government ordinances and regulations are void and
537 unenforceable to a specified extent; providing an
538 effective date.

By Senator McClain

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1 A bill to be entitled
 2 An act relating to local government land development
 3 regulations and orders; amending ss. 125.022 and
 4 166.033, F.S.; revising, for counties and
 5 municipalities, respectively, the application
 6 procedures for development permits and orders;
 7 creating s. 163.3254, F.S.; creating the "Florida
 8 Starter Homes Act"; providing a short title; providing
 9 legislative findings; defining terms; prohibiting
 10 local governments from adopting land development
 11 regulations governing lots on residential real
 12 property unless such adoption meets specified
 13 requirements; providing applicability; providing
 14 construction; prohibiting local governments from
 15 adopting certain land development regulations if a lot
 16 on residential real property is connected to a public
 17 water system or a public sewer system; requiring that
 18 land development regulations adopted by a local
 19 government allow lots to front or abut a shared space
 20 instead of a public right-of-way; prohibiting such
 21 regulations from requiring a minimum number of parking
 22 spaces for specified lots; defining the term "public
 23 transit stop"; limiting the criteria that may be
 24 required by local governments in applications for the
 25 proposed development of lot splits; establishing an
 26 application process for such proposed developments;
 27 prohibiting land development regulations adopted by
 28 local governments governing lot splits on historic
 29 property from varying from other specified

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30 regulations; providing an exception; establishing a
 31 cause of action; authorizing the award of specified
 32 remedies; providing for waiver of sovereign immunity;
 33 providing construction; amending s. 177.071, F.S.;
 34 revising the application procedures for administrative
 35 approval of plats or replats; providing an effective
 36 date.
 37
 38 Be It Enacted by the Legislature of the State of Florida:
 39
 40 Section 1. Section 125.022, Florida Statutes, is amended to
 41 read:
 42 125.022 Development permits and orders.—
 43 (1) As used in this section, the terms "development permit"
 44 and "development order" have the same meanings as in s.
 45 163.3164, but do not include building permits.
 46 (2) ~~(1)~~ A county shall specify in writing the minimum
 47 information that must be submitted in an application for a
 48 zoning approval, rezoning approval, subdivision approval,
 49 certification, special exception, or variance. A county shall
 50 make the minimum information available for inspection and
 51 copying at the location where the county receives applications
 52 for development permits and orders, provide the information to
 53 the applicant at a preapplication meeting, or post the
 54 information on the county's website.
 55 (3) A county shall follow the application procedures
 56 established in s. 163.3254(6) upon receiving an application for
 57 approval of a development permit or development order.
 58 ~~(2) Within 5 business days after receiving an application~~

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for approval of a development permit or development order, a county shall confirm receipt of the application using contact information provided by the applicant. Within 30 days after receiving an application for approval of a development permit or development order, a county must review the application for completeness and issue a written notification to the applicant indicating that all required information is submitted or specify in writing with particularity any areas that are deficient. If the application is deficient, the applicant has 30 days to address the deficiencies by submitting the required additional information. For applications that do not require final action through a quasi-judicial hearing or a public hearing, the county must approve, approve with conditions, or deny the application for a development permit or development order within 120 days after the county has deemed the application complete. For applications that require final action through a quasi-judicial hearing or a public hearing, the county must approve, approve with conditions, or deny the application for a development permit or development order within 180 days after the county has deemed the application complete. Both parties may agree in writing or in a public meeting or hearing to an extension of time, particularly in the event of a force majeure or other extraordinary circumstance. An approval, approval with conditions, or denial of the application for a development permit or development order must include written findings supporting the county's decision. The timeframes contained in this subsection do not apply in an area of critical state concern, as designated in s. 380.0552. The timeframes contained in this subsection restart if an applicant makes a substantive

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change to the application. As used in this subsection, the term "substantive change" means an applicant-initiated change of 15 percent or more in the proposed density, intensity, or square footage of a parcel.

(3)(a) When reviewing an application for a development permit or development order that is certified by a professional listed in s. 403.0877, a county may not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing.

(b) If a county makes a request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the county must review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are deficient within 30 days after receiving the additional information.

(c) If a county makes a second request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the county must review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are deficient within 10 days after receiving the additional information.

(d) Before a third request for additional information, the applicant must be offered a meeting to attempt to resolve outstanding issues. If a county makes a third request for additional information and the applicant submits the required additional information within 30 days after receiving the

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request, the county must deem the application complete within 10 days after receiving the additional information or proceed to process the application for approval or denial unless the applicant waived the county's limitation in writing as described in paragraph (a).

(c) Except as provided in subsection (7), if the applicant believes the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the county, at the applicant's request, shall proceed to process the application for approval or denial.

(4) A county must issue a refund to an applicant equal to:

(a) Ten percent of the application fee if the county fails to issue written notification of completeness or written specification of areas of deficiency within 30 days after receiving the application.

(b) Ten percent of the application fee if the county fails to issue a written notification of completeness or written specification of areas of deficiency within 30 days after receiving the additional information pursuant to paragraph (3)(b).

(c) Twenty percent of the application fee if the county fails to issue a written notification of completeness or written specification of areas of deficiency within 10 days after receiving the additional information pursuant to paragraph (3)(c).

(d) Fifty percent of the application fee if the county fails to approve, approves with conditions, or denies the application within 30 days after conclusion of the 120-day or 180-day timeframe specified in subsection (2).

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(c) ~~One hundred percent of the application fee if the county fails to approve, approves with conditions, or denies an application 31 days or more after conclusion of the 120-day or 180-day timeframe specified in subsection (2).~~

A county is not required to issue a refund if the applicant and the county agree to an extension of time, the delay is caused by the applicant, or the delay is attributable to a force majeure or other extraordinary circumstance.

(4)(5) When a county denies an application for a development permit or development order, the county shall give written notice to the applicant. The notice must include a citation to the applicable portions of an ordinance, rule, statute, or other legal authority for the denial of the permit or order.

~~(6) As used in this section, the terms "development permit" and "development order" have the same meaning as in s. 163.3164, but do not include building permits.~~

(5)(7) For any development permit application filed with the county after July 1, 2012, a county may not require as a condition of processing or issuing a development permit or development order that an applicant obtain a permit or approval from any state or federal agency unless the agency has issued a final agency action that denies the federal or state permit before the county action on the local development permit.

(6)(8) Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to

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obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A county shall attach such a disclaimer to the issuance of a development permit and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.

~~(7)(9)~~ This section does not prohibit a county from providing information to an applicant regarding what other state or federal permits may apply.

Section 2. Section 166.033, Florida Statutes, is amended to read:

166.033 Development permits and orders.—

(1) As used in this section, the terms "development permit" and "development order" have the same meanings as in s. 163.3164, but do not include building permits.

(2)(1) A municipality shall specify in writing the minimum information that must be submitted for an application for a zoning approval, rezoning approval, subdivision approval, certification, special exception, or variance. A municipality shall make the minimum information available for inspection and copying at the location where the municipality receives applications for development permits and orders, provide the information to the applicant at a preapplication meeting, or post the information on the municipality's website.

(3) A municipality shall follow the application procedures established in s. 163.3254(6) upon receiving an application for approval of a development permit or development order.

~~(2) Within 5 business days after receiving an application~~

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~~for approval of a development permit or development order, a municipality shall confirm receipt of the application using contact information provided by the applicant. Within 30 days after receiving an application for approval of a development permit or development order, a municipality must review the application for completeness and issue a written notification to the applicant indicating that all required information is submitted or specify in writing with particularity any areas that are deficient. If the application is deficient, the applicant has 30 days to address the deficiencies by submitting the required additional information. For applications that do not require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order within 120 days after the municipality has deemed the application complete. For applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order within 180 days after the municipality has deemed the application complete. Both parties may agree in writing or in a public meeting or hearing to an extension of time, particularly in the event of a force majeure or other extraordinary circumstance. An approval, approval with conditions, or denial of the application for a development permit or development order must include written findings supporting the municipality's decision. The timeframes contained in this subsection do not apply in an area of critical state concern, as designated in s. 380.0552 or chapter 28-36, Florida Administrative Code. The~~

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timeframes contained in this subsection restart if an applicant makes a substantive change to the application. As used in this subsection, the term "substantive change" means an applicant-initiated change of 15 percent or more in the proposed density, intensity, or square footage of a parcel.

(3)(a) When reviewing an application for a development permit or development order that is certified by a professional listed in s. 403.0877, a municipality may not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing.

(b) If a municipality makes a request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the municipality must review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are deficient within 30 days after receiving the additional information.

(c) If a municipality makes a second request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the municipality must review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are deficient within 10 days after receiving the additional information.

(d) Before a third request for additional information, the applicant must be offered a meeting to attempt to resolve outstanding issues. If a municipality makes a third request for

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additional information and the applicant submits the required additional information within 30 days after receiving the request, the municipality must deem the application complete within 10 days after receiving the additional information or proceed to process the application for approval or denial unless the applicant waived the municipality's limitation in writing as described in paragraph (a).

(c) Except as provided in subsection (7), if the applicant believes the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the municipality, at the applicant's request, shall proceed to process the application for approval or denial.

(4) A municipality must issue a refund to an applicant equal to:

(a) Ten percent of the application fee if the municipality fails to issue written notification of completeness or written specification of areas of deficiency within 30 days after receiving the application.

(b) Ten percent of the application fee if the municipality fails to issue written notification of completeness or written specification of areas of deficiency within 30 days after receiving the additional information pursuant to paragraph (3)(b).

(c) Twenty percent of the application fee if the municipality fails to issue written notification of completeness or written specification of areas of deficiency within 10 days after receiving the additional information pursuant to paragraph (3)(c).

(d) Fifty percent of the application fee if the

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~~municipality fails to approve, approves with conditions, or denies the application within 30 days after conclusion of the 120-day or 180-day timeframe specified in subsection (2).~~

~~(c) One hundred percent of the application fee if the municipality fails to approve, approves with conditions, or denies an application 31 days or more after conclusion of the 120-day or 180-day timeframe specified in subsection (2).~~

~~A municipality is not required to issue a refund if the applicant and the municipality agree to an extension of time, the delay is caused by the applicant, or the delay is attributable to a force majeure or other extraordinary circumstance.~~

(4)(5) When a municipality denies an application for a development permit or development order, the municipality shall give written notice to the applicant. The notice must include a citation to the applicable portions of an ordinance, rule, statute, or other legal authority for the denial of the permit or order.

~~(6) As used in this section, the terms "development permit" and "development order" have the same meaning as in s. 163.3164, but do not include building permits.~~

(5)(7) For any development permit application filed with the municipality after July 1, 2012, a municipality may not require as a condition of processing or issuing a development permit or development order that an applicant obtain a permit or approval from any state or federal agency unless the agency has issued a final agency action that denies the federal or state permit before the municipal action on the local development

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permit.

~~(6)(8)~~ Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A municipality shall attach such a disclaimer to the issuance of development permits and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.

(7)(9) This section does not prohibit a municipality from providing information to an applicant regarding what other state or federal permits may apply.

Section 3. Section 163.3254, Florida Statutes, is created to read:

163.3254 Florida Starter Homes Act.—The Florida Starter Homes Act is created to address the rising price of homes in this state and increase the supply of housing for the residents of this state.

(1) This section may be cited as the "Florida Starter Homes Act."

(2) The Legislature finds that:

(a) The median price of homes in this state has increased steadily over the last decade, rising at a greater rate of increase than the median income in this state.

(b) The cost of home ownership and renting or leasing often

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exceeds an amount that is affordable for residents of this state.

(c) There is currently a housing shortage that constitutes a threat to the health, safety, and welfare of the residents of this state, and this shortage is caused in part by land development regulations adopted by local governments without a compelling governmental interest relating to lots on residential real property, which substantially burden the basic right under the State Constitution to acquire, possess, and protect property.

(d) Land development regulations adopted relating to lots on residential real property do not encourage a high degree of flexibility relating to residential development, and such regulations prevent the development of single-family homes on lots smaller in size, due, in part, to minimum lot size requirements and restrictions on the types of dwellings allowed to be constructed on such property.

(e) The public purpose sought to be achieved by allowing other types of dwelling units on lots smaller in size on residential real property is to increase the supply of housing, making homeownership and renting more affordable for the residents of this state.

(3) For purposes of this section, the term:

(a) "Compelling governmental interest" means a governmental interest of the highest order which cannot be achieved through less restrictive means. A compelling governmental interest must have a real and substantial connection to protecting public safety, health, or reasonable enjoyments and expectations of property, such as requiring the structural integrity, safe

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plumbing, or safe electricity of buildings, or preventing nuisances.

(b) "Land development regulations" has the same meaning as in s. 163.3164.

(c) "Local government" means any county, municipality, or special district.

(d) "Lot split" means the division of a parent parcel into no more than eight lots.

(e) "Parent parcel" means the original parcel from which subsequent lots are created.

(f) "Residential dwelling unit" means a structure or part of a structure used as a home, residence, or sleeping place by at least one person. The term includes a single-family home, a townhouse as defined in s. 481.203, and a duplex, triplex, or quadruplex, and their curtilage.

(g) "Shared space" means a driveway, an alley, or a common open space, such as a courtyard or pocket park.

(h) "Subdivision" means the division of a parent parcel into nine or more lots. The term includes streets, alleys, additions, and resubdivisions.

(4) (a) 1. A local government may not adopt land development regulations that govern lots on residential real property, unless such adoption:

a. Is in furtherance of a compelling governmental interest.

b. Is the least restrictive means of furthering that compelling governmental interest.

2. Subparagraph 1. does not apply to land development regulations that:

a. Prevent or abate a nuisance.

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b. Enforce the terms of a license, a permit, or an authorization.

c. Enforce any requirement imposed by federal law.

d. Is the result of a final, nonappealable judicial determination.

3. Any ambiguity in the adoption of land development regulations by a local government must be construed in favor of the basic right to acquire and possess land.

(b) If a lot on residential real property is connected to a public water system or a public sewer system, or will be connected to such a system as part of a subdivision plan, a local government may not adopt land development regulations that:

1. Require a minimum lot size that is greater than 1,200 square feet for an existing lot and for lots created by a lot split or subdivision.

2. Contain a provision defining a residential dwelling unit that is contrary to the definition in subsection (3).

3. Prohibit, limit, or otherwise restrict the development of residential dwelling units.

4. Require a minimum setback that is greater than: 0 feet from the sides; 10 feet from the rear; or 20 feet from the front, or 0 feet from the front if the lot fronts or abuts a shared space.

5. Require a minimum dimension of a lot, including its width or depth, to exceed 20 feet if the lot meets the relevant minimum lot size requirement.

6. Require more than 30 percent of lot area to be reserved for open space or permeable surface.

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7. Require a maximum building height of less than three stories or 35 feet above grade or, if applicable, three stories or 35 feet above the base flood elevation established by the Federal Emergency Management Agency.

8. Require a maximum floor area ratio of less than 3.

9. Require the property owner to occupy the property.

10. Require a minimum size for a residential dwelling unit that is greater than the minimum size imposed by the Florida Building Code.

11. Require a maximum residential density, typically measured in dwelling units per acre, which is more restrictive than the requirements of this subsection.

(5)(a)1. Land development regulations adopted by a local government must allow a lot to front or abut a shared space instead of a public right-of-way. However, such regulations may not be adopted to require a minimum number of parking spaces greater than one per residential dwelling unit for lots that are 4,000 square feet or less, or any minimum number of parking spaces for lots within a one-half mile radius of a permanent public transit stop that is open for public use on or after July 1, 2026.

2. As used in subparagraph 1., the term "public transit stop" means a stop or station used for public purposes for transit services, including bus rapid transit services or commuter rail services, an intercity rail transportation system, or a rail system, as defined in s. 341.301. The term does not include people-mover systems in a public-use airport as defined by s. 332.004.

(b) Land development regulations adopted by a local

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government which establish criteria for the application for, or approval of, the proposed development of a lot split are limited to the following:

1. The requirement that an applicant provide the relevant documentation and pay a fee for the cost of review of such documentation. Any other fee imposed on the application for, or approval of, a lot split is prohibited.

2. Required compliance with the local government's land development regulations that govern lots not created by a lot split.

3. The requirement that the parent parcel was not created by a lot split or subdivision during the previous 12 months.

(6)(a) Upon receipt of a development application, a local government shall confirm receipt of the application by the next business day using the contact information provided by the applicant. Within 7 business days after receiving an application, a local government shall review the application for completeness and issue a written notification to the applicant indicating that all required information is submitted or specify in writing with particularity any areas that are deficient. If the application is deficient, the applicant has 60 business days to address the deficiencies by submitting the required additional information. Within 7 business days after receipt of such information, a local government shall issue a written notification to the applicant indicating that all required information is submitted or specify in writing with particularity any areas that are deficient. A local government shall administratively approve an application within 20 business days after the local government has deemed the application

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complete and no further action or approval by the local government is required. Any denial of the application must include written findings supporting the local government's decision. At any point during the timeframes specified in this subsection, an applicant may request, and a local government must grant, an extension of time for up to 60 business days. However, a local government may not request an extension of time or require an applicant to request an extension of time.

(b) If a local government fails to:

1. Issue a written notification of completeness or written specification of areas of deficiency within the first 7-business-day time period provided in paragraph (a);

2. Issue a written notification of completeness or written specification of areas of deficiency within the second 7-business-day time period provided in paragraph (a); or

3. Approve an application within the 20-business-day time period contained in paragraph (a),

the application is deemed approved, and the local government must issue written notification of approval by the next business day.

(c) A local government must issue a refund to an applicant equal to 100 percent of the application fee if the local government fails to issue written notification of completeness or written specification of areas of deficiency within 7 business days after receiving the additional information pursuant to paragraph (a).

(7)(a) Land development regulations adopted by a local government which govern lot splits on historic property as

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defined in s. 267.021 may not vary from land development regulations adopted governing historic property without such lot splits.

(b) Paragraph (a) does not apply to land development regulations adopted to prohibit the demolition or alteration of a structure or building that is individually listed in the National Register of Historic Places, or that is a contributing structure or building within a historic district which was listed in the National Register of Historic Places before January 1, 2000.

(8) (a) A real property owner or housing association subject to land development regulations adopted by a local government in violation of this section may maintain a cause of action for damages in the county in which the property is located.

(b) 1. In a proceeding under this subsection, an aggrieved or adversely affected party is entitled to the summary procedure provided in s. 51.011, and the court shall advance the cause on the calendar. The court shall review the evidence de novo and enter written findings of fact based on the preponderance of the evidence that a local government has adopted a land development regulation in violation of this section.

2. An aggrieved or adversely affected party shall prevail in an action filed under this subsection unless the local government demonstrates to the court by clear and convincing evidence that the land development regulation is:

a. In furtherance of a compelling governmental interest.

b. The least restrictive means of furthering the compelling governmental interest.

(c) The court may:

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1. Enter a declaratory judgment as is provided by chapter 86.

2. Issue a writ of mandamus.

3. Issue an injunction to prevent a violation of this section.

4. Remand the matter to the land development regulation commission for action consistent with the judgment.

The prevailing plaintiff is entitled to recover reasonable attorney fees and costs, including reasonable appellate attorney fees and costs.

(9) This section waives sovereign immunity for any local government to the extent liability is created in this section.

(10) This section does not prohibit:

(a) The governing documents of a condominium association, a homeowners' association, or a cooperative adopted or approved before July 1, 2026.

(b) Any deed restrictions established before July 1, 2026.

However, if recorded in the official records on or after July 1, 2026, any such documents or restrictions are void and unenforceable to the extent that they conflict with this section.

Section 4. Subsection (3) of section 177.071, Florida Statutes, is amended to read:

177.071 Administrative approval of plats or replats by designated county or municipal official.—

(3) The governing body of a county or municipality shall follow the application procedures established in s. 163.3254(6)

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2026948

upon receiving a plat or replat under this part ~~Unless the~~
~~applicant requests an extension of time, the administrative~~
~~authority shall approve, approve with conditions, or deny the~~
~~plat or replat submittal within the timeframe identified in the~~
~~written notice provided to the applicant under subsection (2).~~
~~If the administrative authority does not approve the plat or~~
~~replat, it must notify the applicant in writing of the reasons~~
~~for declining to approve the submittal. The written notice must~~
~~identify all areas of noncompliance and include specific~~
~~citations to each requirement the plat or replat submittal fails~~
~~to meet. The administrative authority, or an official, an~~
~~employee, an agent, or a designee of the governing body, may not~~
~~request or require the applicant to file a written extension of~~
~~time.~~

Section 5. This act shall take effect July 1, 2026.

The Florida Senate
APPEARANCE RECORD

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1/27/20

Meeting Date

SB948

Bill Number or Topic

Community Affairs

Committee

Amendment Barcode (if applicable)

Name

Gary Ball

Phone

863-514-7904

Address

PO Box 133

Email

garyball4cob@gmail.com

Street

Bartow

City

FL

State

33831

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:

[Signature]

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. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

01/27/26
Meeting Date

Community Affairs
Committee

Amina Spahic
Name

Phone _____

Address _____
Street

City _____ State _____ Zip _____

Email _____

The Florida Senate
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SB 948
Bill Number or Topic

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:
Florida For All

☐ 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. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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Meeting Date

Community Affairs

Committee

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948

Bill Number or Topic

Amendment Barcode (if applicable)

Name **Adam Basford**

Phone **8502247173**

Address **516 N Adams St**

Email **abasford@aif.com**

Street

Tallahassee

City

FL

State

32301

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:

Associated Industries of Florida

☐ 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)

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1-27-26

Meeting Date

SB 948

Bill Number or Topic

Community Affairs

Committee

Amendment Barcode (if applicable)

Name

Michael Disher

Phone

(386) 236-2150

Address

4300 S. Atlantic Ave.

Email

mdisher@ponce-inlet.org

Street

Ponce Inlet

City

FL

State

32127

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)

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Meeting Date

Community Affairs

Committee

948

Bill Number or Topic

Amendment Barcode (if applicable)

Name

DOUG Wheeler

Phone

850 322 8850

Address

110 N. Duval

Street

Email

~~Douglas Wheeler~~

DWheeler@jamesmadison.org

TLH

City

FL

State

32301

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:

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. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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Meeting Date

Community Affairs

Committee

SB 948

Bill Number or Topic

Amendment Barcode (if applicable)

Name HOW PARITSKY

Phone 386-488-2819

Address 4300 S. Atlantic Ave

Email Lpauly@pnce-intl.org

Street

Ponce Inlet FL 32127

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
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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The Florida Senate
APPEARANCE RECORD

Meeting Date 1-27-26 Bill Number or Topic SB 948
Committee Community Affairs Deliver both copies of this form to
Senate professional staff conducting the meeting
Name Art Woodruff Phone 407 687 3423
Address 3545 S Mellonville Av Email art.woodruff@senate.fl.gov
City Sanford State FL Zip 32773

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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Meeting Date

COMMUNITY AFFAIRS

Committee

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SB-948

Bill Number or Topic

Amendment Barcode (if applicable)

Name Ivonne Fernandez - AARP

Phone 954-850-7262

Address 215 S Monroe Street / Suite 602

Email ifernandez@aarp.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:

AARP



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

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Meeting Date

948
Bill Number or Topic

Committee

Amendment Barcode (if applicable)

Name

Amy Maguire

Phone

727-656-0913

Address

Florida Policy Project

Email

maguire@fpolicyproject.com

Street

St. Pete

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
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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Meeting Date

SB 948

Bill Number or Topic

Committee

Amendment Barcode (if applicable)

Name

Pam Weesling

Phone

850-728-4800

Address

9204 Old Chemonie Rd

Email

twess33@gmail.com

Street

Tallahassee

City

FL

State

32309

Zip

Speaking:

☐ For

☐ Against



OR

Waive Speaking:



☐ 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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Meeting Date 1-27-26
Committee Community Affairs

Bill Number or Topic 948

Name Dennis DAWSON - Council member Phone 305-606-6091

Address 803 W 11th Ave Email _____
City Mount Dora State FL Zip 32757

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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Meeting Date

SB 948

Bill Number or Topic

Committee

Amendment Barcode (if applicable)

Name

Lily Howland

Phone

850 375 4253

Address

115 Seabreeze Ct.

Email

lily.e.howland@gmail.com

Street

Inlet Beach

City

Florida

State

32461

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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1-27-26

Meeting Date

Community Affairs

Committee

SB 948

Bill Number or Topic

Amendment Barcode (if applicable)

Name

Sarah Currie

Phone

407-453-2194

Address

3873 West Stillwood Lane

Email

curriesarah76@gmail.com

Street

Lake Mary

City

FL

State

32746

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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1-27-24

Meeting Date

SB 948

Bill Number or Topic

Community Affairs

Committee

Amendment Barcode (if applicable)

Name Derick Tabertshofer

Phone 863-220-0138

Address 107 E College Ave.

Street

Email DTabertshofer@AFPHA.org

Tallahassee

City

FL

State

32301

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:

American's 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. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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Meeting Date

SB 948

Bill Number or Topic

Community Affairs

Committee

Amendment Barcode (if applicable)

Mount Dora

Name

Cal Rolfsen

City Council

Phone

352-552-4200

Address

8014 St. James Way

Street

Email

rolfsonc@mountdora.gov

Mount Dora, FL 32757

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
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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Community Affairs
Committee

948
Bill Number or Topic

Amendment Barcode (if applicable)

Name Colton Madill Phone 850-766-7983

Address 136 S. Bronough St. Email cmadilla@flchamber.com
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:

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. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

The Florida Senate
APPEARANCE RECORD

Deliver both copies of this form to
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1/24/26

Meeting Date

COMMUNITY AFFAIRS

Committee

SB 948

Bill Number or Topic

Amendment Barcode (if applicable)

Name CLAUDIA THOMAS, SANFORD CITY COMMISSIONER Phone 321-330-6582

Address 113 KAYS LANDING DR Email CLAUDIA.THOMAS@SANFORDFLGOV
Street

SANFORD FL 32771
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
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. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

The Florida Senate

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1-27-26

Meeting Date

Community Affairs

Committee

SB948

Bill Number or Topic

Amendment Barcode (if applicable)

Name

Holly Smith, Pres. FNC

Phone

239-707-9800

Address

800 Dunlop

Street

Email

Holly.Smith@mysanibel.com

Sanibel

City

State

FL

Zip

33957

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

S-001 (08/10/2021)

1/27/26
Meeting Date
Community Affairs
Committee

The Florida Senate
APPEARANCE RECORD

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SB 948
Bill Number or Topic

Amendment Barcode (if applicable)

Name Tim Everline Phone 330-575-1847

Address 1012 N. Lakeshore Blvd. Email time4801@yahoo.com
Street
Howey In The Hills FL 34737
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
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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S-001 (08/2017)

The Florida Senate
APPEARANCE RECORD

Deliver both copies of this form to
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01-27-2024
Meeting Date
Community Affairs
Committee

SB 948

Bill Number or Topic

Amendment Barcode (if applicable)

Name

TREVA ROBERTS

Phone

614-557-0039

Address

540 LOMA PASADO DR

Email

TREVA.ROBERTS5@gmail.com

Street

LADY LAKE

State

FL

Zip

32159

City

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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The Florida Senate

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Deliver both copies of this form to
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1/27/26

Meeting Date

Community Affairs

Committee

SB 948

Bill Number or Topic

Amendment Barcode (if applicable)

Name

Ed Freeman

Phone

203-240-3066

Address

120 Evergreen Lane

Email

efreeman@ladylake.org

Street

Lady Lake FL 32159

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
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. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

1/27/2026

Meeting Date

Community Affairs

Committee

The Florida Senate
APPEARANCE RECORD

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SB 948

Bill Number or Topic

486426

Amendment Barcode (if applicable)

Name **French Brown**

Phone **850-459-0992**

Address **106 East College Ave, Suite 1200**

Email **fbrown@joneswalker.com**

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:

Gulf Atlantic Cottages

☐ 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. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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APPEARANCE RECORD

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1/27/2026
Meeting Date

5948
Bill Number or Topic

486426
Amendment Barcode (if applicable)

Committee

Name Lori Killinger Phone 850 222 5707

Address 106 E College Ave St 1500 Email lkillinge@lw-law.com
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:

FL Manufactured Housing
Association

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

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The Florida Senate

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<u>1/27/26</u> Meeting Date		<u>SB 948</u> Bill Number or Topic	
<u>Community Affairs</u> Committee		Amendment Barcode (if applicable)	
Name <u>Ed Book</u>		Phone <u>352-222-7968</u>	
Address <u>4933 NW 11 Place</u> Street		Email <u>booked@cityofgainesville.org</u>	
<u>Gainesville</u> City	<u>FL</u> State	<u>32605</u> 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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The Florida Senate
APPEARANCE RECORD

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1/27/26
Meeting Date

Sen Community Affairs
Committee

SB 948
Bill Number or Topic

Amendment Barcode (if applicable)

Name Kody Glazer w/ Florida Housing Coalition Phone 954 804 1320

Address 1311 N Paul Russell Road Email glazer@flhousing.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:

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

Florida Housing Coalition

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, [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

The Florida Senate

APPEARANCE RECORD

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27 JAN 2023

Meeting Date

community affairs

Committee

948

Bill Number or Topic

Amendment Barcode (if applicable)

Name

Len Racioppi

Phone

908 403 3140

Address

5288 SW 85TH ST

Email

LMRWVY@OUTLOOK.COM

Street

OCOLA

City

FL

State

34476

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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CS-001 (08/11)

January 27, 2026

Meeting Date

Community Affairs

Committee

The Florida Senate
APPEARANCE RECORD

Deliver both copies of this form to
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SB 948

Bill Number or Topic

Amendment Barcode (if applicable)

Name **Edward Pinto**

Phone **240-423-2848**

Address **531 South Washington Drive**

Email **pintoedward1@gmail.com**

Street

Sarasota

FL

34236

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
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

American Enterprise 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. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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The Florida Senate

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1-27-26

Meeting Date

948

Bill Number or Topic

Community Affairs

Committee

Amendment Barcode (if applicable)

Name

Rebecca O'Hara

Phone

850-222-9684

Address

PO Box 1757

Email

rohara@flcities.com

Street

Tallahassee FL

32302-1757

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
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

Fla League of Cities

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The Florida Senate
APPEARANCE RECORD

Deliver both copies of this form to
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1/27/26
Meeting Date
Community Affairs
Committee

5B 948
Bill Number or Topic

Amendment Barcode (if applicable)

Name Adrian Hayer-Santos Phone 352-514-3191

Address 816 NE 8th Ave Email AHAYER SANTOS@gmail.com
Street
Gainesville FL 32601
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
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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The Florida Senate
APPEARANCE RECORD

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1/27/2026

Meeting Date

Community Affairs

Committee

948

Bill Number or Topic

Amendment Barcode (if applicable)

Name

Samuel Staley

Phone

937 409 9013

Address

415 West 6th Ave

Street

Email

sstaley@fsu.edu

Tallahassee, FL

City

State

32303

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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The Florida Senate
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11/27/2026

Meeting Date

948

Bill Number or Topic

Community Affairs

Committee

Amendment Barcode (if applicable)

Name Bryan Eastman

Phone (850) 933-1524

Address 621 NW 12th Ave

Street

Email EastmanB@flsenate.gov

Gainesville

City

FL

State

32604

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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The Florida Senate
APPEARANCE RECORD

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SB 948

Bill Number or Topic

Amendment Barcode (if applicable)

1/27/26

Meeting Date

Community Affairs

Committee

Name

Paul Owens

Phone

850-222-6277

Address

308 N. Monroe St.

Email

powens@1000fof.org

Street

City

Tallahassee, FL

State

Zip

32301

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:

1000 Friends of Florida

☐

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

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The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
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1/27/24

Meeting Date

948

Bill Number or Topic

Community Affairs

Committee

Amendment Barcode (if applicable)

Name

Courtney Mooney

Phone

Address

100 S Monroe

Street

Email

Mooney@fl-Canties.com

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:

Florida Association
of Counties

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

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The Florida Senate
APPEARANCE RECORD

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Senate professional staff conducting the meeting

Meeting Date 1/27/26 Bill Number or Topic SB948
Committee Community Affairs Amendment Barcode (if applicable) _____
Name Trish Pfeiffer Phone 863/640-1024
Address 985 Square Lake Dr. Email tpfeiffer@cityofbartow.net
City Bartow State FL Zip 33830

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. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

The Florida Senate
APPEARANCE RECORD

Deliver both copies of this form to
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11/27/26

Meeting Date

948

Bill Number or Topic

486 426

Amendment Barcode (if applicable)

CA

Committee

Name

Edward Briggs

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:

Highland Homes

☐ 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. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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 Committee on Community Affairs

BILL: SB 962

INTRODUCER: Senator Bradley

SUBJECT: Affordable Housing

DATE: January 26, 2026

REVISED: _____

ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1. Hackett	Fleming	CA	Favorable
2. _____	_____	AG	_____
3. _____	_____	RC	_____

I. Summary:

SB 962 provides that for the purposes of the Live Local Act, passed during the 2023 Regular Session, farms or farm operations, including the packaging and sale of those products raised on the premises, are excluded from the definitions of commercial, industrial, or mixed use zoning which would require the local government to approve certain affordable housing developments.

The bill takes effect July 1, 2026.

II. Present Situation:

Zoning and Land Use Preemption for Affordable Developments

The Growth Management Act requires every city and county to create and implement a comprehensive plan to guide future development.¹ All development, both public and private, and all development orders² approved by local governments must be consistent with the local government's comprehensive plan unless otherwise provided by law.³ The Future Land Use Element in a comprehensive plan establishes a range of allowable uses and densities and

¹ Section 163.3167(2), F.S.

² "Development order" means any order granting, denying, or granting with conditions an application for a development permit. See s. 163.3164(15), F.S. "Development permit" includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land. See s. 163.3164(16), F.S.

³ Section 163.3194(3), F.S.

intensities over large areas, and the specific use and intensities for specific parcels⁴ within that range are decided by a more detailed, implementing zoning map.⁵

The Live Local Act⁶ preempts certain county and municipal zoning and land use decisions to encourage development of affordable multifamily rental housing in targeted land use areas. Specifically, the act requires counties and municipalities to allow a multifamily or mixed-use residential⁷ rental development in any area zoned for commercial, industrial, or mixed-use if the development meets certain affordability requirements.⁸ To qualify, the proposed development must reserve 40 percent of the units for residents with incomes up to 120% of the area median income, for a period of at least 30 years.

Commercial, Industrial, and Mixed Use⁹

For the purposes of the Live Local Act, “commercial use” means activities associated with the sale, rental, or distribution of products or the performance of services related thereto. It includes, but is not limited to:

- Retail sales; wholesale sales; rentals of equipment, goods, or products;
- Offices; restaurants;
- Food service vendors; sports arenas; theaters; and tourist attractions; and
- Other for-profit business activities

A parcel that is zoned to permit these uses by right (without a variance or waiver) is considered commercial use for this statute, regardless of its local land development category or title.

Excluded from commercial use are:

- Home-based businesses and cottage food operations on residential property
- Certain public lodging establishments;
- Accessory, ancillary, incidental, or temporary uses; and
- Recreational uses (e.g., golf courses, tennis courts, swimming pools, clubhouses) when located within an area designated for residential use.

For the purposes of the Live Local Act, “industrial use” means activities associated with the manufacture, assembly, processing, or storage of products or the performance of related services. It includes, but is not limited to:

- Automobile manufacturing or repair; boat manufacturing or repair;
- Junk yards; meat packing facilities; citrus or produce processing and packing;
- Electrical generating plants; water treatment plants; sewage treatment plants; and

⁴ When local governments make changes to their zoning regulations or comprehensive plans some structures may no longer be in compliance with the newly approved zoning and may be deemed a “nonconforming use.” A nonconforming use or structure is one in which the use or structure was legally permitted prior to a change in the law, and the change in law would no longer permit the re-establishment of such structure or use.

⁵ Richard Grosso, A Guide to Development Order “Consistency” Challenges Under Florida Statutes Section 163.3215, 34 J. Envtl. L. & Litig. 129, 154 (2019) citing Brevard Cty. v. Snyder, 627 So. 2d 469, 475 (Fla. 1993).

⁶ The “Live Local Act”, Ch. 2023-17, Laws of Fla., made various changes to affordable housing related programs and policies at the state and local levels, including zoning and land use preemptions favoring affordable housing, funding for state affordable housing programs, and tax provisions intended to incentivize affordable housing development.

⁷ For mixed-use residential, at least 65 percent of the total square footage must be used for residential purposes.

⁸ See ss. 125.01055(7) and 166.04151(7), F.S.

⁹ See s. 125.01055(7)(n), F.S.

- Solid waste disposal sites.

A parcel zoned to permit these uses by right is considered industrial use for the statute. The term does not include accessory, ancillary, incidental, or temporary uses, or the same set of recreational uses as above.

For the purposes of the Live Local Act, “mixed use” refers to any use that combines multiple types of approved land uses from at least two of the residential use, commercial use, and industrial use categories.¹⁰ The commercial and industrial exclusions for accessory, ancillary, incidental, temporary, and recreational uses apply to mixed use as well.

III. Effect of Proposed Changes:

The bill amends ss. 125.01055 and 166.04151, F.S., to provide that for the purposes of the Live Local Act farms or farm operations, or uses associated therewith, to include the packaging and sale of those products raised on the premises, are excluded from the definitions of commercial, industrial, or mixed use.

The bill refers to s. 823.14(3), F.S., which provides that:

- “Farm” means the land, buildings, support facilities, machinery, and other appurtenances used in the production of farm or aquaculture products; and
- “Farm operation” means all conditions or activities by the owner, lessee, agent, independent contractor, or supplier which occur on a farm in connection with the production of farm, honeybee, or apiculture products or in connection with complementary agritourism activities.

The referenced statute includes examples such as roadside stands, agritourism, and the use of certain farm-related machinery.

With this change, counties and municipalities are not required to authorize multifamily and mixed-use residential uses for an area if the area is also a farm or farm operation, or utilized for uses associated therewith.

The bill takes effect July 1, 2026.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

None.

B. Public Records/Open Meetings Issues:

None.

¹⁰ Section 125.01055(n)3., F.S.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

None.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill substantially amends sections 125.01055 and 166.04151 of the Florida Statutes.

IX. Additional Information:

A. Committee Substitute – Statement of Changes:

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

None.

B. Amendments:

None.

By Senator Bradley

6-01401A-26

2026962

A bill to be entitled

An act relating to affordable housing; amending ss. 125.01055 and 166.04151, F.S.; revising the definitions of certain land use categories for which certain residential development may be authorized to exclude farms and farm operations and uses associated therewith; providing an effective date.

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

Section 1. Paragraph (n) of subsection (7) of section 125.01055, Florida Statutes, is amended to read:

125.01055 Affordable housing.—

(7)

(n) As used in this subsection, the term:

1. "Commercial use" means activities associated with the sale, rental, or distribution of products or the performance of services related thereto. The term includes, but is not limited to, such uses or activities as retail sales; wholesale sales; rentals of equipment, goods, or products; offices; restaurants; public lodging establishments as described in s. 509.242(1)(a); food service vendors; sports arenas; theaters; tourist attractions; and other for-profit business activities. A parcel zoned to permit such uses by right without the requirement to obtain a variance or waiver is considered commercial use for the purposes of this section, irrespective of the local land development regulation's listed category or title. The term does not include home-based businesses or cottage food operations undertaken on residential property; ~~or~~ public lodging

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

6-01401A-26

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establishments as described in s. 509.242(1)(c); farms or farm operations as defined in s. 823.14(3) or uses associated therewith, including the packaging and sale of products raised on the premises; ~~or~~ or uses that are accessory, ancillary, incidental to the allowable uses, or allowed only on a temporary basis. Recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use are not commercial use, irrespective of how they are operated.

2. "Industrial use" means activities associated with the manufacture, assembly, processing, or storage of products or the performance of services related thereto. The term includes, but is not limited to, such uses or activities as automobile manufacturing or repair, boat manufacturing or repair, junk yards, meat packing facilities, citrus processing and packing facilities, produce processing and packing facilities, electrical generating plants, water treatment plants, sewage treatment plants, and solid waste disposal sites. A parcel zoned to permit such uses by right without the requirement to obtain a variance or waiver is considered industrial use for the purposes of this section, irrespective of the local land development regulation's listed category or title. The term does not include farms or farm operations as defined in s. 823.14(3) or uses associated therewith, including the packaging and sale of products raised on the premises, ~~or~~ or uses that are accessory, ancillary, incidental to the allowable uses, or allowed only on a temporary basis. Recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use are not industrial use,

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irrespective of how they are operated.

3. "Mixed use" means any use that combines multiple types of approved land uses from at least two of the residential use, commercial use, and industrial use categories. The term does not include farms or farm operations as defined in s. 823.14(3) or uses associated therewith, including the packaging and sale of products raised on the premises, or uses that are accessory, ancillary, incidental to the allowable uses, or allowed only on a temporary basis. Recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use are not mixed use, irrespective of how they are operated.

4. "Planned unit development" has the same meaning as provided in s. 163.3202(5)(b).

Section 2. Paragraph (n) of subsection (7) of section 166.04151, Florida Statutes, is amended to read:

166.04151 Affordable housing.—

(7)

(n) As used in this subsection, the term:

1. "Commercial use" means activities associated with the sale, rental, or distribution of products or the performance of services related thereto. The term includes, but is not limited to, such uses or activities as retail sales; wholesale sales; rentals of equipment, goods, or products; offices; restaurants; public lodging establishments as described in s. 509.242(1)(a); food service vendors; sports arenas; theaters; tourist attractions; and other for-profit business activities. A parcel zoned to permit such uses by right without the requirement to obtain a variance or waiver is considered commercial use for the

6-01401A-26

2026962

purposes of this section, irrespective of the local land development regulation's listed category or title. The term does not include home-based businesses or cottage food operations undertaken on residential property; ~~;~~ public lodging establishments as described in s. 509.242(1)(c); farms or farm operations as defined in s. 823.14(3) or uses associated therewith, including the packaging and sale of products raised on the premises; or uses that are accessory, ancillary, incidental to the allowable uses, or allowed only on a temporary basis. Recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use are not commercial use, irrespective of how they are operated.

2. "Industrial use" means activities associated with the manufacture, assembly, processing, or storage of products or the performance of services related thereto. The term includes, but is not limited to, such uses or activities as automobile manufacturing or repair, boat manufacturing or repair, junk yards, meat packing facilities, citrus processing and packing facilities, produce processing and packing facilities, electrical generating plants, water treatment plants, sewage treatment plants, and solid waste disposal sites. A parcel zoned to permit such uses by right without the requirement to obtain a variance or waiver is considered industrial use for the purposes of this section, irrespective of the local land development regulation's listed category or title. The term does not include farms or farm operations as defined in s. 823.14(3) or uses associated therewith, including the packaging and sale of products raised on the premises, or uses that are accessory,

6-01401A-26

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ancillary, incidental to the allowable uses, or allowed only on a temporary basis. Recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use are not industrial use, irrespective of how they are operated.

3. "Mixed use" means any use that combines multiple types of approved land uses from at least two of the residential use, commercial use, and industrial use categories. The term does not include farms or farm operations as defined in s. 823.14(3) or uses associated therewith, including the packaging and sale of products raised on the premises, or uses that are accessory, ancillary, incidental to the allowable uses, or allowed only on a temporary basis. Recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use are not mixed use, irrespective of how they are operated.

4. "Planned unit development" has the same meaning as provided in s. 163.3202(5)(b).

Section 3. This act shall take effect July 1, 2026.



THE FLORIDA SENATE

Tallahassee, Florida 32399-1100

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Alternating Chair

SENATOR JENNIFER BRADLEY

6th District

January 9, 2025

Senator Stan McClain, Chair
Senate Committee on Community Affairs
312 Senate Building
404 South Monroe Street
Tallahassee, Florida 32399-1100

Dear Chair McClain:

I respectfully request that Senate Bill 962 be placed on the committee's agenda at your earliest convenience. This bill revises land use categories for which affordable housing developments must be authorized to exclude farm and farm operations.

Thank you for your consideration and please reach out if you have any questions or concerns about the bill.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Bradley". The signature is fluid and cursive.

Jennifer Bradley

cc: Elizabeth Fleming, Staff Director
Lizbeth Martinez Gonzales, Administrative Assistant

REPLY TO:

- ☐ 1845 East West Parkway, Suite 5, Fleming Island, Florida 32003 (904) 278-2085
- ☐ 406 Senate Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5006

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BEN ALBRITTON
President of the Senate

JASON BRODEUR
President Pro Tempore

The Florida Senate
APPEARANCE RECORD

Deliver both copies of this form to
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1/27/20
Meeting Date
Community Affairs
Committee

5B 962
Bill Number or Topic

Amendment Barcode (if applicable)

Name Adrian Hayer-Santor Phone 352-514-3191
Address 816 NE 8th Ave Email AHAYER-SANTOR@gmail.com
Street
Gainesville FL 32601
City State Zip

Speaking: ☐ For ☐ Against ☐ Information **OR** Waive Speaking: ☒ In Support ☐ Against

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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 Committee on Community Affairs

BILL: SB 984

INTRODUCER: Senator DiCeglie

SUBJECT: Firefighter Cancer Benefits and Prevention

DATE: January 27, 2026

REVISED: _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Shuler	Fleming	CA	Favorable
2.			GO	
3.			AP	

I. Summary:

SB 984 amends requirements related to cancer diagnosis and death benefits for firefighters. The bill will allow firefighters to receive the \$25,000 payout upon diagnosis of cancer for up to 10 years after terminating employment, regardless of whether they elect to continue coverage in an employer-sponsored health plan or group health insurance trust fund. Additionally, the payout will no longer expressly be limited to a firefighter's "initial" diagnosis.

The bill also requires that the \$75,000 firefighter cancer death benefit be made available for 1 year after terminating employment, provided the firefighter otherwise met the criteria and was not subsequently employed as a firefighter.

The bill removes duplicative provision related to rulemaking for employer cancer prevention best practices.

The bill takes effect on July 1, 2026.

II. Present Situation:

Firefighter Cancer Benefits

Current law provides specified benefits to firefighters who are diagnosed with certain cancers.¹ To qualify, a firefighter must be employed full time as a firefighter (or Florida-certified fire

¹ The qualifying cancers include bladder, brain, breast, cervical, colon, esophageal, invasive skin, kidney, large intestinal, lung, malignant melanoma, mesothelioma, multiple myeloma, non-Hodgkin's lymphoma, oral cavity and pharynx, ovarian, prostate, rectal, stomach, testicular, and thyroid cancers. S. 112.1816(1)(a), F.S.

investigator)² and must have been employed by the same employer for at least five continuous years. A firefighter is not eligible if he or she:

- Used tobacco products in the preceding 5 years; or
- Has been employed in any other position within the preceding 5 years that is proven to create a higher risk for cancer.³

Cancer Diagnosis Benefits

Upon a qualifying cancer diagnosis, an eligible firefighter is entitled to the following benefits, as an alternative to pursuing workers' compensation benefits:

- Coverage for cancer treatment under an employer-sponsored health plan or group health insurance trust fund, including timely reimbursement for any out-of-pocket deductible, copayment, or coinsurance costs incurred as a result of cancer treatment.
- A one-time cash payout of \$25,000 upon the firefighter's initial diagnosis of cancer.
- Leave time and employee retention benefits equivalent to those provided for other injuries or illnesses incurred in the line of duty.⁴

If a firefighter elects to continue coverage in the employer-sponsored health plan or group health insurance trust fund after terminating employment, the health coverage and cash payout benefits must be made available by the former employer for 10 years following the firefighter's termination of employment, provided the firefighter met the eligibility criteria at the time of separation and was not reemployed as a firefighter.⁵

Cancer Death Benefits

Current law provides death benefits to firefighters who die as a result of cancer or circumstances arising out of the treatment of cancer. If the firefighter participated in an employer-sponsored retirement plan, the plan must consider the firefighter to have died in the line of duty.⁶ If the firefighter did not participate in an employer-sponsored retirement plan, the employer must provide a death benefit to the firefighter's beneficiary equal to at least 42 percent of the firefighter's annual salary for at least 10 years.⁷ In addition, the beneficiary is entitled to a one-time payment of \$75,000.⁸

Cancer Prevention Best Practices

Two provisions of current law, ss. 112.1816(6), and 633.520(2)(a), F.S., direct the Division of State Fire Marshal within the Department of Financial Services to adopt rules to establish employer cancer prevention best practices as it relates to personal protective equipment,

² "Firefighter" is defined for the section to mean an individual employed as a full-time firefighter or full-time, Florida-certified fire investigator within the fire department or public safety department of an employer whose primary responsibilities are the prevention and extinguishing of fires; the protection of life and property; and the enforcement of municipal, county, and state fire prevention codes and laws pertaining to the prevention and control of fires; or the investigation of fires and explosives. S. 112.1816(1)(c).

³ Section 112.1816(2), F.S.

⁴ Section 112.1816(2)(a)-(c), F.S.

⁵ Section 112.1816(2), F.S.

⁶ Section 112.1816(4)(a), F.S.

⁷ Section 112.1816(4)(b), F.S.

⁸ Sections 112.1816(4)(c) and 112.191(2)(a), F.S.

decontamination, fire suppression apparatus, and fire stations. The adopted rule, Florida Administrative Code Rule 69A-62.025, provides an Employer Self-Assessment Tool listing cancer prevention best practices that are based on National Fire Protection Association and Federal Emergency Management Agency standards.

III. Effect of Proposed Changes:

SB 984 revises the cancer diagnosis benefits to remove the requirement that, in order to receive the \$25,000 payout for up to 10 years after terminating employment, a former firefighter must have elected to continue in an employer-sponsored health plan or group health insurance trust fund. This will allow a former firefighter who otherwise meets the eligibility criteria to receive the \$25,000 payout during that 10-year period regardless of whether they elect to continue coverage under the employer health plan or group health trust fund.

The bill also removes the term “initial” from the provision authorizing a one-time \$25,000 cash payout upon a firefighter’s “*initial* diagnosis of cancer.” As a result, the payout will no longer be expressly limited to a firefighter’s first cancer diagnosis.

The bill revises the firefighter cancer death benefit to require that the \$75,000 death benefit be made available by the former employer for 1 year after the firefighter terminates employment, provided the firefighter otherwise met the criteria and was not subsequently employed as a firefighter.

The bill removes the provision from s. 112.1816, F.S., requiring the Division of State Fire Marshal to adopt rules for employer cancer prevention best practices that is duplicative of the provision in s. 633.520, F.S.

The bill takes effect on July 1, 2026.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

Article VII, section 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. If, under the bill, county and municipal governments that employ firefighters are required to fund additional expenses related to cancer diagnosis and death benefits under the bill, the mandates provision of Art. VII, s. 18 could apply. However, the mandates requirements do not apply to laws having an insignificant impact,^{9,10} which is \$2.4 million or less for Fiscal Year 2026-2027.¹¹ The fiscal impact of this bill has not yet been determined.

⁹ FLA. CONST. art. VII, s. 18(d).

¹⁰ An insignificant fiscal impact is the amount not greater than the average statewide population for the applicable fiscal year multiplied by \$0.10. See FLA. SENATE COMM. ON COMTY. AFFAIRS, *Interim Report 2012-115: Insignificant Impact*, (Sept. 2011), <http://www.flsenate.gov/PublishedContent/Session/2012/InterimReports/2012-115ca.pdf> (last visited Jan. 26, 2026).

¹¹ Based on the Demographic Estimating Conference’s estimated population adopted on June 30, 2025, <https://edr.state.fl.us/Content/conferences/population/archives/250630demographic.pdf> (last visited Jan. 26, 2026).

Additionally, an exception to the mandates provision could apply because the bill applies to all similarly situated persons, i.e., every county and municipal government that employs such individuals, in addition to the state, which also employs such individuals. For this exception to apply, the bill must include a finding of important state interest.

If the bill does qualify as a mandate not meeting an exemption or exception, in order to be binding upon cities and counties, the bill must include a finding of important state interest and be approved by a two-thirds vote of the membership of each house.¹²

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None identified.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

The fiscal impact of the bill is indeterminate at this time. However, state and local governments that employ firefighters may experience increased costs if additional firefighters receive benefits due to the changes to eligibility for the \$25,000 cancer diagnosis payout and the specification of a timeframe during which the death benefit must be made available.

The bill may reduce state and local government costs associated with retiree participation in employer-sponsored health plans or group health insurance trust funds by allowing

¹² FLA. CONST. art. VII, s. 18(a).

former firefighters to qualify for the cancer diagnosis lump-sum benefit without remaining enrolled in coverage.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill substantially amends section 112.1816 of the Florida Statutes.

IX. Additional Information:

A. Committee Substitute – Statement of Changes:

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

None.

B. Amendments:

None.

By Senator DiCeglie

18-00836A-26

2026984

A bill to be entitled

An act relating to firefighter cancer benefits and prevention; amending s. 112.1816, F.S.; revising conditions under which a specified one-time payment must be made by a former employer upon a firefighter's cancer diagnosis; requiring a former employer to provide death benefits for a specified timeframe under certain circumstances; deleting the requirement for the Division of State Fire Marshal to adopt rules for establishing employer cancer prevention best practices; providing an effective date.

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

Section 1. Subsection (2), paragraph (c) of subsection (4), and subsection (6) of section 112.1816, Florida Statutes, are amended to read:

112.1816 Firefighters; cancer diagnosis.—

(2) Upon a diagnosis of cancer, a firefighter is entitled to the following benefits, as an alternative to pursuing workers' compensation benefits under chapter 440, if the firefighter has been employed by his or her employer for at least 5 continuous years, has not used tobacco products for at least the preceding 5 years, and has not been employed in any other position in the preceding 5 years which is proven to create a higher risk for any cancer:

(a) Cancer treatment covered within an employer-sponsored health plan or through a group health insurance trust fund. The employer must timely reimburse the firefighter for any out-of-

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pocket deductible, copayment, or coinsurance costs incurred due to the treatment of cancer. If the firefighter elects to continue coverage in the employer-sponsored health plan or group health insurance trust fund after he or she terminates employment, such benefits must be made available by his or her former employer for 10 years after the date on which the firefighter terminated employment so long as the firefighter otherwise met the criteria specified in this subsection when he or she terminated employment and was not employed as a firefighter after that date.

(b) A one-time cash payout of \$25,000, upon the firefighter's ~~initial~~ diagnosis of cancer. Such benefit must be made available by his or her former employer for 10 years after the date on which the firefighter terminates employment so long as the firefighter otherwise met the criteria specified in this subsection when he or she terminated employment and was not employed as a firefighter after that date.

(c) Leave time and employee retention benefits equivalent to those provided for other injuries or illnesses incurred in the line of duty.

~~If the firefighter elects to continue coverage in the employer-sponsored health plan or group health insurance trust fund after he or she terminates employment, the benefits specified in paragraphs (a) and (b) must be made available by the former employer of a firefighter for 10 years following the date on which the firefighter terminates employment so long as the firefighter otherwise met the criteria specified in this subsection when he or she terminated employment and was not~~

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subsequently employed as a firefighter following that date.

(4)

(c) Firefighters who die as a result of cancer or circumstances that arise out of the treatment of cancer are considered to have died in the manner as described in s. 112.191(2)(a), and all of the benefits arising out of such death are available to the deceased firefighter's beneficiary. Such death benefits must be made available by the former employer of the firefighter for 1 year after the date on which the firefighter terminated employment so long as the firefighter otherwise met the criteria specified in this subsection when he or she terminated employment and was not employed as a firefighter after that date.

~~(6) The Division of State Fire Marshal within the Department of Financial Services shall adopt rules to establish employer cancer prevention best practices as it relates to personal protective equipment, decontamination, fire suppression apparatus, and fire stations.~~

Section 2. This act shall take effect July 1, 2026.

The Florida Senate
APPEARANCE RECORD

Deliver both copies of this form to
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SB 984

Bill Number or Topic

Amendment Barcode (if applicable)

Meeting Date

1/27/2026

Committee

Community Affairs

Name

Joseph Hightower - Florida Fire Chief's Association

Phone

352-931-0913

Address

1300 N. Donnelly ST

Street

Email

hightowerj@mountdora.gov

Mount Dora

City

FL

State

32757

Zip

Speaking: ☐ For ☐ Against ☐ Information

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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 Committee on Community Affairs

BILL: SB 1020

INTRODUCER: Senator Truenow

SUBJECT: Regulation of Chickees

DATE: January 26, 2026

REVISED: _____

ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1. Tolmich	Fleming	CA	Favorable
2. _____	_____	RI	_____
3. _____	_____	RC	_____

I. Summary:

SB 1020 pertains to the regulation of the construction of “chickees.” A “chickee” is an open-sided wooden structure with a thatched roof traditionally constructed by members of the Miccosukee Tribe of Indians or the Seminole Tribe of Florida. Under current law, chickees are generally exempt from the Florida Building Code if they do not include electrical, plumbing, or other nonwood features.

The bill prohibits counties and municipalities from enacting an ordinance, regulation, or policy that prevents a member of the Miccosukee Tribe of Indians or Seminole Tribe of Florida from constructing a chickee if it is located:

- In a side yard and at least 10 feet away from the property line.
- Near another structure if it is at least 10 feet away from any other structure.

The bill also prohibits counties and municipalities from enacting an ordinance, regulation, or policy concerning chickees that is more restrictive than federal floodplain management regulations.

The bill revises the current definition of “chickee” in the Florida Building Code to provide that it may include a wooden deck and may incorporate nonwood fasteners.

The bill further provides that a person who is not a member of the tribe and who constructs a chickee in an attempt to circumvent the Florida Building Code commits a first-degree misdemeanor.

The bill also exempts a chickee from the Florida Fire Prevention Code if it is at least 20 feet from any other structure subject to the Florida Building Code or that otherwise includes fireproofing measures approved by a certified fire protection system contractor.

The bill takes effect July 1, 2026.

II. Present Situation:

Indian Tribes in Florida

Two tribes, the Seminole Tribe of Florida and the Miccosukee Tribe of Indians of Florida, currently reside and have tribal lands in the state. Most state law governing the relationship between the state and the federally-recognized tribes with tribal lands in the state is contained in ch. 285, F.S.

Chickees

“Chickee” is a Seminole word meaning “house.”¹ Chickees are palmetto thatch over cypress log frame.²

Section 553.73(10)(i), F.S., provides that chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida are exempt from the Florida Building Code. The Florida Building Code defines “chickee” as an open-sided wooden hut that has a thatched roof of palm, palmetto, or other traditional materials that does not incorporate any electrical, plumbing, or other nonwood features.³



(Image retrieved from *Division of Library and Information Services, Florida Department of State*.)

The Florida Building Code

In 1974, Florida adopted legislation requiring all local governments to adopt and enforce a minimum building code that would ensure that Florida’s minimum standards were met. Local governments could choose from four separate model codes. The state’s role was limited to

¹ Seminole Tribe of Florida, *Chickee*, available at: <https://www.semtribe.com/culture/chickee> (last visited Jan. 26, 2026).

² *Id.*

³ Section 553.73(10)(i), F.S.

adopting all or relevant parts of new editions of the four model codes. Local governments could amend and enforce their local codes, as they desired.⁴

In 1992, Hurricane Andrew demonstrated that Florida's system of local codes did not work. Hurricane Andrew easily destroyed those structures that were allegedly built according to the strongest code. The Governor eventually appointed a study commission to review the system of local codes and make recommendations for modernizing the system. The 1998 Legislature adopted the study's commission recommendations for a single state building code and enhanced the oversight role of the state over local code enforcement. The 2000 Legislature authorized implementation of the Florida Building Code (Building Code), and that first edition replaced all local codes on March 1, 2002.⁵ The current edition of the Building Code is the eighth edition, which is referred to as the 2023 Florida Building Code.⁶

Chapter 553, part IV, F.S., is known as the "Florida Building Codes Act" (Act). The purpose and intent of the Act is to provide a mechanism for the uniform adoption, updating, interpretation, and enforcement of a single, unified state building code. The Building Code must be applied, administered, and enforced uniformly and consistently from jurisdiction to jurisdiction.⁷

Enforcement of the Florida Building Code: Permits

It is the intent of the Legislature that local governments have the power to inspect all buildings, structures, and facilities within their jurisdictions in protection of the public's health, safety, and welfare.⁸ Authorized state and local government agencies enforce the Florida Building Code and issue building permits.⁹

A building permit is an official document or certificate issued by the local building official that authorizes performance of a specific activity. It is unlawful for a person, firm, or corporation to construct, erect, alter, repair, secure, or demolish any building without first obtaining a permit from the local enforcing agency upon the payment of reasonable fees as set forth in a schedule of fees adopted by the enforcing agency.¹⁰ A local building department or enforcement agency must post each type of building permit application on its website.¹¹ Each application must be inscribed with the date of application and the Florida Building Code in effect as of that date.¹²

Florida Fire Prevention Code

The State Fire Marshal, by rule, adopts the Florida Fire Prevention Code (Florida Fire Code), which contains all firesafety laws and rules that pertain to the design, construction, erection, alteration, modification, repair, and demolition of public and private buildings, structures, and

⁴ The Florida Building Commission Report to the 2006 Legislature, *Florida Department of Community Affairs*, p. 4, http://www.floridabuilding.org/fbc/publications/2006_Legislature_Rpt_rev2.pdf (last visited Jan. 26, 2026).

⁵ *Id.*

⁶ Florida Building Commission Homepage, <https://floridabuilding.org/c/default.aspx> (last visited Jan. 26, 2026).

⁷ Section 553.72(1), F.S.

⁸ Section 553.72(2), F.S.

⁹ See ss. 125.01(1)(bb), 125.56(1), 553.72(3), and 553.80(1) F.S.

¹⁰ See ss. 125.56(4)(a) and 553.79(1), F.S. Other entities may, by resolution or regulation, be directed to issue permits.

¹¹ Section 553.79(1)(b), F.S.

¹² Section 105.3, 2023 Florida Building Code.

facilities, and the enforcement of such firesafety laws and rules.¹³ The State Fire Marshal adopts a new edition of the Florida Fire Code every three years.¹⁴ The Florida Fire Code is largely based on the *National Fire Protection Association's (NFPA) Standard 1, Fire Prevention Code*, along with the current edition of the *Life Safety Code, NFPA 101*.¹⁵ The 8th edition took effect on December 31, 2023.¹⁶

State law requires all municipalities, counties, and special districts with firesafety responsibilities to enforce the Florida Fire Code as the minimum fire prevention code to operate uniformly among local governments and in conjunction with the Florida Building Code.¹⁷ The Florida Fire Code applies to every building and structure throughout the state with few exceptions.¹⁸

Municipalities, counties, and special districts with firesafety responsibilities may supplement the Florida Fire Code with more stringent standards adopted in accordance with s. 633.208, F.S.¹⁹

III. Effect of Proposed Changes:

SB 1020 prohibits counties and municipalities from enacting an ordinance, regulation, or policy that prevents a member of the Miccosukee Tribe of Indians or Seminole Tribe of Florida from constructing a chickee if it is located:

- In a side yard and at least 10 feet away from the property line.
- Near another structure if it is at least 10 feet away from any other structure.

The bill also prohibits counties and municipalities from enacting an ordinance, regulation, or policy concerning chickees that is more restrictive than federal floodplain management regulations.²⁰

The bill revises the current definition of “chickee” in the Florida Building Code to provide that it may include a wooden deck and may incorporate nonwood fasteners. Nonwood fasteners may include, but are not limited to, nails, screws, bolts, nuts, washers, staples, and hurricane straps. The bill provides that the later incorporation of any electrical, plumbing, or other nonwood feature into an existing chickee requires a permit, but may not affect the exempt status of or require a permit for the chickee.

The bill further provides that a person who is not a member of the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida and who constructs a chickee in an attempt to circumvent the Florida Building Code commits a first-degree misdemeanor.²¹

¹³ Fla. Admin. Code R. 69A-60.002.

¹⁴ Section 633.202(1), F.S.

¹⁵ Section 633.202(2), F.S.

¹⁶ Division of State Fire Marshal, *Florida Fire Prevention Code*, available at <https://myfloridacfo.com/division/sfm/bfp/florida-fire-prevention-code> (last visited Jan. 26, 2026).

¹⁷ Sections 633.108 and 633.208, F.S.

¹⁸ Section 633.208, F.S., and Fla. Admin. Code R. 69A-60.002(1).

¹⁹ Section 633.208(3), F.S., and Fla. Admin. Code R. 69A-60.002(2).

²⁰ See 44 CFR Part 60 for federal floodplain management regulations, available at: <https://www.ecfr.gov/current/title-44/chapter-I/subchapter-B/part-60> (last visited Jan. 26, 2026).

²¹ A first-degree misdemeanor is punishable by a term of imprisonment not exceeding 1 year and a fine of up to \$1,000. Sections 775.082 and 775.083, F.S.

The bill also exempts a chickee from the Florida Fire Prevention Code if it is at least 20 feet from any other structure subject to the Florida Building Code or that otherwise includes fireproofing measures approved by a certified fire protection system contractor.

The bill takes effect July 1, 2026.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

The bill does not appear to require cities and counties to expend funds or limit their authority to raise revenue or receive state-shared revenues as specified by Article VII, s. 18, of the State Constitution.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

None.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill substantially amends the following sections of the Florida Statutes: 553.73, 633.202

This bill creates the following sections of the Florida Statutes: 125.573, 166.0487

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

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

None.

B. Amendments:

None.

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

By Senator Truenow

13-01571-26

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1 A bill to be entitled
 2 An act relating to regulation of chickees; creating
 3 ss. 125.573 and 166.0487, F.S.; defining the term
 4 "chickee"; prohibiting counties and municipalities,
 5 respectively, from enacting ordinances, regulations,
 6 or policies that prevent construction of chickees
 7 under certain circumstances or that are more
 8 restrictive than federal floodplain management
 9 regulations; amending s. 553.73, F.S.; revising the
 10 definition of the term "chickee"; providing that later
 11 incorporation of certain features into an existing
 12 chickee requires a permit; providing criminal
 13 penalties for persons who are not members of specific
 14 tribes and who construct chickees in an attempt to
 15 circumvent the Florida Building Code; amending s.
 16 633.202, F.S.; defining the term "chickee"; exempting
 17 certain chickees from the Florida Fire Prevention
 18 Code; providing an effective date.
 19
 20 Be It Enacted by the Legislature of the State of Florida:
 21
 22 Section 1. Section 125.573, Florida Statutes, is created to
 23 read:
 24 125.573 Ordinances, regulations, and policies concerning
 25 chickees.—
 26 (1) As used in this section, the term "chickee" has the
 27 same meaning as in s. 553.73(10)(i).
 28 (2) A county may not enact an ordinance, a regulation, or a
 29 policy:

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

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30 (a) That prevents or has the effect of preventing a chickee
 31 from being constructed in a side yard, provided the chickee is
 32 at least 10 feet from any property line, or near another
 33 structure, provided the chickee is at least 10 feet from the
 34 other structure; or
 35 (b) That concerns chickees and is more restrictive than
 36 federal floodplain management regulations.
 37 Section 2. Section 166.0487, Florida Statutes, is created
 38 to read:
 39 166.0487 Ordinances, regulations, and policies concerning
 40 chickees.—
 41 (1) As used in this section, the term "chickee" has the
 42 same meaning as in s. 553.73(10)(i).
 43 (2) A municipality may not enact an ordinance, a
 44 regulation, or a policy:
 45 (a) That prevents or has the effect of preventing a chickee
 46 from being constructed in a side yard, provided the chickee is
 47 at least 10 feet from any property line, or near another
 48 structure, provided the chickee is at least 10 feet from the
 49 other structure; or
 50 (b) That concerns chickees and is more restrictive than
 51 federal floodplain management regulations.
 52 Section 3. Paragraph (i) of subsection (10) of section
 53 553.73, Florida Statutes, is amended to read:
 54 553.73 Florida Building Code.—
 55 (10) The following buildings, structures, and facilities
 56 are exempt from the Florida Building Code as provided by law,
 57 and any further exemptions shall be as determined by the
 58 Legislature and provided by law:

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(i) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida.

1. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other nonwood features. A chickee may include a wooden deck and may incorporate nonwood fasteners, including, but not limited to, nails, screws, bolts, nuts, washers, staples, and hurricane straps.

2. The later incorporation of any electrical, plumbing, or other nonwood feature into an existing chickee requires a permit but may not be construed to affect the exempt status of or require a permit for the chickee.

3. A person who is not a member of the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida and who constructs a chickee in an attempt to circumvent the Florida Building Code commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.

With the exception of paragraphs (a), (b), (c), and (f), in order to preserve the health, safety, and welfare of the public, the Florida Building Commission may, by rule adopted pursuant to chapter 120, provide for exceptions to the broad categories of buildings exempted in this section, including exceptions for application of specific sections of the code or standards adopted therein. The Department of Agriculture and Consumer Services shall have exclusive authority to adopt by rule, pursuant to chapter 120, exceptions to nonresidential farm buildings exempted in paragraph (c) when reasonably necessary to

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preserve public health, safety, and welfare. The exceptions must be based upon specific criteria, such as under-roof floor area, aggregate electrical service capacity, HVAC system capacity, or other building requirements. Further, the commission may recommend to the Legislature additional categories of buildings, structures, or facilities which should be exempted from the Florida Building Code, to be provided by law. The Florida Building Code does not apply to temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.

Section 4. Subsection (22) is added to section 633.202, Florida Statutes, to read:

633.202 Florida Fire Prevention Code.—

(22) (a) As used in this subsection, the term "chickee" has the same meaning as in s. 553.73(10) (i).

(b) Notwithstanding any other provision of law, a chickee that is at least 20 feet from any other structure subject to the Florida Building Code or that otherwise includes fireproofing measures approved by a certified fire protection system contractor is exempt from the Florida Fire Prevention Code.

Section 5. This act shall take effect July 1, 2026.

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 Committee on Community Affairs

BILL: CS/SB 1180

INTRODUCER: Community Affairs Committee and Senator Arrington

SUBJECT: Community Development Districts

DATE: January 29, 2026

REVISED: _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Tolmich	Fleming	CA	Fav/CS
2.			EE	
3.			FP	

Please see Section IX. for Additional Information:

COMMITTEE SUBSTITUTE - Substantial Changes

I. Summary:

CS/SB 1180 revises regulations affecting community development districts (CDDs) by establishing a recall process for governing board members, clarifying local authority over synthetic turf, and redefining “compact, urban, mixed-use districts.”

The bill creates a recall election process for CDD governing board members that largely mirrors existing procedures for municipalities and charter counties. It sets requirements for initiating a recall petition, specifies ballot language, addresses filling vacancies created by a recall, and establishes penalties for offenses related to the petition process.

Additionally, the bill clarifies that the prohibition on local government regulation of synthetic turf does not limit a CDD’s ability to enforce deed restrictions. It also expands the types of developments that can qualify as a “compact, urban, mixed-use district”, promoting higher-density, mixed-use projects, including affordable housing, in targeted urban areas.

The bill takes effect July 1, 2026.

II. Present Situation:

Regulation of Synthetic Turf

Synthetic turf is a manufactured product that resembles natural grass and is used as a surface for landscaping and recreational areas.¹ In 2025, the Legislature adopted ch. 2025-140, Laws of Florida, which directed the Department of Environmental Protection (DEP) to adopt minimum standards for the installation of synthetic turf on single-family residential properties one acre or less in size.² Currently, a rule providing such standards has been proposed and is awaiting adoption.³ Upon the adoption of such rule, a local government may not:

- Adopt or enforce any ordinance, resolution, order, rule, or policy that prohibits, or is enforced to prohibit, a property owner from installing synthetic turf that complies with DEP standards which apply to single-family residential property.
- Adopt or enforce any ordinance, resolution, order, rule, or policy that regulates synthetic turf which is inconsistent with adopted DEP standards which apply to single-family residential property.⁴

Opportunity Zones

Opportunity Zones (OZ) are an economic development tool that allow people to invest in distressed areas in the U.S.⁵ Opportunity Zones were created under the Tax Cuts and Jobs Act of 2017⁶ (OZ-1.0) to spur economic growth and job creation in low-income communities while providing tax benefits to investors.⁷ The One Big Beautiful Bill (2025) made the program a permanent part of the tax code and further refined the program (OZ-2.0)⁸ Beginning in 2017, Governors nominated up to 25% of census tracts with median family incomes of less than 80% of their general area or a poverty rate of 20% or higher⁹. In Florida, a total of 427 Qualified Opportunity Zones were designated, with at least one located in every county in the state.¹⁰ OZ-1.0 zones expire on December 31, 2028.¹¹ Starting July 1, 2026, new zones will be nominated by Governors and qualified by the U.S. Treasury by December 31, 2026, to take effect on January 1, 2027.¹²

¹ Section 125.572(1), F.S.

² Section 125.572(2), F.S. See Fla. Admin. Register, *Notice of Proposed Rule ch. 62-308.100* (Synthetic Turf) (January 2026), available at: <https://floridadep.gov/wra/wra/documents/proposed-rule-synthetic-turf-standards> (last visited January 27, 2026).

³ See *id.*

⁴ Section 125.572(3), F.S.

⁵ IRS, *Opportunity Zones*, available at: <https://www.irs.gov/credits-deductions/businesses/opportunity-zones> (last visited January 27, 2026).

⁶ See Public Law No. 115-97, available at: <https://www.congress.gov/bill/115th-congress/house-bill/1/text> (last visited January 27, 2026).

⁷ Supra note 3.

⁸ FloridaCommerce, *Opportunity Zones Program*, available at: <https://floridajobs.org/business-growth-and-partnerships/for-businesses-and-entrepreneurs/business-resource/opportunity-zones-program> (last visited January 27, 2026).

⁹ *Id.*

¹⁰ *Id.*

¹¹ *Id.*

¹² *Id.*

Recall Elections

Recall elections allow citizens to remove and replace a public official before the official's term of office ends.¹³ Typically, the recall process involves gathering a certain number of signatures on a petition within a specified amount of time.¹⁴ Recall elections have historically been used most frequently at the local level.¹⁵ Recall elections differ from impeachment in that impeachment typically requires a state legislature's lower chamber to bring specific charges and requires the upper chamber to act as the jury in an impeachment trial.¹⁶

The recall election process varies by state, however, the process generally follows the following steps:

- File an application to circulate a recall petition.
- Circulate a recall petition and gather a certain number of signatures within a specified period of time.
- Submit petitions to election officials for verification of signatures.
- If enough valid signatures are presented, hold a recall election.¹⁷

Recall of Municipal and Charter County Officer Governing Body Members

Current law provides for the recall of the members of the governing body of a municipality or charter county.¹⁸ A member of such governing body may be subject to recall if a petition alleging the grounds for recall is signed by a sufficient number of voters in the county or municipality in which the member was elected.¹⁹

If a sufficient number of voters sign the petition, the allegations, as well as the member's response to those allegations, are presented to the public in a document entitled "Recall Petition and Defense."²⁰ If a sufficient number of voters sign the "Recall Petition and Defense," a recall election is held.²¹

Special Districts

A "special district" is a unit of local government created for a particular purpose, with jurisdiction to operate within a limited geographic boundary.²² Special districts are created by general law, special act, local ordinance, or rule of the Governor and Cabinet.²³ A special district has only those powers expressly provided by, or reasonably implied from, the authority provided in the district's charter. Special districts provide specific municipal services in addition to, or in

¹³ National Conference of State Legislatures, *Recall of State Officials*, available at: <https://www.ncsl.org/elections-and-campaigns/recall-of-state-officials> (last visited Jan. 26, 2026).

¹⁴ *Id.*

¹⁵ *Id.*

¹⁶ *Id.*

¹⁷ *Id.*

¹⁸ Section 100.361, F.S.

¹⁹ *Id.*

²⁰ *Id.*

²¹ *Id.*

²² See *Halifax Hospital Medical Center v. State of Fla., et al.*, 278 So. 3d 545, 547 (Fla. 2019).

²³ See ss. 189.02(1), 189.031(3), and. 190.005(1), F.S. See generally s. 189.012(6), F.S.

place of, those provided by a municipality or county.²⁴ Special districts are funded through the imposition of ad valorem taxes, fees, or charges on the users of those services as authorized by law.²⁵

Special districts may be classified as dependent or independent based on their relationship with local general-purpose governments. A special district is classified as “dependent” if the governing body of a single county or municipality:

- Serves as governing body of the district;
- Appoints the governing body of the district;
- May remove members of the district’s governing body at-will during their unexpired terms; or
- Approves or can veto the budget of the district.²⁶

A district is classified as “independent” if it does not meet any of the above criteria or is located in more than one county, unless the district lies entirely within the boundaries of single municipality.²⁷

The Special District Accountability Program within the Department of Commerce is responsible for maintaining and electronically publishing the official list of all special districts.²⁸ This list includes all active special districts, as well as a separate list of those declared inactive.²⁹ According to the official list, as of January 20, 2026, the state had 2,087 special districts.³⁰ Special districts are governed generally by the Uniform Special District Accountability Act (USDAA).³¹ The USDAA centralizes provisions governing special districts and applies to the formation,³² governance,³³ administration,³⁴ supervision,³⁵ merger,³⁶ and dissolution³⁷ of special

²⁴ Intergovernmental Affairs Subcommittee, *The Local Government Formation Manual*, 56, available at <https://www.flhouse.gov/Sections/Documents/loaddoc.aspx?PublicationType=Committees&CommitteeId=3304&Session=2025&DocumentType=General+Publications&FileName=Local+Government+Formation+Manual+%5b2024-2026%5d.pdf> (last visited Jan. 26, 2026).

²⁵ The method of financing a district must be stated in its charter. Sections 189.02(4)(g) and 189.031(3), F.S. Independent special districts may be authorized to impose ad valorem taxes as well as non-ad valorem special assessments in the special acts comprising their charters. *See, e.g.*, ch. 2023-335, s. 6 of s. 1, Laws of Fla. (East River Ranch Stewardship District). *See also, e.g.*, ss. 190.021 (community development districts), 191.009 (independent fire control districts), 197.3631 (non-ad valorem assessments), 298.305 (water control districts), 388.221 (mosquito control), ch. 2004-397, s. 27 of s. 3, Laws of Fla. (South Broward Hospital District).

²⁶ Section 189.012(2), F.S.

²⁷ Section 189.012(3), F.S.

²⁸ Section 189.061, F.S.

²⁹ Sections 189.061, 189.062(6), F.S.

³⁰ Florida Department of Commerce, *Official List of Special Districts*, available at: <https://www.floridajobs.org/community-planning-and-development/special-districts/special-district-accountability-program/official-list-of-special-districts> (last visited Jan. 26, 2026).

³¹ Section 189.01, F.S. *See additionally* ch. 190, F.S. (community development districts), ch. 191, F.S. (independent special fire control districts), ch. 298, F.S. (water control districts), ch. 388, F.S. (mosquito control districts), and ch. 582, F.S. (soil and water conservation districts).

³² *See* sections 189.02 (creation of dependent special districts) and 189.031, F.S. (creation of independent special districts).

³³ *See* section 189.0311, F.S. (charter requirements for independent special districts).

³⁴ *See* section 189.019, F.S. (requiring codification of charters incorporating all special acts for the district).

³⁵ *See* section 189.0651, F.S. (oversight for special districts created by special act of the Legislature).

³⁶ Sections 189.071 and 189.074, F.S.

³⁷ Sections 189.071 and 189.072, F.S.

districts, unless otherwise expressly provided in law.³⁸ The USDAA requires notice and publication of tentative budgets and final budgets.³⁹ Certain budget amendments are allowed up to 60 days following the end of the fiscal year.⁴⁰

Special districts do not possess “home rule” powers and may impose only those taxes, assessments, or fees authorized by special or general law. The special act creating an independent special district may provide for funding from a variety of sources while prohibiting others. For example, ad valorem tax authority is not mandatory for a special district.⁴¹

Community Development Districts

Community development districts (CDDs) are a type of independent special district intended to provide urban community services in a cost-effective manner by managing and financing the delivery of basic services and capital infrastructure to developing communities without overburdening other governments and their taxpayers.⁴² Districts consisting of 2,500 acres or more must be created by rule adopted by the Florida Cabinet acting as the Florida Land and Water Adjudicatory Commission,⁴³ whereas CDDs with less than 2,500 acres are created pursuant to county or municipal ordinance.⁴⁴ As of January 20, 2026, there are 1,076 active CDDs in Florida.⁴⁵

CDDs are authorized to provide infrastructure relating to water management and control; water supply, sewer and wastewater management, reclamation and reuse; bridges or culverts; and roads and street lights.⁴⁶ With the consent of the applicable local purpose government, a CDD may also be authorized to provide infrastructure for parks and other outdoor recreational, cultural, and educational facilities; fire prevention and control; school buildings and related structures; security; mosquito control; and waste collection and disposal.⁴⁷ The board may enter into contracts, borrow money, issue bonds, levy ad valorem taxes (subject to voter approval at a referendum),⁴⁸ levy special assessments and non-ad valorem taxes, adopt administrative rules pursuant to ch. 120, F.S., and exercise the power of eminent domain.⁴⁹

Each CDD is governed by a five-member board elected by the landowners of the district on a one-acre, one-vote basis.⁵⁰ Board members serve four-year terms, except some initial board members serve a two-year term for the purpose of creating staggered terms.⁵¹ After the sixth year (for districts of up to 5,000 acres) or the tenth year (for districts exceeding 5,000 acres or for a compact, urban, mixed-use district) following the CDD’s creation, each member of the board is

³⁸ See section 190.004, F.S. (Ch. 190, F.S. as “sole authorization” for creation of community development districts).

³⁹ Section 189.016(4), F.S.

⁴⁰ Section 189.016(6), F.S.

⁴¹ See ch. 2006-354, Laws of Fla. (Argyle Fire District may impose special assessments, but has no ad valorem tax authority).

⁴² Section 190.002(1)(a), F.S.

⁴³ Section 190.005(1), F.S.

⁴⁴ Section 190.005(2), F.S.

⁴⁵ *Supra* note 18.

⁴⁶ Section 190.012(1), F.S.

⁴⁷ Section 190.012(2), F.S.

⁴⁸ See section 190.021(1), F.S., and art. VII, s. 9, FLA CONST.

⁴⁹ Section 190.011, F.S.

⁵⁰ Section 190.006(2), F.S.

⁵¹ Section 190.006(1), F.S.

subject to election by the electors of the district at the conclusion of their term. However, this transition does not occur if the district has fewer than 250 (for districts of up to 5,000 acres) or 500 (for districts exceeding 5,000 acres or for a compact, urban, mixed-use district) qualified electors.⁵²

Compact, Urban, Mixed-Use Districts

A “compact, urban, mixed-use district” is a district located within a municipality and within a community redevelopment area, that consists of a maximum of 75 acres and has development entitlements of at least 400,000 square feet of retail development and 500 residential units.⁵³ Such districts are a specialized type of CDD that operate under the same laws as CDDs, except for certain provisions relating to the transition to the governing board members being elected by qualified electors of the district, rather than by the landowners. The goal of these districts is to provide a compact downtown, high intensity development, mixed uses, and arts and cultural facilities of varying intensities.⁵⁴ This pattern of development encourages walkable communities with access to transit and public services and spaces and creates environments where residents can live, work, and play.⁵⁵

III. Effect of Proposed Changes:

Synthetic Turf Regulation

Section 1 amends s. 125.572, F.S., to provide that the prohibition on local governments from regulating synthetic turf on single-family residential property that complies with the Department of Environmental Protection’s standards does not apply to the adoption or enforcement of any resolution, order, rule, or policy by a community development district (CDD) to enforce deed restrictions.

Compact, Urban, Mixed-Use CDDs

Section 2 amends s. 190.003, F.S., to update the definition of “compact, urban, mixed-use district” to mean a district consisting of a maximum of 75 acres which is located within a municipality, and within a qualified opportunity zone designated by the U.S. Department of the Treasury or a community redevelopment area⁵⁶ which district has development entitlements of:

- At least 400,00 square feet of retail development and 500 residential units; or

⁵² Section 190.006(3)(a)2.b., F.S.

⁵³ Section 190.003(7), F.S.

⁵⁴ See City of Marco Island, Ordinance 07-01, available at: <https://old.cityofmarcoisland.com/media/14561> (last visited January 29, 2026).

⁵⁵ University of Delaware, *Mixed-use development*, available at: <https://www.completecommunitiesde.org/mixed-use-development/> (last visited January 29, 2026).

⁵⁶ A “community redevelopment area” means a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof which the governing body designates as appropriate for community redevelopment. Section 163.340(10), F.S.

- At least 250,000 square feet of commercial development and 500 residential units that are affordable⁵⁷ for very-low income, low-income, or moderate-income persons.⁵⁸

CDD Recall Election Process

Section 3 creates s. 190.0071, F.S., to provide a recall election process to remove members of the governing bodies of CDDs. The bill applies to all CDDs and repeals all special law provisions that are contrary to the provisions of the bill.

The bill provides that any member elected to the governing body of a CDD may be removed from office by the electors of the CDD. If a member is elected at large in a district-wide election, then all electors of the CDD may sign the recall petition and vote in the recall election. If the member is from a single-member district, only the electors residing in that district may participate in the recall election.

The bill provides that the grounds for removal of a member of the governing body of a CDD is limited to:

- Malfeasance;
- Misfeasance;
- Neglect of duty;
- Drunkenness;
- Incompetence;
- Permanent inability to perform official duties; or
- Conviction of a felony involving moral turpitude.

The bill establishes requirements for the petition to initiate a recall election. The petition must contain the name of the person sought to be recalled and a statement of grounds for recall, which may not exceed 200 words. A separate recall petition must be prepared for each member sought to be recalled. The content of a petition may be provided by the proponent in alternative formats upon request. The petition must be signed by at least 10 percent of the total number of registered qualified electors of the CDD or a single-member district which the member represents. All signatures must be obtained within a period of 30 days. Only qualified electors of the CDD or single-member district the member represents are eligible to sign the petition and the signatures must contain specified information to verify the identity of the signatory.

The bill designates the circulators of the petition and those signing the recall petition as the recall committee. A specific person must be designated in the petition as the chair of the committee who acts on behalf of the committee.

All signed petition forms must be filed at the same time and within 35 days after the date on which the first signature is obtained on the petition. The chair of the committee must file the signed petition forms with the applicable clerk. After filing with the clerk, the petition and all

⁵⁷ See s. 420.602(3), F.S.

⁵⁸ See ss. 420.004, 420.602, and 420.9071, F.S., for the definitions of very-low income, low-income, and moderate-income persons.

subsequent papers or forms required to be filed with the clerk must be made available in alternative formats by the clerk upon request.

The petition may not be amended after it is filed with the clerk. The clerk must then submit the petition to the supervisor of elections within 60 days after the petition forms are filed. The supervisor of elections (SOE) is responsible for verifying the signatures and determining whether the required number of valid signatures have been obtained. The committee seeking verification of the signatures must pay the SOE the actual cost of signature verification in advance. If the CDD lies in more than one county, the clerk must submit each petition form to the respective SOE with jurisdiction over the elector that signed the individual petition.

If the SOE determines that the petition does not contain the required number of verified and valid signatures, the clerk, upon receipt of such written determination, must certify such determination to the governing body of the CDD and file the petition without taking any further action. No additional names may be added to the petition, and the petition may not be used in any other proceeding.

If the SOE determines that the petition has the required number of signatures, the clerk must immediately serve the member sought to be recalled a certified copy of the petition. If the CDD lies in more than one county, the SOE of each county must confer as to whether the required numbers of verified and valid signatures have been submitted and the SOE of the county in which the clerk is located must make a determination whether the petition has the required number of verified and valid signatures.

The member may file a defensive statement with the clerk not to exceed 200 words within five days after receipt of the petition. Within five days after the date of receipt of the defensive statement or after the last date a defensive statement could have been filed, the clerk must prepare a document entitled "Recall Petition and Defense," which contains the recall petition and copies of the originally signed petitions defensive statement, if any. The clerk must prepare a number of copies of the Recall Petition and Defense equal to 30 percent of the registered electors eligible to vote in the recall election. Immediately after preparing and making sufficient copies of the Recall Petition and Defense, the clerk must deliver the copies to the chair of the committee.

Upon receipt of the Recall Petition and Defense from the clerk, the committee may circulate the petition to obtain the signatures of 15 percent of the electors. All signatures must be obtained and all signed petition forms must be filed with the clerk within 60 days after the delivery of the Recall Petition and Defense to the chair of the committee. Within 30 days after receipt of the signed Recall Petition and Defense, the SOE must determine the number of valid signatures and certify whether 15 percent of the qualified electors of the CDD have signed the petition. The persons or committee seeking verification must pay the actual cost of signature verification to the SOE. If the CDD lies in more than one county, the SOE of each county must confer as to whether the number of valid signatures required have been submitted and the SOE of the county in which the clerk is located must make a determination whether the petition has the required number of verified and valid signatures.

If the SOE determines that the required number of signatures has not been obtained, the clerk must certify such determination to the governing body and retain the petitions, which may not be

used again, and the proceedings must be terminated. If the required signatures are obtained, the clerk must immediately serve notice of such determination to the member sought to be recalled and deliver a certificate to the CDD's governing body stating the percentage of signatures obtained. If the CDD lies in more than one county, the SOEs of each county must confer as to whether the total number of required signatures has been obtained.

If the member resigns within five days of being notified, the governing body of the CDD must fill the vacancy according to applicable law. Such resignation of a member is irrevocable. If the member does not resign, the chief judge of the judicial circuit in which the CDD is located must set a day for holding a recall election for the removal of the member. The election must occur between 30 and 60 days after the five-day period the member has to resign and at the same time as any other general or special election held within that time. If no general or special election is already scheduled during that period, the judge must call a special recall election.

The bill provides the ballot language to be used in the recall election and provides procedures for filling the vacancies created by the recall election. If an election is held for the recall of members elected at-large, candidates to succeed such members for the unexpired terms must be voted on at the same election and must be elected in the same manner as provided by the applicable law for the election of candidates at general elections. Candidates may not be elected to succeed any particular member. If only one member is removed, the candidate who receives the highest number of votes shall be elected to fill the vacancy. If more than one member is removed, candidates equal in number to the number of members removed shall be elected to fill the vacancies. The candidates who receive the greatest number of votes shall be elected for the longest terms.

If an election is held for the recall of members elected only from districts, the candidates succeeding such members for the unexpired terms must be voted on at a special election called by the chief judge of the judicial circuit in which the districts are located between 30 and 60 days after the recall election. The qualifying period must be established by the chief judge of the judicial circuit after consultation with the clerk. Candidates must reside in the district represented by the recalled member and qualify for office in the manner required by law. Each candidate receiving the highest number of votes for each office in the recall election shall be elected to fill the unexpired term of the recalled member. This procedure also applies if an election is held for the recall of members of the governing body composed of both members elected at large and elected by representing a district. If only one member is voted to be removed from office by such recall election, the vacancy created by the recall must be filled by the governing body according to the applicable law for filling vacancies.

If all of the members of a CDD are subject to a recall petition and resign before the recall election, the recall election must be canceled and a special election must be called to fill the unexpired terms of the resigning members.

A member of a CDD must have served one-fourth of their term of office before a petition to recall the member may be filed. A person who is removed by a recall or resigns after a petition has been filed against him or her, is not eligible to be appointed to the CDD's governing body for two years after the date of the recall or resignation.

The clerk must preserve all papers comprising or connected with a petition for recall for a period of two years after they are filed.

The bill also provides penalties for offenses related to the petition process. A person commits a second-degree misdemeanor punishable by law⁵⁹ for the following offenses:

- Impersonating another.
- Forging any name or purposely writing their name or residence falsely in the signing of any petition for recall.
- Signing any paper with knowledge that he or she is not a qualified elector of the CDD.
- Employing or paying another to accept employment or payment for circulating or witnessing a recall petition.

Section 4 amends s. 190.006, F.S., to specify that any board member elected to a CDD board of supervisors is subject to these recall procedures.

Section 5 provides an effective date of July 1, 2026.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

The bill does not appear to require counties and municipalities to expend funds or limit their authority to raise revenue or receive state-shared revenues as specified by Article VII, s. 18, of the State Constitution.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

⁵⁹ Sections 775.082 or 775.083, F.S. A second-degree misdemeanor is punishable by a term of imprisonment not exceeding 60 days and a fine of up to \$500.

B. Private Sector Impact:

None.

C. Government Sector Impact:

The bill may have an indeterminate negative fiscal impact on local governments to the extent recall petitions are filed and special elections are necessary to fill any vacancies on CDD governing boards.

VI. Technical Deficiencies:**VII. Related Issues:**

None.

VIII. Statutes Affected:

This bill substantially amends sections 125.572, 190.003, and 190.006 of the Florida Statutes. This bill creates section 190.0071 of the Florida Statutes.

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

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

CS by Community Affairs on January 27, 2026:

Regarding CDD recall petitions, the committee substitute requires a recall petition to be filed with the applicable clerk instead of the Department of Commerce, and clarifies the role of the clerk and supervisor of elections when a CDD lies in multiple counties.

The committee substitute also:

- Adds a new provision specifically authorizing CDDs to adopt or enforce regulations for synthetic turf on single-family properties in order to enforce deed restrictions, which is otherwise prohibited by current law.
- Adds a new provision amending the definition of “compact, urban, mixed-use district,” in ch. 190, F.S.
- Changes the title of the bill from “an act relating to community development district recall elections” to “an act relating to community development districts.”

B. Amendments:

None.



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LEGISLATIVE ACTION

Senate	.	House
Comm: WD	.	
01/27/2026	.	
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The Committee on Community Affairs (Arrington) recommended the following:

Senate Amendment (with title amendment)

Delete everything after the enacting clause
and insert:

Section 1. Subsection (3) of section 125.572, Florida
Statutes, is amended to read:

125.572 Regulation of synthetic turf.—

(3)(a) Upon the Department of Environmental Protection
adopting rules pursuant to subsection (4), a local government
may not:



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11 ~~1.(a)~~ Adopt or enforce any ordinance, resolution, order,
12 rule, or policy that prohibits, or is enforced to prohibit, a
13 property owner from installing synthetic turf that complies with
14 Department of Environmental Protection standards adopted
15 pursuant to this section which apply to single-family
16 residential property.

17 ~~2.(b)~~ Adopt or enforce any ordinance, resolution, order,
18 rule, or policy that regulates synthetic turf which is
19 inconsistent with the Department of Environmental Protection
20 standards adopted pursuant to this section which apply to
21 single-family residential property.

22 (b) This subsection does not apply to the adoption or
23 enforcement of any resolution, order, rule, or policy by a
24 special district to enforce deed restrictions.

25 Section 2. Subsection (7) of section 190.003, Florida
26 Statutes, is amended to read:

27 190.003 Definitions.—As used in this chapter, the term:

28 (7) “Compact, urban, mixed-use district” means a district
29 consisting of a maximum of 75 acres which is located within a
30 municipality, and within either a qualified opportunity zone
31 designated by the United States Department of the Treasury
32 pursuant to 26 U.S.C. s. 1400Z-1 or a community redevelopment
33 area created pursuant to s. 163.356, which district that
34 ~~consists of a maximum of 75 acres, and~~ has development
35 entitlements of:

36 (a) At least 400,000 square feet of retail development and
37 500 residential units; or

38 (b) At least 250,000 square feet of commercial development
39 and 500 residential rental units that are affordable for very-



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low-income, low-income, or moderate-income persons, as defined in s. 420.0004, s. 420.602, or s. 420.9071.

Section 3. Section 190.0071, Florida Statutes, is created to read:

190.0071 Community development district recall.—

(1) DEFINITIONS.—As used in this section, the term:

(a) "Clerk," as the context requires, means:

1. If the community development district was established by ordinance of a local general-purpose government pursuant to s. 190.005(2), the clerk of such local general-purpose government.

2. If the community development district was established by rule of the Florida Land and Water Adjudicatory Commission pursuant to s. 190.005(1), the clerk of the circuit court of the county that contains a majority of the qualified electors of the district.

(b) "District" means the area or region of a community development district from which a member of the governing board is elected by such area's or region's electors.

(2) APPLICATION.—Any member of the governing body of a community development district who is elected to the governing body by the qualified electors of the community development district may be removed from office by the electors of the community development district. If the member represents a district and is elected only by electors residing in that district, only electors residing in that district are eligible to sign the petition to recall that member and are entitled to vote in the recall election. If the member represents a district and is elected at large by the electors of the community development district, all electors of the community development



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district are eligible to sign the petition to recall that member and are entitled to vote in the recall election. Members may be removed from office pursuant to the procedures provided in this section.

(3) RECALL PETITION.—

(a) Petition content.—A petition must contain the name of the person sought to be recalled and a statement of grounds for recall. The statement of grounds may not exceed 200 words, and the stated grounds are limited solely to those specified in paragraph (d). If more than one member of the governing body is sought to be recalled, regardless of whether such member is elected by the electors of a district or by the electors of the community development district at large, a separate recall petition must be prepared for each member sought to be recalled. Upon request, the content of a petition may be, but is not required to be, provided by the proponent in alternative formats.

(b) Requisite signatures.—The petition must be signed by at least 10 percent of the total number of registered electors of the community development district or of a district thereof. All signatures must be obtained as provided in paragraph (e) within a period of 30 days, and all signed and dated petition forms must be filed at the same time, no later than 35 days after the date on which the first signature is obtained on the petition.

(c) Recall committee.—Electors of the community development district making charges contained in the statement of grounds for recall, as well as those signing the recall petition, must be designated as the recall committee. A specific person must be designated in the petition as chair of the committee, and this



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person shall act on behalf of the committee. The recall committee and the officer being recalled are subject to chapter 106.

(d) *Grounds for recall.*—The grounds for removal of elected members of the governing body of a community development district are, for the purposes of this act, limited to the following and must be contained in the petition:

1. Malfeasance;

2. Misfeasance;

3. Neglect of duty;

4. Drunkenness;

5. Incompetence;

6. Permanent inability to perform official duties; or

7. Conviction of a felony involving moral turpitude.

(e) *Signature process.*—Only electors of the district or the community development district are eligible to sign the petition. Each elector signing a petition shall sign and date his or her name in ink or indelible pencil. Each petition must contain appropriate lines for each elector's original signature; printed name; street address; city; county; voter registration number or date of birth; Florida driver license number, Florida identification card number issued pursuant to s. 322.051, or the last four digits of the elector's social security number; and the date signed.

(f) *Filing of signed petitions.*—All signed petition forms must be filed at the same time, no later than 35 days after the date on which the first signature is obtained on the petition. The person designated as chair of the committee shall file the signed petition forms with the clerk. The petition may not be



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amended after it is filed with the clerk.

(g) Verification of signatures.—

1. No more than 60 days after the date on which all petition forms are filed, the clerk shall submit the petition forms to the supervisor of elections, who shall promptly verify the signatures in accordance with s. 99.097 and determine whether the requisite number of valid signatures has been obtained for the petition. The committee seeking verification of the signatures must pay in advance to the supervisor of elections the actual cost of signature verification. If the community development district lies in more than one county, the clerk shall submit each petition form to the respective supervisor of elections with jurisdiction over the elector that signed the individual petition.

2. Upon filing with the clerk, the petition and all subsequent papers or forms required or permitted to be filed with the clerk in connection with this section must, upon request, be made available in alternative formats by the clerk.

3. If the supervisor determines that the petition does not contain the requisite number of verified and valid signatures, the clerk, upon receipt of such written determination, must certify such determination to the governing body of the community development district and file the petition without taking further action, and the matter ends. No additional names may be added to the petition, and the petition may not be used in any other proceeding.

4. If the supervisor of elections determines that the petition has the requisite number of verified and valid signatures, the procedures outlined in subsection (4) must be



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156 followed. If the community development district lies in more
157 than one county, the supervisor of elections of each county
158 shall confer as to whether the requisite numbers of verified and
159 valid signatures have been submitted and the supervisor of
160 elections of the county in which the clerk is located shall make
161 a determination whether the petition has the requisite number of
162 verified and valid signatures.

163 (4) RECALL PETITION AND DEFENSE.—

164 (a) Notice.—Upon receipt of a written determination that
165 the requisite number of signatures has been obtained, the clerk
166 shall at once serve upon the member sought to be recalled a
167 certified copy of the petition. Within 5 days after service, the
168 member sought to be recalled may file with the clerk a defensive
169 statement of not more than 200 words.

170 (b) Content and preparation.—Within 5 days after the date
171 of receipt of the defensive statement or after the last date a
172 defensive statement could have been filed, the clerk shall
173 prepare a document entitled "Recall Petition and Defense," which
174 consists of the recall petition, including copies of the
175 originally signed petitions and counterparts. The Recall
176 Petition and Defense must contain lines that conform to
177 paragraph (3)(e) and the defensive statement or, if no defensive
178 statement has been filed, a statement to that effect. The clerk
179 shall make copies of the Recall Petition and Defense which are
180 sufficient to carry the signatures of 30 percent of the
181 registered electors. Immediately after preparing and making
182 sufficient copies of the Recall Petition and Defense, the clerk
183 shall deliver the copies to the person designated as chair of
184 the committee and take his or her receipt therefor.



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(c) Requisite signatures.—Upon receipt of the Recall Petition and Defense, the committee may circulate the petition to obtain the signatures of 15 percent of the electors. All signatures must be obtained and all signed petition forms filed with the clerk no later than 60 days after delivery of the Recall Petition and Defense to the chair of the committee.

(d) Verification of signatures.—Within 30 days after receipt of the signed Recall Petition and Defense, the supervisor of elections shall determine the number of valid signatures and certify whether 15 percent of the qualified electors of the community development district have signed the petition. The supervisor of elections must be paid by the persons or committee seeking verification the actual cost of signature verification. If the community development district lies in more than one county, the supervisor of elections of each county shall confer as to whether the number of valid signatures required have been submitted. The supervisor of elections of the county in which the clerk is located shall make a determination whether the petition has the requisite number of verified and valid signatures.

(e) Reporting.—If the supervisor of elections determines that the requisite number of signatures has not been obtained, the clerk must certify such determination to the governing body and retain the petitions. The proceedings must be terminated, and the petitions may not be used again. If the supervisor of elections determines that at least 15 percent of the qualified electors signed the petition, the clerk must immediately serve notice of that determination upon the member sought to be recalled and deliver to the governing body a certificate as to



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the percentage of qualified electors who signed. If the community development district lies in more than one county, the supervisor of elections of each county shall confer as to whether the total number of requisite signatures has not been obtained.

(5) RECALL ELECTION.—If the member designated in the petition files his or her written resignation within 5 days after the last-mentioned notice, the resignation is irrevocable. The governing body shall then proceed to fill the vacancy according to the applicable law. In the absence of a resignation, the chief judge of the judicial circuit in which the community development district is located shall fix a day for holding a recall election for the removal of any member not resigning. Any such election must be held not less than 30 days or more than 60 days after the expiration of the last-mentioned 5-day period and at the same time as any other general or special election held within the period; but if no such election is to be held within that period, the judge must call a special recall election to be held within the period aforesaid.

(6) BALLOTS.—The ballots at the recall election must conform to the following: With respect to each person whose removal is sought, the question must be submitted: "Shall be removed from the office of by recall?" Immediately following each question there must be printed on the ballots the two propositions in the following order:

"...(name of person)... should be removed from office."

"...(name of person)... should not be removed from office."

(7) FILLING OF VACANCIES; SPECIAL ELECTIONS.—

(a) If an election is held for the recall of members



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elected only at large, candidates to succeed such members for
the unexpired terms must be voted on at the same election and
must be elected in the same manner as provided by the
appropriate law for the election of candidates at general
elections. Candidates may not be elected to succeed any
particular member. If only one member is removed, the candidate
receiving the highest number of votes must be declared elected
to fill the vacancy. If more than one member is removed,
candidates equal in number to the number of members removed must
be declared elected to fill the vacancies; and, among the
successful candidates, those receiving the greatest number of
votes must be declared elected for the longest terms. Cases of
ties, and all other matters not herein specially provided for,
must be determined by the rules governing elections generally.

(b) If an election is held for the recall of members
elected only from districts, candidates to succeed such members
for the unexpired terms must be voted on at a special election
called by the chief judge of the judicial circuit in which the
districts are located not less than 30 days or more than 60 days
after the expiration of the recall election. The qualifying
period, for purposes of this section, must be established by the
chief judge of the judicial circuit after consultation with the
clerk. Any candidate seeking election to fill the unexpired term
of a recalled community development district member must reside
in the district represented by the recalled member and qualify
for office in the manner required by law. Each candidate
receiving the highest number of votes for each office in the
community development district recall election must be declared
elected to fill the unexpired term of the recalled member.



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Candidates seeking election to fill a vacancy created by the removal of a member are subject to chapter 106.

(c) If an election is held for the recall of members of the governing body composed of both members elected at large and elected by and representing a district, candidates to succeed such members for the unexpired terms must be voted on at a special election as provided in paragraph (b).

(d) In any recall election held pursuant to paragraph (b) or paragraph (c), if only one member is voted to be removed from office, the vacancy created by the recall must be filled by the governing body according to the applicable law for filling vacancies.

(8) EFFECT OF RESIGNATIONS.—If the member of the governing body being recalled resigns from office before the recall election, the remaining members must fill the vacancy created according to the applicable law for filling vacancies. If all of the members of the governing body are sought to be recalled and all of the members resign before the recall election, the recall election must be canceled, and a special election must be called to fill the unexpired terms of the resigning members. If all of the members of the governing body are sought to be recalled and any of the members resign before the recall election, the proceedings for the recall of members not resigning and the election of successors to fill the unexpired terms must continue and have the same effect as though there had been no resignation.

(9) WHEN PETITION MAY BE FILED.—A petition to recall any member of the governing body of a community development district may not be filed until the member has served one-fourth of his



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or her term of office. A person who is removed by a recall, or
resigns after a petition has been filed against him or her, is
not eligible to be appointed to the governing body within a
period of 2 years after the date of such recall or resignation.

(10) RETENTION OF PETITION.—The clerk shall preserve all
papers comprising or connected with a petition for recall for a
period of 2 years after they are filed.

(11) OFFENSES RELATING TO PETITIONS.—A person may not
impersonate another, purposely write his or her name or
residence falsely in the signing of any petition for recall or
forge any name thereto, or sign any paper with knowledge that he
or she is not a qualified elector of the community development
district. A person may not employ or pay another to accept
employment or payment for circulating or witnessing a recall
petition. A person who violates this section commits a
misdemeanor of the second degree, punishable as provided in s.
775.082 or s. 775.083.

(12) INTENT.—It is the intent of the Legislature that the
recall procedures provided in this section be uniform statewide.
Therefore, all special law provisions that are contrary to the
provisions of this section are hereby repealed to the extent of
this conflict.

(13) APPLICABILITY.—The provisions of this section apply to
all community development districts.

Section 4. Paragraph (e) is added to subsection (3) of
section 190.006, Florida Statutes, to read:

190.006 Board of supervisors; members and meetings.—

(3)

(e) Any board member elected to the board of supervisors by



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the qualified electors of the district pursuant to this
subsection is subject to the recall procedures provided for in
s. 190.0071.

Section 5. This act shall take effect July 1, 2026.

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

And the title is amended as follows:

Delete everything before the enacting clause
and insert:

A bill to be entitled

An act relating to community development districts;
amending s. 125.572, F.S.; providing that specified
provisions regarding synthetic turf do not apply to
special districts enforcing deed restrictions;
amending s. 190.003, F.S.; revising the definition of
the term "compact, urban, mixed-use district";
creating s. 190.0071, F.S.; defining terms; providing
that certain members of the governing body of a
community development district may be removed by the
electors of the community development district;
providing that only specified electors are eligible to
sign the petition and are entitled to vote to recall
such members under specified circumstances; requiring
that a petition to recall a member contain specified
information; requiring separate petitions for each
member sought to be recalled; requiring a specified
percentage of electors to sign the petition; requiring
that such signatures be obtained and submitted within
specified timeframes; requiring the designation of a



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recall committee and chair of such committee;
providing that the committee and the member to be
recalled are subject to specified provisions;
providing the grounds for removal of elected members;
requiring each elector to sign and date petitions;
requiring that each petition contain specified
information; requiring that a petition be filed with
the clerk in a specified manner by the chair of the
committee; prohibiting the petition from being amended
after it is filed; requiring the clerk to submit the
forms to the supervisor of elections to promptly
verify signatures and make a certain determination
within a specified timeframe; requiring the committee
to pay in advance for such verification; providing for
the duties of supervisors in each county if the
community development district lies in more than one
county; requiring that specified papers and forms be
available in alternative formats upon request;
requiring the clerk to make a certain certification
under specified circumstances; requiring the clerk to
serve a certified copy of the petition upon the person
sought to be recalled under a specified circumstance;
authorizing such person to submit a certain response
within a specified timeframe; requiring the clerk to
prepare a specified document within a specified
timeframe; specifying requirements for such document;
requiring the clerk to deliver such document to the
chair of the committee and take his or her receipt
therefor; authorizing the committee to circulate the



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petition; requiring that all signatures be obtained and all forms filed with the clerk within a specified timeframe; requiring the supervisor to determine the number of valid signatures and certify that the requisite percentage of electors signed the petition; requiring that the supervisor be paid a specified sum for each name checked; providing for the duties of the supervisor of each county if the community development district lies in more than one county; requiring the clerk to certify specified determinations made and provide a certain notice to the governing body of the community development district; requiring that, under a specified condition, recall proceedings be terminated and petitions not be used again; providing that a member designated in the petition may resign and that such resignation is irrevocable; requiring the governing body to fill certain vacancies according to the applicable law; requiring the chief judge of the judicial circuit to fix a day for holding the recall election, which must be held within a prescribed timeframe under specified conditions; requiring that the ballots include specified information; prescribing procedures for holding special elections to fill vacancies created by the recall petition; providing for the filling of a vacancy created by a member resigning before the recall election; prohibiting a member from being the subject of a recall petition until the member has served a specified portion of his or her term of



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office; prohibiting a member removed by recall or
resignation from being eligible to be appointed to the
governing body for a specified timeframe after his or
her removal; requiring the clerk to preserve the
petitions and related papers for a specified
timeframe; prohibiting a person from impersonating
another, purposely writing his or her name or
residence falsely, or signing any paper with certain
knowledge; prohibiting a person from employing or
paying another to accept payment for circulating or
witnessing petitions; providing criminal penalties;
providing legislative intent; providing applicability;
amending s. 190.006, F.S.; providing that certain
board members of community development districts are
subject to specified election recall provisions;
providing an effective date.



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LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
01/27/2026	.	
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The Committee on Community Affairs (Arrington) recommended the following:

Senate Amendment (with title amendment)

Delete everything after the enacting clause
and insert:

Section 1. Subsection (3) of section 125.572, Florida
Statutes, is amended to read:

125.572 Regulation of synthetic turf.—

(3)(a) Upon the Department of Environmental Protection
adopting rules pursuant to subsection (4), a local government
may not:



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11 ~~1.(a)~~ Adopt or enforce any ordinance, resolution, order,
12 rule, or policy that prohibits, or is enforced to prohibit, a
13 property owner from installing synthetic turf that complies with
14 Department of Environmental Protection standards adopted
15 pursuant to this section which apply to single-family
16 residential property.

17 ~~2.(b)~~ Adopt or enforce any ordinance, resolution, order,
18 rule, or policy that regulates synthetic turf which is
19 inconsistent with the Department of Environmental Protection
20 standards adopted pursuant to this section which apply to
21 single-family residential property.

22 (b) This subsection does not apply to the adoption or
23 enforcement of any resolution, order, rule, or policy by a
24 community development district to enforce deed restrictions.

25 Section 2. Subsection (7) of section 190.003, Florida
26 Statutes, is amended to read:

27 190.003 Definitions.—As used in this chapter, the term:

28 (7) "Compact, urban, mixed-use district" means a district
29 consisting of a maximum of 75 acres which is located within a
30 municipality, and within either a qualified opportunity zone
31 designated by the United States Department of the Treasury
32 pursuant to 26 U.S.C. s. 1400Z-1 or a community redevelopment
33 area created pursuant to s. 163.356, which district that
34 ~~consists of a maximum of 75 acres, and~~ has development
35 entitlements of:

36 (a) At least 400,000 square feet of retail development and
37 500 residential units; or

38 (b) At least 250,000 square feet of commercial development
39 and 500 residential rental units that are affordable for very-



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low-income, low-income, or moderate-income persons, as defined in s. 420.0004, s. 420.602, or s. 420.9071.

Section 3. Section 190.0071, Florida Statutes, is created to read:

190.0071 Community development district recall.—

(1) DEFINITIONS.—As used in this section, the term:

(a) "Clerk," as the context requires, means:

1. If the community development district was established by ordinance of a local general-purpose government pursuant to s. 190.005(2), the clerk of such local general-purpose government.

2. If the community development district was established by rule of the Florida Land and Water Adjudicatory Commission pursuant to s. 190.005(1), the clerk of the circuit court of the county that contains a majority of the qualified electors of the district.

(b) "District" means the area or region of a community development district from which a member of the governing board is elected by such area's or region's electors.

(2) APPLICATION.—Any member of the governing body of a community development district who is elected to the governing body by the qualified electors of the community development district may be removed from office by the electors of the community development district. If the member represents a district and is elected only by electors residing in that district, only electors residing in that district are eligible to sign the petition to recall that member and are entitled to vote in the recall election. If the member represents a district and is elected at large by the electors of the community development district, all electors of the community development



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district are eligible to sign the petition to recall that member and are entitled to vote in the recall election. Members may be removed from office pursuant to the procedures provided in this section.

(3) RECALL PETITION.—

(a) Petition content.—A petition must contain the name of the person sought to be recalled and a statement of grounds for recall. The statement of grounds may not exceed 200 words, and the stated grounds are limited solely to those specified in paragraph (d). If more than one member of the governing body is sought to be recalled, regardless of whether such member is elected by the electors of a district or by the electors of the community development district at large, a separate recall petition must be prepared for each member sought to be recalled. Upon request, the content of a petition may be, but is not required to be, provided by the proponent in alternative formats.

(b) Requisite signatures.—The petition must be signed by at least 10 percent of the total number of registered electors of the community development district or of a district thereof. All signatures must be obtained as provided in paragraph (e) within a period of 30 days, and all signed and dated petition forms must be filed at the same time, no later than 35 days after the date on which the first signature is obtained on the petition.

(c) Recall committee.—Electors of the community development district making charges contained in the statement of grounds for recall, as well as those signing the recall petition, must be designated as the recall committee. A specific person must be designated in the petition as chair of the committee, and this



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person shall act on behalf of the committee. The recall committee and the officer being recalled are subject to chapter 106.

(d) Grounds for recall.—The grounds for removal of elected members of the governing body of a community development district are, for the purposes of this act, limited to the following and must be contained in the petition:

1. Malfeasance;
2. Misfeasance;
3. Neglect of duty;
4. Drunkenness;
5. Incompetence;
6. Permanent inability to perform official duties; or
7. Conviction of a felony involving moral turpitude.

(e) Signature process.—Only electors of the district or the community development district are eligible to sign the petition. Each elector signing a petition shall sign and date his or her name in ink or indelible pencil. Each petition must contain appropriate lines for each elector's original signature; printed name; street address; city; county; voter registration number or date of birth; Florida driver license number, Florida identification card number issued pursuant to s. 322.051, or the last four digits of the elector's social security number; and the date signed.

(f) Filing of signed petitions.—All signed petition forms must be filed at the same time, no later than 35 days after the date on which the first signature is obtained on the petition. The person designated as chair of the committee shall file the signed petition forms with the clerk. The petition may not be



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amended after it is filed with the clerk.

(g) Verification of signatures.—

1. No more than 60 days after the date on which all petition forms are filed, the clerk shall submit the petition forms to the supervisor of elections, who shall promptly verify the signatures in accordance with s. 99.097 and determine whether the requisite number of valid signatures has been obtained for the petition. The committee seeking verification of the signatures must pay in advance to the supervisor of elections the actual cost of signature verification. If the community development district lies in more than one county, the clerk shall submit each petition form to the respective supervisor of elections with jurisdiction over the elector that signed the individual petition.

2. Upon filing with the clerk, the petition and all subsequent papers or forms required or permitted to be filed with the clerk in connection with this section must, upon request, be made available in alternative formats by the clerk.

3. If the supervisor determines that the petition does not contain the requisite number of verified and valid signatures, the clerk, upon receipt of such written determination, must certify such determination to the governing body of the community development district and file the petition without taking further action, and the matter ends. No additional names may be added to the petition, and the petition may not be used in any other proceeding.

4. If the supervisor of elections determines that the petition has the requisite number of verified and valid signatures, the procedures outlined in subsection (4) must be



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156 followed. If the community development district lies in more
157 than one county, the supervisor of elections of each county
158 shall confer as to whether the requisite numbers of verified and
159 valid signatures have been submitted and the supervisor of
160 elections of the county in which the clerk is located shall make
161 a determination whether the petition has the requisite number of
162 verified and valid signatures.

163 (4) RECALL PETITION AND DEFENSE.—

164 (a) Notice.—Upon receipt of a written determination that
165 the requisite number of signatures has been obtained, the clerk
166 shall at once serve upon the member sought to be recalled a
167 certified copy of the petition. Within 5 days after service, the
168 member sought to be recalled may file with the clerk a defensive
169 statement of not more than 200 words.

170 (b) Content and preparation.—Within 5 days after the date
171 of receipt of the defensive statement or after the last date a
172 defensive statement could have been filed, the clerk shall
173 prepare a document entitled "Recall Petition and Defense," which
174 consists of the recall petition, including copies of the
175 originally signed petitions and counterparts. The Recall
176 Petition and Defense must contain lines that conform to
177 paragraph (3)(e) and the defensive statement or, if no defensive
178 statement has been filed, a statement to that effect. The clerk
179 shall make copies of the Recall Petition and Defense which are
180 sufficient to carry the signatures of 30 percent of the
181 registered electors. Immediately after preparing and making
182 sufficient copies of the Recall Petition and Defense, the clerk
183 shall deliver the copies to the person designated as chair of
184 the committee and take his or her receipt therefor.



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(c) Requisite signatures.—Upon receipt of the Recall Petition and Defense, the committee may circulate the petition to obtain the signatures of 15 percent of the electors. All signatures must be obtained and all signed petition forms filed with the clerk no later than 60 days after delivery of the Recall Petition and Defense to the chair of the committee.

(d) Verification of signatures.—Within 30 days after receipt of the signed Recall Petition and Defense, the supervisor of elections shall determine the number of valid signatures and certify whether 15 percent of the qualified electors of the community development district have signed the petition. The supervisor of elections must be paid by the persons or committee seeking verification the actual cost of signature verification. If the community development district lies in more than one county, the supervisor of elections of each county shall confer as to whether the number of valid signatures required have been submitted. The supervisor of elections of the county in which the clerk is located shall make a determination whether the petition has the requisite number of verified and valid signatures.

(e) Reporting.—If the supervisor of elections determines that the requisite number of signatures has not been obtained, the clerk must certify such determination to the governing body and retain the petitions. The proceedings must be terminated, and the petitions may not be used again. If the supervisor of elections determines that at least 15 percent of the qualified electors signed the petition, the clerk must immediately serve notice of that determination upon the member sought to be recalled and deliver to the governing body a certificate as to



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the percentage of qualified electors who signed. If the community development district lies in more than one county, the supervisor of elections of each county shall confer as to whether the total number of requisite signatures has not been obtained.

(5) RECALL ELECTION.—If the member designated in the petition files his or her written resignation within 5 days after the last-mentioned notice, the resignation is irrevocable. The governing body shall then proceed to fill the vacancy according to the applicable law. In the absence of a resignation, the chief judge of the judicial circuit in which the community development district is located shall fix a day for holding a recall election for the removal of any member not resigning. Any such election must be held not less than 30 days or more than 60 days after the expiration of the last-mentioned 5-day period and at the same time as any other general or special election held within the period; but if no such election is to be held within that period, the judge must call a special recall election to be held within the period aforesaid.

(6) BALLOTS.—The ballots at the recall election must conform to the following: With respect to each person whose removal is sought, the question must be submitted: "Shall be removed from the office of by recall?" Immediately following each question there must be printed on the ballots the two propositions in the following order:

"...(name of person)... should be removed from office."

"...(name of person)... should not be removed from office."

(7) FILLING OF VACANCIES; SPECIAL ELECTIONS.—

(a) If an election is held for the recall of members



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elected only at large, candidates to succeed such members for
the unexpired terms must be voted on at the same election and
must be elected in the same manner as provided by the
appropriate law for the election of candidates at general
elections. Candidates may not be elected to succeed any
particular member. If only one member is removed, the candidate
receiving the highest number of votes must be declared elected
to fill the vacancy. If more than one member is removed,
candidates equal in number to the number of members removed must
be declared elected to fill the vacancies; and, among the
successful candidates, those receiving the greatest number of
votes must be declared elected for the longest terms. Cases of
ties, and all other matters not herein specially provided for,
must be determined by the rules governing elections generally.

(b) If an election is held for the recall of members
elected only from districts, candidates to succeed such members
for the unexpired terms must be voted on at a special election
called by the chief judge of the judicial circuit in which the
districts are located not less than 30 days or more than 60 days
after the expiration of the recall election. The qualifying
period, for purposes of this section, must be established by the
chief judge of the judicial circuit after consultation with the
clerk. Any candidate seeking election to fill the unexpired term
of a recalled community development district member must reside
in the district represented by the recalled member and qualify
for office in the manner required by law. Each candidate
receiving the highest number of votes for each office in the
community development district recall election must be declared
elected to fill the unexpired term of the recalled member.



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Candidates seeking election to fill a vacancy created by the removal of a member are subject to chapter 106.

(c) If an election is held for the recall of members of the governing body composed of both members elected at large and elected by and representing a district, candidates to succeed such members for the unexpired terms must be voted on at a special election as provided in paragraph (b).

(d) In any recall election held pursuant to paragraph (b) or paragraph (c), if only one member is voted to be removed from office, the vacancy created by the recall must be filled by the governing body according to the applicable law for filling vacancies.

(8) EFFECT OF RESIGNATIONS.—If the member of the governing body being recalled resigns from office before the recall election, the remaining members must fill the vacancy created according to the applicable law for filling vacancies. If all of the members of the governing body are sought to be recalled and all of the members resign before the recall election, the recall election must be canceled, and a special election must be called to fill the unexpired terms of the resigning members. If all of the members of the governing body are sought to be recalled and any of the members resign before the recall election, the proceedings for the recall of members not resigning and the election of successors to fill the unexpired terms must continue and have the same effect as though there had been no resignation.

(9) WHEN PETITION MAY BE FILED.—A petition to recall any member of the governing body of a community development district may not be filed until the member has served one-fourth of his



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or her term of office. A person who is removed by a recall, or resigns after a petition has been filed against him or her, is not eligible to be appointed to the governing body within a period of 2 years after the date of such recall or resignation.

(10) RETENTION OF PETITION.—The clerk shall preserve all papers comprising or connected with a petition for recall for a period of 2 years after they are filed.

(11) OFFENSES RELATING TO PETITIONS.—A person may not impersonate another, purposely write his or her name or residence falsely in the signing of any petition for recall or forge any name thereto, or sign any paper with knowledge that he or she is not a qualified elector of the community development district. A person may not employ or pay another to accept employment or payment for circulating or witnessing a recall petition. A person who violates this section commits a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083.

(12) INTENT.—It is the intent of the Legislature that the recall procedures provided in this section be uniform statewide. Therefore, all special law provisions that are contrary to the provisions of this section are hereby repealed to the extent of this conflict.

(13) APPLICABILITY.—The provisions of this section apply to all community development districts.

Section 4. Paragraph (e) is added to subsection (3) of section 190.006, Florida Statutes, to read:

190.006 Board of supervisors; members and meetings.—

(3)

(e) Any board member elected to the board of supervisors by



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the qualified electors of the district pursuant to this
subsection is subject to the recall procedures provided for in
s. 190.0071.

Section 5. This act shall take effect July 1, 2026.

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

And the title is amended as follows:

Delete everything before the enacting clause
and insert:

A bill to be entitled

An act relating to community development districts;
amending s. 125.572, F.S.; providing that specified
provisions regarding synthetic turf do not apply to
community development districts enforcing deed
restrictions; amending s. 190.003, F.S.; revising the
definition of the term "compact, urban, mixed-use
district"; creating s. 190.0071, F.S.; defining terms;
providing that certain members of the governing body
of a community development district may be removed by
the electors of the community development district;
providing that only specified electors are eligible to
sign the petition and are entitled to vote to recall
such members under specified circumstances; requiring
that a petition to recall a member contain specified
information; requiring separate petitions for each
member sought to be recalled; requiring a specified
percentage of electors to sign the petition; requiring
that such signatures be obtained and submitted within
specified timeframes; requiring the designation of a



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recall committee and chair of such committee;
providing that the committee and the member to be
recalled are subject to specified provisions;
providing the grounds for removal of elected members;
requiring each elector to sign and date petitions;
requiring that each petition contain specified
information; requiring that a petition be filed with
the clerk in a specified manner by the chair of the
committee; prohibiting the petition from being amended
after it is filed; requiring the clerk to submit the
forms to the supervisor of elections to promptly
verify signatures and make a certain determination
within a specified timeframe; requiring the committee
to pay in advance for such verification; providing for
the duties of supervisors in each county if the
community development district lies in more than one
county; requiring that specified papers and forms be
available in alternative formats upon request;
requiring the clerk to make a certain certification
under specified circumstances; requiring the clerk to
serve a certified copy of the petition upon the person
sought to be recalled under a specified circumstance;
authorizing such person to submit a certain response
within a specified timeframe; requiring the clerk to
prepare a specified document within a specified
timeframe; specifying requirements for such document;
requiring the clerk to deliver such document to the
chair of the committee and take his or her receipt
therefor; authorizing the committee to circulate the



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petition; requiring that all signatures be obtained and all forms filed with the clerk within a specified timeframe; requiring the supervisor to determine the number of valid signatures and certify that the requisite percentage of electors signed the petition; requiring that the supervisor be paid a specified sum for each name checked; providing for the duties of the supervisor of each county if the community development district lies in more than one county; requiring the clerk to certify specified determinations made and provide a certain notice to the governing body of the community development district; requiring that, under a specified condition, recall proceedings be terminated and petitions not be used again; providing that a member designated in the petition may resign and that such resignation is irrevocable; requiring the governing body to fill certain vacancies according to the applicable law; requiring the chief judge of the judicial circuit to fix a day for holding the recall election, which must be held within a prescribed timeframe under specified conditions; requiring that the ballots include specified information; prescribing procedures for holding special elections to fill vacancies created by the recall petition; providing for the filling of a vacancy created by a member resigning before the recall election; prohibiting a member from being the subject of a recall petition until the member has served a specified portion of his or her term of



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office; prohibiting a member removed by recall or
resignation from being eligible to be appointed to the
governing body for a specified timeframe after his or
her removal; requiring the clerk to preserve the
petitions and related papers for a specified
timeframe; prohibiting a person from impersonating
another, purposely writing his or her name or
residence falsely, or signing any paper with certain
knowledge; prohibiting a person from employing or
paying another to accept payment for circulating or
witnessing petitions; providing criminal penalties;
providing legislative intent; providing applicability;
amending s. 190.006, F.S.; providing that certain
board members of community development districts are
subject to specified election recall provisions;
providing an effective date.

By Senator Arrington

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1 A bill to be entitled
 2 An act relating to community development district
 3 recall elections; creating s. 190.0071, F.S.; defining
 4 terms; providing that certain members of the governing
 5 body of a community development district may be
 6 removed by the electors of the community development
 7 district; providing that only specified electors are
 8 eligible to sign the petition to recall such members
 9 under specified circumstances; requiring that a
 10 petition to recall a member contain specified
 11 information; requiring separate petitions for each
 12 member sought to be recalled; requiring a specified
 13 percentage of electors to sign the petition; requiring
 14 that such signatures be obtained and submitted within
 15 specified timeframes; requiring the designation of a
 16 recall committee and chair of such committee;
 17 providing that the committee and the member to be
 18 recalled are subject to specified provisions;
 19 providing the grounds for removal of elected members;
 20 requiring each elector to sign and date petitions;
 21 requiring that each petition contain specified
 22 information; requiring that a petition be filed with
 23 the Department of Commerce in a specified manner by
 24 the chair of the committee; prohibiting the petition
 25 from being amended after it is filed; requiring the
 26 department to submit the forms to the supervisor of
 27 elections to promptly verify signatures and make a
 28 certain determination; requiring the committee to pay
 29 in advance for such verification; requiring that

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

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30 specified papers and forms be available in alternative
 31 formats upon request; requiring the department to make
 32 a certain certification under specified circumstances;
 33 requiring the department to serve a certified copy of
 34 the petition upon the person sought to be recalled
 35 under a specified circumstance; authorizing such
 36 person to submit a certain response within a specified
 37 timeframe; requiring the department to prepare a
 38 specified document within a specified timeframe;
 39 specifying requirements for such document; requiring
 40 the department to deliver such document to the chair
 41 of the committee and take his or her receipt therefor;
 42 authorizing the committee to circulate the petition;
 43 requiring that all signatures be obtained and all
 44 forms filed with the department within a specified
 45 timeframe; requiring the supervisor to determine the
 46 number of valid signatures and certify that the
 47 requisite percentage of electors signed the petition;
 48 requiring that the supervisor be paid a specified sum
 49 for each name checked; requiring the department to
 50 certify specified determinations made and provide a
 51 certain notice to the governing body of the community
 52 development district; requiring that, under a
 53 specified condition, recall proceedings be terminated
 54 and petitions not be used again; providing that a
 55 member designated in the petition may resign and that
 56 such resignation is irrevocable; requiring the
 57 governing body to fill certain vacancies according to
 58 the applicable law; requiring the chief judge of the

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59 judicial circuit to fix a day for holding the recall
 60 election, which must be held within a prescribed
 61 timeframe under specified conditions; requiring that
 62 the ballots include specified information; prescribing
 63 procedures for holding special elections to fill
 64 vacancies created by the recall petition; providing
 65 for the filling of a vacancy created by a member
 66 resigning before the recall election; prohibiting a
 67 member from being the subject of a recall petition
 68 until the member has served a specified portion of his
 69 or her term of office; prohibiting a member removed by
 70 recall or resignation from being eligible to be
 71 appointed to the governing body for a specified
 72 timeframe after his or her removal; requiring the
 73 department to preserve the petitions and related
 74 papers for a specified timeframe; prohibiting a person
 75 from impersonating another, purposely writing his or
 76 her name or residence falsely, or signing any paper
 77 with certain knowledge; prohibiting a person from
 78 employing or paying another to accept payment for
 79 circulating or witnessing petitions; providing
 80 criminal penalties; providing legislative intent;
 81 providing applicability; amending s. 190.006, F.S.;
 82 providing that board members of community development
 83 districts are subject to specified election recall
 84 provisions; providing an effective date.

86 Be It Enacted by the Legislature of the State of Florida:
 87

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88 Section 1. Section 190.0071, Florida Statutes, is created
 89 to read:
 90 190.0071 Community development district recall.—
 91 (1) DEFINITIONS.—As used in this section, the term:
 92 (a) "Department" means the Department of Commerce.
 93 (b) "District" means the area or region of a community
 94 development district from which a member of the governing board
 95 is elected by such area's or region's electors.
 96 (2) APPLICATION.—Any member of the governing body of a
 97 community development district who is elected to the governing
 98 body may be removed from office by the electors of the community
 99 development district. If the member represents a district and is
 100 elected only by electors residing in that district, only
 101 electors residing in that district are eligible to sign the
 102 petition to recall that member and are entitled to vote in the
 103 recall election. If the member represents a district and is
 104 elected at large by the electors of the community development
 105 district, all electors of the community development district are
 106 eligible to sign the petition to recall that member and are
 107 entitled to vote in the recall election. Members may be removed
 108 from office pursuant to the procedures provided in this section.
 109 (3) RECALL PETITION.—
 110 (a) Petition content.—A petition must contain the name of
 111 the person sought to be recalled and a statement of grounds for
 112 recall. The statement of grounds may not exceed 200 words, and
 113 the stated grounds are limited solely to those specified in
 114 paragraph (d). If more than one member of the governing body is
 115 sought to be recalled, regardless of whether such member is
 116 elected by the electors of a district or by the electors of the

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community development district at large, a separate recall petition must be prepared for each member sought to be recalled. Upon request, the content of a petition may be, but is not required to be, provided by the proponent in alternative formats.

(b) *Requisite signatures.*—The petition must be signed by at least 10 percent of the total number of registered electors of the community development district or of a district thereof. All signatures must be obtained as provided in paragraph (e) within a period of 30 days, and all signed and dated petition forms must be filed at the same time, no later than 30 days after the date on which the first signature is obtained on the petition.

(c) *Recall committee.*—Electors of the community development district making charges contained in the statement of grounds for recall, as well as those signing the recall petition, must be designated as the recall committee. A specific person must be designated in the petition as chair of the committee, and this person shall act on behalf of the committee. The recall committee and the officer being recalled are subject to chapter 106.

(d) *Grounds for recall.*—The grounds for removal of elected members of the governing body of a community development district are, for the purposes of this act, limited to the following and must be contained in the petition:

1. Malfeasance;
2. Misfeasance;
3. Neglect of duty;
4. Drunkenness;
5. Incompetence;

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6. Permanent inability to perform official duties; or

7. Conviction of a felony involving moral turpitude.

(e) *Signature process.*—Only electors of the district or the community development district are eligible to sign the petition. Each elector signing a petition shall sign and date his or her name in ink or indelible pencil. Each petition must contain appropriate lines for each elector's original signature; printed name; street address; city; county; voter registration number or date of birth; Florida driver license number, Florida identification card number issued pursuant to s. 322.051, or the last four digits of the elector's social security number; and the date signed.

(f) *Filing of signed petitions.*—All signed petition forms must be filed at the same time, no later than 35 days after the date on which the first signature is obtained on the petition. The person designated as chair of the committee shall file the signed petition forms with the department. The petition may not be amended after it is filed with the department.

(g) *Verification of signatures.*—

1. No more than 60 days after the date on which all petition forms are filed, the department shall submit the petition forms to the supervisor of elections, who shall promptly verify the signatures in accordance with s. 99.097 and determine whether the requisite number of valid signatures has been obtained for the petition. The committee seeking verification of the signatures must pay in advance to the supervisor of elections the actual cost of signature verification.

2. Upon filing with the department, the petition and all

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subsequent papers or forms required or permitted to be filed with the department in connection with this section must, upon request, be made available in alternative formats by the department.

3. If the supervisor determines that the petition does not contain the requisite number of verified and valid signatures, the department, upon receipt of such written determination, must certify such determination to the governing body of the community development district and file the petition without taking further action, and the matter ends. No additional names may be added to the petition, and the petition may not be used in any other proceeding.

4. If the supervisor of elections determines that the petition has the requisite number of verified and valid signatures, the procedures outlined in subsection (4) must be followed.

(4) RECALL PETITION AND DEFENSE.—

(a) *Notice.*—Upon receipt of a written determination that the requisite number of signatures has been obtained, the department shall at once serve upon the member sought to be recalled a certified copy of the petition. Within 5 days after service, the member sought to be recalled may file with the department a defensive statement of not more than 200 words.

(b) *Content and preparation.*—Within 5 days after the date of receipt of the defensive statement or after the last date a defensive statement could have been filed, the department shall prepare a document entitled "Recall Petition and Defense," which consists of the recall petition, including copies of the originally signed petitions and counterparts. The Recall

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Petition and Defense must contain lines that conform to paragraph (3) (e) and the defensive statement or, if no defensive statement has been filed, a statement to that effect. The department shall make copies of the Recall Petition and Defense which are sufficient to carry the signatures of 30 percent of the registered electors. Immediately after preparing and making sufficient copies of the Recall Petition and Defense, the department shall deliver the copies to the person designated as chair of the committee and take his or her receipt therefor.

(c) *Requisite signatures.*—Upon receipt of the Recall Petition and Defense, the committee may circulate the petition to obtain the signatures of 15 percent of the electors. All signatures must be obtained and all signed petition forms filed with the department no later than 60 days after delivery of the Recall Petition and Defense to the chair of the committee.

(d) *Verification of signatures.*—Within 30 days after receipt of the signed Recall Petition and Defense, the supervisor of elections shall determine the number of valid signatures and certify whether 15 percent of the qualified electors of the community development district have signed the petition. The supervisor of elections must be paid by the persons or committee seeking verification the actual cost of signature verification.

(e) *Reporting.*—If the supervisor of elections determines that the requisite number of signatures has not been obtained, the department must certify such determination to the governing body and retain the petitions. The proceedings must be terminated, and the petitions may not be used again. If the supervisor of elections determines that at least 15 percent of

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the qualified electors signed the petition, the department must immediately serve notice of that determination upon the member sought to be recalled and deliver to the governing body a certificate as to the percentage of qualified electors who signed.

(5) RECALL ELECTION.—If the member designated in the petition files his or her written resignation within 5 days after the last-mentioned notice, the resignation is irrevocable. The governing body shall then proceed to fill the vacancy according to the applicable law. In the absence of a resignation, the chief judge of the judicial circuit in which the community development district is located shall fix a day for holding a recall election for the removal of any member not resigning. Any such election must be held not less than 30 days or more than 60 days after the expiration of the last-mentioned 5-day period and at the same time as any other general or special election held within the period; but if no such election is to be held within that period, the judge must call a special recall election to be held within the period aforesaid.

(6) BALLOTS.—The ballots at the recall election must conform to the following: With respect to each person whose removal is sought, the question must be submitted: "Shall be removed from the office of by recall?" Immediately following each question there must be printed on the ballots the two propositions in the following order:

"...(name of person)... should be removed from office."

"...(name of person)... should not be removed from office."

(7) FILLING OF VACANCIES; SPECIAL ELECTIONS.—

(a) If an election is held for the recall of members

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elected only at large, candidates to succeed such members for the unexpired terms must be voted on at the same election and must be elected in the same manner as provided by the appropriate law for the election of candidates at general elections. Candidates may not be elected to succeed any particular member. If only one member is removed, the candidate receiving the highest number of votes must be declared elected to fill the vacancy. If more than one member is removed, candidates equal in number to the number of members removed must be declared elected to fill the vacancies; and, among the successful candidates, those receiving the greatest number of votes must be declared elected for the longest terms. Cases of ties, and all other matters not herein specially provided for, must be determined by the rules governing elections generally.

(b) If an election is held for the recall of members elected only from districts, candidates to succeed such members for the unexpired terms must be voted on at a special election called by the chief judge of the judicial circuit in which the districts are located not less than 30 days or more than 60 days after the expiration of the recall election. The qualifying period, for purposes of this section, must be established by the chief judge of the judicial circuit after consultation with the department. Any candidate seeking election to fill the unexpired term of a recalled community development district member must reside in the district represented by the recalled member and qualify for office in the manner required by law. Each candidate receiving the highest number of votes for each office in the community development district recall election must be declared elected to fill the unexpired term of the recalled member.

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291 Candidates seeking election to fill a vacancy created by the
 292 removal of a member are subject to chapter 106.

293 (c) If an election is held for the recall of members of the
 294 governing body composed of both members elected at large and
 295 elected by and representing a district, candidates to succeed
 296 such members for the unexpired terms must be voted on at a
 297 special election as provided in paragraph (b).

298 (d) In any recall election held pursuant to paragraph (b)
 299 or paragraph (c), if only one member is voted to be removed from
 300 office, the vacancy created by the recall must be filled by the
 301 governing body according to the applicable law for filling
 302 vacancies.

303 (8) EFFECT OF RESIGNATIONS.—If the member of the governing
 304 body being recalled resigns from office before the recall
 305 election, the remaining members must fill the vacancy created
 306 according to the applicable law for filling vacancies. If all of
 307 the members of the governing body are sought to be recalled and
 308 all of the members resign before the recall election, the recall
 309 election must be canceled, and a special election must be called
 310 to fill the unexpired terms of the resigning members. If all of
 311 the members of the governing body are sought to be recalled and
 312 any of the members resign before the recall election, the
 313 proceedings for the recall of members not resigning and the
 314 election of successors to fill the unexpired terms must continue
 315 and have the same effect as though there had been no
 316 resignation.

317 (9) WHEN PETITION MAY BE FILED.—A petition to recall any
 318 member of the governing body of a community development district
 319 may not be filed until the member has served one-fourth of his

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320 or her term of office. A person who is removed by a recall, or
 321 resigns after a petition has been filed against him or her, is
 322 not eligible to be appointed to the governing body within a
 323 period of 2 years after the date of such recall or resignation.

324 (10) RETENTION OF PETITION.—The department shall preserve
 325 all papers comprising or connected with a petition for recall
 326 for a period of 2 years after they are filed.

327 (11) OFFENSES RELATING TO PETITIONS.—A person may not
 328 impersonate another, purposely write his or her name or
 329 residence falsely in the signing of any petition for recall or
 330 forge any name thereto, or sign any paper with knowledge that he
 331 or she is not a qualified elector of the community development
 332 district. A person may not employ or pay another to accept
 333 employment or payment for circulating or witnessing a recall
 334 petition. A person who violates this section commits a
 335 misdemeanor of the second degree, punishable as provided in s.
 336 775.082 or s. 775.083.

337 (12) INTENT.—It is the intent of the Legislature that the
 338 recall procedures provided in this section be uniform statewide.
 339 Therefore, all special law provisions that are contrary to the
 340 provisions of this section are hereby repealed to the extent of
 341 this conflict.

342 (13) PROVISIONS APPLICABLE.—The provisions of this act
 343 apply to all community development districts.

344 Section 2. Paragraph (e) is added to subsection (3) of
 345 section 190.006, Florida Statutes, to read:

346 190.006 Board of supervisors; members and meetings.—

347 (3)

348 (e) Any board member elected to the board of supervisors is

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349 subject to the recall procedures provided for in s. 190.0071.

350 Section 3. This act shall take effect July 1, 2026.



Florida Senate

Kristen Arrington

Senator, District 25

District Office:

3 Courthouse Square
Room 219
Kissimmee, FL, 34741
(407) 846-5187

Tallahassee Office:

210 Senate Building
404 S. Monroe St.
Tallahassee, FL 32399-1300
(850) 487-5025

Staff:

Zoe Karabenick
Senior Legislative Aide

Monica Smith
Legislative Aide

Ana Villalobos
District Legislative
Aide

Francis Briones
District Legislative
Aide

Committees:

Commerce & Tourism
Vice Chair

Agriculture,
Environment, and
General Government
Appropriations

Transportation,
Tourism, and Economic
Development
Appropriations

Environment and
Natural Resources

Fiscal Policy

Governmental
Oversight and
Accountability

Transportation

January 14, 2026

The Honorable Stan McClain, Chair
312 Senate Building
404 South Monroe Street
Tallahassee, FL 32399-1100

Dear Chair McClain,

I am respectfully requesting that you place SB 1180, Community Development District Recall Elections, on the agenda for the next Community Affairs Committee meeting at your earliest opportunity.

SB 1180 establishes a recall process for Community Development District (CDD) board members. This recall process closely follows that of municipalities, as CDD board members are publicly elected. This legislation aims to increase transparency for special-purpose local governments that currently have no oversight. SB 1180 also provides clear, uniform guidelines that supervisors of elections can easily administer, while remaining flexible to account for the wide variation in size, population, and structure of CDDs across the state.

This bill was inspired by a CDD in my district that is currently under audit by JLAC for gross negligence and fraud of \$2 million. Currently, removal typically occurs only after law enforcement becomes involved and a lengthy investigative or legal process is underway. During that time, individuals accused of misconduct may remain in office, continue to make financial decisions, and retain control over community funds.

SB 1180 is about protecting homeowners, strengthening transparency, and ensuring that community funds are managed responsibly and in the best interest of the residents they are meant to serve.

If you have any questions, please do not hesitate to reach me at (407) 973-4070. Thank you for your consideration in placing SB 1180 on the next committee agenda.

Respectfully,

Senator Kristen Arrington

CC: The Honorable Ralph Massullo, Jr., Vice Chair
Elizabeth Fleming, Staff Director

The Florida Senate
APPEARANCE RECORD

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

1-27-26

Meeting Date

Comm Affairs

Committee

SB 1180

Bill Number or Topic

Name Art Woodruff

Phone

407 687 3423

Address 3545 S Mellonville Av

Email

art.woodruff@

Street

Sanford

FL

32773

City

State

Zip

Amendment Barcode (if applicable)

SanfordFl.gov

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. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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 Committee on Community Affairs

BILL: SB 1434

INTRODUCER: Senator Calatayud

SUBJECT: Infill Redevelopment

DATE: January 26, 2026

REVISED: _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Hackett	Fleming	CA	Favorable
2.			JU	
3.			RC	

I. Summary:

SB 1434 creates the “Infill Redevelopment Act,” which preempts certain local land development regulations and oversight for certain qualifying parcels. Qualifying parcels are plots of at least 5 acres in certain counties which are environmentally impacted, such as with a brownfield designation or within a dry cleaner site cleanup program.

A local government must permit by administrative approval a qualifying parcel to be developed up to the regulations of an adjacent zoning district within the same jurisdiction which permits residential uses, or if the parcel is not adjacent to such a district, the local government must approve single-family homes or townhomes with specified minimum densities and non-restrictive standards.

The bill provides requirements for a qualifying parcel which includes recreational facilities, such as a golf course, or areas reserved for recreational use adjacent to single family homes on all sides, and provides a framework for the sale of such property for continued recreational use.

The bill applies retroactively to any local law, ordinance, or regulation contrary, and provides express preemption against local law applying a more restrictive or burdensome requirement or procedure to the development of a qualifying parcel.

The bill takes effect upon becoming a law.

II. Present Situation:

Growth Management and Comprehensive Planning

The Community Planning Act directs counties and municipalities to plan for future development by adopting comprehensive plans.¹ Each local government must maintain a comprehensive plan to guide future development.²

All development, both public and private, and all development orders approved by local governments must be consistent with the local government's comprehensive plan.³ A comprehensive plan is intended to provide for the future use of land, which contemplates gradual and ordered growth, and establishes a long-range maximum limit on the possible intensity of land use.

Comprehensive plans lay out the locations for future public facilities, including roads, water and sewer facilities, neighborhoods, parks, schools, and commercial and industrial developments. They are made up of 10 required elements, each laying out regulations for different facets of development.⁴

The 10 required elements consider and address capital improvements; future land uses; transportation; general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge; conservation; recreation and open space; housing; coastal management; intergovernmental coordination; and property rights. Other plans and programs may be added as optional elements to a comprehensive plan.⁵

The Future Land Use Element

Comprehensive plans must include an element regarding future land use that designates the proposed future general distribution, location, and extent of the uses of land for a number of uses and categories of public and private uses of land.⁶ Each future land use category must be defined in terms of uses included, and must include standards to be followed in the control and distribution of population densities and building and structure intensities.⁷ The proposed distribution, location, and extent of the various categories of land use must be shown on a land use map or map series. Future land use plans and plan amendments are based on surveys, studies, and data regarding the area.⁸

¹ Section 163.3167(1), F.S.

² Section 163.3167(2), F.S.

³ Section 163.3194(3), F.S.

⁴ Section 163.3177(3) and (6), F.S.

⁵ *Id.*

⁶ Section 163.3177(6)(a), F.S. Applicable uses and categories of public and private uses of land include, but are not limited to, residential, commercial, industrial, agricultural, recreational, conservation, educational, and public facilities. Section 163.3177(6)(a)10., F.S.

⁷ Section 163.3177(6)(a)1., F.S.

⁸ Section 163.3177(6)(a)2., F.S.

A comprehensive plan's future land use element establishes a range of allowable uses and densities and intensities over large areas, and the specific use and intensities for specific parcels within that range are decided by a more detailed, implementing zoning map.⁹

Infill Development

The Growth Policy Act,¹⁰ establishes a framework for urban infill and redevelopment for promoting and sustaining urban cores. The act defines "urban infill and redevelopment area" as an area:

- Where basic public services (water, sewer, transportation, schools) are already available or planned;
- That suffers from poverty, distress, or blight;
- That contains a high proportion of substandard, vacant, or obsolete properties; and
- That is near transit stops and adjacent to redevelopment, enterprise, or similar designated areas.¹¹

The act authorizes local governments to designate urban infill and redevelopment areas based on specified criteria by adopting a comprehensive, community-based redevelopment plan.¹² The plan must address land use, housing (including affordable housing), transportation, infrastructure, public safety, and economic development, and must be developed through a collaborative process involving residents, businesses, and other stakeholders. Once designated, urban infill and redevelopment areas may utilize tax increment financing, revenue bonds, and state and federal funding mechanisms to support redevelopment activities.¹³

Land Development Regulations

Comprehensive plans are implemented via land development regulations. Land development regulations are ordinances enacted by governing bodies for the regulation of any aspect of development and include any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land.¹⁴

Each county and municipality must adopt and enforce land development regulations that are consistent with and implement their adopted comprehensive plan.¹⁵ Local governments are encouraged to use innovative land development regulations¹⁶ and may adopt measures for the purpose of increasing affordable housing using land use mechanisms.¹⁷ Land development regulations relating to all public and private development, including special district projects, must be consistent with the local comprehensive plan.¹⁸

⁹ Richard Grosso, *A Guide to Development Order "Consistency" Challenges Under Florida Statutes Section 163.3215*, 34 J. ENVTL. L. & LITIG. 129, 154 (2019) (citing *Brevard Cty. v. Snyder*, 627 So. 2d 469, 475 (Fla. 1993)).

¹⁰ Sections 163.2511-163.2520, F.S.

¹¹ Section 163.2514, F.S.

¹² Section 163.2517, F.S.

¹³ Section 163.2520, F.S.

¹⁴ Section 163.3164(26), F.S.

¹⁵ Section 163.3202(1), F.S.

¹⁶ Section 163.3202(3), F.S.

¹⁷ Sections 125.01055 and 166.04151, F.S.

¹⁸ See ss. 163.3161(6) and 163.3194(1)(a), F.S.

Classification of Agricultural Lands

Section 193.461(1), F.S., requires state property appraisers to classify for ad valorem tax assessment purposes all lands within their counties as agricultural or nonagricultural.¹⁹ Only lands that are used primarily for bona fide agricultural purposes may be classified agricultural.²⁰

The term “bona fide agricultural purposes” means good faith commercial agricultural use of the land.²¹ The term “agricultural purposes” includes, but is not limited to, horticulture; floriculture; viticulture; forestry; dairy; livestock; poultry; bee; pisciculture, if the land is used principally for the production of tropical fish; aquaculture as defined in state law; algaculture; sod farming; and all forms of farm products as defined in state law; and farm production.²²

Home Rule Authority

The Florida Constitution grants local governments broad home rule authority. Non-charter county governments may exercise those powers of self-government that are provided by general or special law.²³ Counties operating under a county charter have all powers of self-government not inconsistent with general law or special law approved by the vote of the electors.²⁴ Municipalities have governmental, corporate, and proprietary powers that enable them to conduct municipal government, perform municipal functions and provide municipal services, and exercise any power for municipal purposes except when expressly prohibited by law.²⁵

Preemption

Preemption refers to the principle that a federal or state statute can supersede or supplant state or local law that stands as an obstacle to accomplishing the full purposes and objectives of the overriding federal or state law.²⁶

Where state preemption applies, a local government may not exercise authority in that area.²⁷ Whether a local government ordinance or other measure violates preemption is ultimately decided by a court. If a local government improperly enacts an ordinance or other measure on a matter preempted to the state, a person may challenge the ordinance by filing a lawsuit. A court ruling against the local government may declare the preempted ordinance void.²⁸

¹⁹ Section 193.461(2), F.S.

²⁰ Section 193.461(3)(b), F.S.

²¹ *Id.*

²² Section 193.461(5), F.S.

²³ Article. VIII, s. 1(f), FLA CONST.

²⁴ Article. VIII, s. 1(g), FLA CONST.

²⁵ Art. VIII, s. 2(b), FLA CONST.; *see also* s. 166.021(1), F.S.

²⁶ Preemption definition, Black’s Law Dictionary (12th ed. 2024).

²⁷ *D’Agastino v. City of Miami*, 220 So. 3d 410 (Fla. 2017); Judge James R. Wolf and Sarah Harley Bolinder, [*The Effectiveness of Home Rule: A Preemptions and Conflict Analysis*](#), 83 Fla. B.J. 92 (June 2009).

²⁸ *See, e.g., Nat’l Rifle Ass’n of Am., Inc. v. City of S. Miami*, 812 So. 2d 504 (Fla. 3d DCA 2002).

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)

The CERCLA²⁹ is commonly known as the Superfund.³⁰ Thousands of contaminated sites exist nationally due to hazardous waste being dumped, left out in the open, or otherwise improperly managed.³¹ These sites include manufacturing facilities, processing plants, landfills, and mining sites.³²

The CERCLA created a tax on the chemical and petroleum industries and required that the money collected be used to clean up hazardous waste sites throughout the country. The Superfund allows the U.S. Environmental Protection Agency (EPA) to clean up contaminated sites.³³ It also forces the parties responsible for the contamination to either perform cleanups or reimburse the government for EPA-led cleanup work.

Beginning the process is a determination of whether the site requires cleanup before reuse. A series of tests and investigations are utilized to determine whether a site has a “recognized environmental condition,” defined as:

- The presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment;
- The likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or
- The presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.³⁴

Title 40, Part 312 of the Code of Federal Regulations provides that environmental condition investigations must be documented in a written report prepared by an environmental professional.³⁵ These reports often take the form of a Phase I Environmental Site Assessment.³⁶ A Phase I Environmental Site Assessment uses existing information to help understand the property conditions by examining current and historical uses of the site and potential threats to human health or the environment. When a potential owner conducts an investigation in compliance with Title 40, Part 312 of the Code of Federal Regulations, he or she may have a defense to liability if contamination is later discovered.³⁷

²⁹ 42 U.S.C. ss. 9601 et seq.

³⁰ EPA, *Superfund: CERCLA Overview*, available at <https://www.epa.gov/superfund/superfund-cercla-overview> (last visited Jan. 26, 2026).

³¹ *Id.*

³² *Id.*

³³ EPA, *What is Superfund?*, <https://www.epa.gov/superfund/what-superfund> (last visited Jan. 26, 2026).

³⁴ Partner Engineering and Science, *Recognized Environmental Condition (REC)*, available at <https://www.partneresi.com/resources/glossary/recognized-environmental-condition-rec/> (last visited Jan. 26, 2026).

³⁵ EPA, *All Appropriate Inquiries Rule: Reporting Requirements and Suggestions on Report Content*, available at <https://nepis.epa.gov/Exe/tiff2png.cgi/P1005DOV.PNG?-r+75+-g+7+D%3A%5CZYFILES%5CINDEX%20DATA%5C06THRU10%5CTIFF%5C00000562%5CP1005DOV.TIF> (last visited Jan. 26, 2026).

³⁶ See EPA, *Assessing Brownfield Sites*, available at https://www.epa.gov/sites/default/files/2020-07/documents/assessing_brownfield_sites.pdf (last visited Jan. 26, 2026) (explaining that performing a Phase I Environmental Site Assessment pursuant to ASTM International Standards E1527-13 prior to owning a property is often equivalent to conducting all appropriate inquiries).

³⁷ *Id.*

Brownfields Program Overview

Many areas in Florida contain sites with actual or perceived environmental contamination that may present a significant barrier to redevelopment.³⁸ The Florida Brownfields Redevelopment Act was adopted by the Florida Legislature in 1997, to provide incentives for local governments and individuals to voluntarily clean up and redevelop brownfield sites.³⁹ Participation in the program results in environmental cleanup, protection of public health, reuse of infrastructure, economic redevelopment and job creation.⁴⁰

Local governments support the use of the tools and incentives provided by the program by designating brownfield areas for cleanup and revitalization.⁴¹ A brownfield area designation can also be proposed by other persons, including, but not limited to, individuals, corporations, partnerships, limited liability companies, community-based organizations, and not-for-profit corporations.⁴²

Upon designation, properties within a brownfield area have met the first requirement for participation in the program.⁴³ These properties may participate in economic incentives that are linked to a brownfield site rehabilitation agreement (BSRA), including the job bonus tax refund or refunds on sales and use tax paid on the purchase of building materials used in a mixed-use project or housing project. If contamination is known or suspected, the local government may designate an area and identify the person responsible for brownfield site rehabilitation. This entitles the identified person to negotiate a BSRA with the Department of Environmental Protection (DEP).⁴⁴

III. Effect of Proposed Changes:

The bill creates s. 163.2525, F.S., the “Infill Redevelopment Act,” which preempts certain local land development regulations and oversight for certain qualifying parcels. Qualifying parcels are those which:

- Consist of at least 5 acres;
- Are within a county with a population of more than 1.475 million and 10 municipalities;⁴⁵ and
- Are “environmentally impacted,” meaning any portion of the parcel:

³⁸ Florida Dep’t of Environmental Protection (DEP), *Florida Brownfields Redevelopment Program Annual Report: FY 2023-24*, 4 (2024), available at <https://floridadep.gov/sites/default/files/2024%20Brownfields%20Program%20Legislative%20Report%208.1.2024.pdf>. (last visited Jan. 26, 2026).

³⁹ Chapter 97-277, s. 1, Laws of Fla.; ss. 376.77-376.86, F.S.

⁴⁰ The DEP, *Florida Brownfields Redevelopment Program Annual Report: FY 2023-24* at 4.

⁴¹ The DEP, *Florida Brownfields Redevelopment Program Annual Report: FY 2023-24* at 5, available at <https://floridadep.gov/sites/default/files/2024%20Brownfields%20Program%20Legislative%20Report%208.1.2024.pdf>. (last visited Jan. 26, 2026).

⁴² Section 376.80(1)(b)2. and (2)(c), F.S.

⁴³ The DEP, *Florida Brownfields Redevelopment Program Annual Report: FY 2023-24* at 5, available at <https://floridadep.gov/sites/default/files/2024%20Brownfields%20Program%20Legislative%20Report%208.1.2024.pdf>. (last visited Jan. 26, 2026).

⁴⁴ *Id.*

⁴⁵ As of January 2026, this includes Miami-Dade, Broward, Palm Beach, and Orange Counties.

- Contains a recognized environmental condition based on an assessment by a qualified environmental professional or an assessment prepared for compliance with certain legal defenses under CERCLA;
- Is the subject of environmental assessment, investigation, cleanup, or site rehabilitation under state or local law, including brownfield, petroleum, or dry cleaner site cleanup programs; or
- Is located in a brownfield area designated pursuant to s. 376.80, F.S.

Parcels are not eligible if they are:

- Designated agricultural land;
- Owned or operated by a local government for public park purposes;
- Are outside an urban growth boundary; or
- Are within one-quarter mile of a military installation.

A local government must permit by administrative approval a qualifying parcel to be developed up to the highest density and intensity allowed in any adjacent zoning district within the same jurisdiction which permits residential uses as of right. If the qualifying parcel lacks such adjacency, the local government must permit development with single-family homes or townhouses without restricting:

- Density beyond 30 units per acre;
- Height below 40 feet
- Lot sizes beyond 1,250 square feet;
- Front and rear setbacks beyond 10 feet; or
- Parking beyond one space per dwelling.

A local government must also approve an application for the subdivision of a qualifying parcel, following the same restrictions. If a qualifying parcel is adjacent to single-family homes or townhouses on all sides, the developer must provide a buffer of at least 30 feet.

The bill provides requirements for a qualifying parcel which includes recreational facilities or areas reserved for recreational use adjacent to single family homes on all sides. The developer must:

- Establish that such facilities have not been in operation or use for a period of one year;
- Pay double the applicable parks or recreational facilities impact fee; and
- Provide written notice by certified mail to adjacent property owners of the intent to develop, providing the option to purchase the property for continued recreational use.

The bill provides a framework for the election of that option, requiring a deed restriction placed on the property for continued recreational use.

The bill applies retroactively to any local law, ordinance, or regulation contrary, and provides express preemption against local law applying a more restrictive or burdensome requirement or procedure to the development of a qualifying parcel.

The bill takes effect upon becoming a law.

IV. Constitutional Issues:**A. Municipality/County Mandates Restrictions:**

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None.

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

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

None.

VI. Technical Deficiencies:

None.

VII. Related Issues:**Retroactive Application**

Absent an express statement of legislative intent, a statute is presumed to operate only prospectively, not retroactively.⁴⁶ While the Legislature may pass a non-criminal law and expressly manifest its intent that it be applied retroactively, the law may still be held unconstitutional if its retroactive application impermissibly burdens existing constitutional

⁴⁶ *Fla. Ins. Guar. Ass'n., Inc. v. Devon Neighborhood Ass'n. Inc.*, 67 So.3d 187, 194-95 (Fla. 2011).

rights.⁴⁷ The bill applies to retroactively preempt all local regulation on certain eligible parcels. This may have the effect of nullifying existing growth management regulations.

VIII. Statutes Affected:

This bill creates section 163.2525 of the Florida Statutes.

IX. Additional Information:

A. Committee Substitute – Statement of Changes:

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

None.

B. Amendments:

None.

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

⁴⁷ See *Menendez v. Progressive Exp. Ins. Co., Inc.*, 35 So. 3d 873, 877 (Fla. 2010) (“[E]ven where the Legislature has expressly stated that a statute will have retroactive application, this Court will reject such an application if the statute impairs a vested right, creates a new obligation, or imposes a new penalty.”).

By Senator Calatayud

38-00569C-26

20261434

1 A bill to be entitled
 2 An act relating to infill redevelopment; creating s.
 3 163.2525, F.S.; providing a short title; providing
 4 legislative findings; defining terms; providing
 5 applicability; requiring a local government to permit
 6 the development of certain qualifying parcels up to a
 7 certain density and intensity; requiring a local
 8 government to permit the development of a qualifying
 9 parcel with single-family homes or townhouses under
 10 certain circumstances; prohibiting a local government
 11 from imposing certain restrictions or requirements on
 12 the development of certain qualifying parcels;
 13 requiring a local government to approve an application
 14 for the subdivision of a qualifying parcel under
 15 certain circumstances; prohibiting a local government
 16 from using the subdivision process to restrict
 17 development in a certain manner; requiring developers
 18 of qualifying parcels to maintain a specified buffer
 19 between new developments and single-family homes and
 20 townhouses under certain circumstances; providing
 21 requirements for such buffer areas; requiring
 22 developers of qualifying parcels to establish that
 23 certain recreational facilities and areas reserved for
 24 recreational use have not been in operation or use for
 25 a certain timeframe, to pay double the parks and
 26 recreational facilities impact fees for a certain
 27 purpose, and to provide certain written notice to
 28 certain property owners; requiring property owners who
 29 receive such written notice to exercise an option to

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

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30 purchase certain parcels or portions thereof within a
 31 specified timeframe or forfeit the option; limiting
 32 the price at which such parcels or portions of parcels
 33 may be offered to the property owners for purchase;
 34 requiring the administrative approval of certain
 35 proposed developments; requiring each local government
 36 to maintain a certain policy on its website; providing
 37 applicability; providing construction; prohibiting a
 38 local government from adopting or enforcing certain
 39 local laws, ordinances, or regulations; providing an
 40 effective date.

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

43
 44 Section 1. Section 163.2525, Florida Statutes, is created
 45 to read:

46 163.2525 Infill Redevelopment Act.—

47 (1) SHORT TITLE.—This section may be cited as the "Infill
 48 Redevelopment Act."

49 (2) LEGISLATIVE FINDINGS.—The Legislature finds that this
 50 state's urban areas lack sufficient land for the development of
 51 additional residential uses, which has led to a shortage of
 52 supply; that parcels of land within or near urban areas are
 53 difficult to develop or redevelop because of environmental
 54 issues and local regulations; and that facilitating the
 55 expedited permitting of such parcels, particularly in areas in
 56 which multiple local governments have jurisdiction over
 57 significant areas, serves important public interests in
 58 remediating environmentally challenged land and increasing the

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59 supply of housing.

60 (3) DEFINITIONS.—As used in this section, the term:

61 (a) "Adjacent to" means located next to another parcel of
 62 land or portion thereof, including where the parcels are
 63 separated only by a roadway, railroad, or other public or
 64 private right-of-way or easement.

65 (b) "Density" has the same meaning as in s. 163.3164.

66 (c) "Designated agricultural land" means a parcel of land
 67 within a zoning district that allows for agricultural uses such
 68 as farming, raising livestock, or aquaculture as the main
 69 permitted uses and which land is classified as agricultural land
 70 under s. 193.461. The term does not include a property within an
 71 interim or default zoning district.

72 (d) "Environmentally impacted land" means one or more
 73 parcels of land any portion of which:

74 1. Contains a recognized environmental condition or a
 75 controlled recognized environmental condition based on an
 76 environmental site assessment report prepared:

77 a. By a qualified environmental professional in accordance
 78 with:

79 (I) ASTM E1527-21 Standard Practice for Environmental Site
 80 Assessments: Phase I Environmental Site Assessment Process; or
 81 (II) ASTM E2247-23 Standard Practice for Environmental Site
 82 Assessments: Phase I Environmental Site Assessment Process for
 83 Forestland or Rural Property; or

84 b. For compliance with the bona fide prospective purchaser,
 85 contiguous property owner, or other applicable defenses set
 86 forth in the Comprehensive Environmental Response, Compensation,
 87 and Liability Act, 42 U.S.C. ss. 9601 et seq., as amended;

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88 2. Is the subject of environmental assessment,
 89 investigation, cleanup, or site rehabilitation requirements
 90 pursuant to chapter 376, chapter 403, or local environmental
 91 ordinances or regulations, including, but not limited to, state
 92 brownfield, petroleum, or drycleaner site cleanup laws and
 93 programs under chapter 376 or chapter 403; or

94 3. Is located in a brownfield area designated pursuant to
 95 s. 376.80.

96 (e) "Intensity" has the same meaning as in s. 163.3164 and
 97 includes, but is not limited to, measurements pertaining to lot
 98 area, lot coverage, lot size, setbacks, height, and floor area
 99 ratio.

100 (f) "Local government" means a county, municipality,
 101 special district, or political subdivision of the state.

102 (g) "Parcel of land" has the same meaning as in s.
 103 163.3164.

104 (h) "Qualifying parcel" means a parcel of land to which
 105 this section applies under subsection (4).

106 (i) "Recreational facilities" means one or more parcels of
 107 land any portion of which was previously used as a golf course,
 108 tennis court, swimming pool, or clubhouse, or another similar
 109 use.

110 (j) "Townhouse" means a single-family dwelling unit that is
 111 constructed in a series or group of attached units with property
 112 lines separating such units.

113 (k) "Urban growth boundary" means a boundary established by
 114 a comprehensive plan or land development regulation beyond which
 115 the provision of urban services or facilities is limited. The
 116 term includes, but is not limited to, urban development

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boundaries and urban service boundaries.

(4) QUALIFYING PARCELS.—

(a) Except as provided in paragraph (b), this section applies to environmentally impacted land consisting of at least 5 acres which is within a county that meets both of the following requirements:

1. The county has a population of more than 1.475 million people according to the most recent decennial census.

2. There are at least 10 municipalities within the county.

(b) This section does not apply to any of the following:

1. Designated agricultural land.

2. Land owned or operated by a local government for public park purposes.

3. Land outside an urban growth boundary.

4. Land within one-quarter mile of a military installation identified in s. 163.3175(2).

(5) DEVELOPMENT REGULATIONS.—Notwithstanding any local law, ordinance, or regulation to the contrary:

(a) A local government shall permit a qualifying parcel to be developed up to the highest density and intensity allowed in any adjacent zoning district within the same jurisdiction which permits residential uses as of right.

(b) If a qualifying parcel is not adjacent to a zoning district that permits residential uses as of right, the local government must permit the development of the qualifying parcel with single-family homes or townhouses. For such a qualifying parcel, the local government may not do any of the following:

1. Restrict density to less than 30 units per acre.

2. Restrict height to below 40 feet.

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3. Require lot sizes larger than 1,250 square feet.

4. Require front and rear setbacks of more than 10 feet.

5. Require any side setbacks.

6. Require more than one parking space per dwelling.

(6) SUBDIVISION APPROVAL.—A local government must approve an application for the subdivision of a qualifying parcel if the application satisfies the requirements of chapter 177. A local government may not use the subdivision process to restrict development below the density and intensity authorized under subsection (5).

(7) BUFFER REQUIREMENTS.—If a qualifying parcel is adjacent to single-family homes or townhouses on all sides, the developer must provide a buffer of at least 30 feet, measured from lot line to lot line, between the new development and the single-family homes or townhouses. The buffer area must be maintained as open space or improved with passive recreational facilities accessible to the community.

(8) RECREATIONAL FACILITIES.—

(a) If a qualifying parcel includes recreational facilities or areas reserved for recreational use and such recreational facilities or areas are adjacent to single-family homes on all sides, the developer must do all of the following:

1. Establish that such facilities or areas, or portions thereof, located on the qualifying parcel have not been in operation or in use for a period of at least 12 consecutive months.

2. Pay double the applicable parks or recreational facilities impact fee that would otherwise apply to the proposed development, to compensate for the loss of open or recreational

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space.

3. Provide written notice delivered by certified mail to all owners of property adjacent to the recreational facilities or areas, which notice includes all of the following information:

a. That the developer intends to develop the parcel in accordance with this section.

b. That the adjacent property owners may elect to purchase the parcel or portion thereof containing recreational facilities or areas for the purpose of maintaining the parcel, or portions thereof, as recreational areas or open space within 90 days after the date the notice is mailed.

c. The price at which the adjacent property owners may purchase the property.

(b) Property owners who receive the notice required under subparagraph (a)3. and wish to exercise the option to purchase the parcel or portion thereof containing the recreational facilities or areas must exercise the option and close on the property, subject to a recorded deed restriction or restrictive covenant that requires the property to be maintained as a recreational area or open space for at least 30 years, within 90 days after the notice is mailed or forfeit the option. The parcel or portion thereof must be offered to such property owners for purchase at a price that may not exceed the greater of:

1. An amount equal to the price paid by the property owner plus 10 percent; or

2. An amount equal to a bona fide offer to purchase the property received by the property owner within the last 12

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months plus 10 percent.

(9) DEVELOPMENT APPLICATIONS.—The proposed development of a qualifying parcel which complies with the requirements of subsection (5) must be administratively approved, and no further action by the governing body of a local government is required. Each local government shall maintain on its website a policy containing procedures and expectations for administrative approval under this subsection.

(10) APPLICATION AND CONSTRUCTION.—This section applies retroactively to any local law, ordinance, or regulation that is contrary to this section or its intent and must be liberally construed to effectuate its intent.

(11) PREEMPTION.—A local government may not adopt or enforce a local law, an ordinance, or a regulation that applies or has the effect of applying a more restrictive or burdensome requirement or procedure to the development of a qualifying parcel which is administratively approved pursuant to this section. Any such law, ordinance, or regulation contrary to this section is void.

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



The Florida Senate

Committee Agenda Request

To: Senator Stan McClain, Chair
Committee on Community Affairs

Subject: Committee Agenda Request

Date: January 20, 2026

I respectfully request that **Senate Bill #1434**, relating to Infill Redevelopment, be placed on the:

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

A handwritten signature in black ink that reads "Alexis Calatayud".

Senator Alexis Calatayud
Florida Senate, District 38

1/27/26

Meeting Date

Community Affairs

Committee

The Florida Senate
APPEARANCE RECORD

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

1434

Bill Number or Topic

Amendment Barcode (if applicable)

Name **Adam Basford**

Phone **8502247173**

Address **516 N Adams St**

Email **abasford@aif.com**

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:

Associated Industries of Florida

☐ 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. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

The Florida Senate
APPEARANCE RECORD SB 1434

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

Bill Number or Topic

Amendment Barcode (if applicable)

Meeting Date 1-27-26
Committee Community Affairs

Name Holly Smith, Pres. FLC Phone 239-707-9800

Address 800 Dunlop Email Holly.Smith@mysanibel
Street City State Zip
Sanibel FL 33957
City State Zip

Speaking: ☐ For ☐ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

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The Florida Senate
APPEARANCE RECORD

Deliver both copies of this form to
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1/27/26

Meeting Date

COMMUNITY AFFAIRS

Committee

SB 1434

Bill Number or Topic

Amendment Barcode (if applicable)

Name

CLAUDIA THOMAS, SANFORD CITY COMMISSIONER

Phone

321-330-6582

Address

113 KAYS LANDING DR

Street

Email

CLAUDIA.THOMAS@SANFORDFL.GOV

SANFORD

City

FL

State

32771

Zip

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☐

In Support

☒

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒

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compensation or sponsorship.

☐

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representing:

☐

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The Florida Senate

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Deliver both copies of this form to
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1/27/26
Meeting Date

Community Affairs
Committee

SB 1434
Bill Number or Topic

Amendment Barcode (if applicable)

Name Cal Rolison

Phone 352-552-4200

Address 8014 St. James Way
Street

Email rolf@mountdora.gov

Mount Dora, FL 32757
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
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
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1-27-26

Meeting Date

1434

Bill Number or Topic

Community Aff

Committee

Amendment Barcode (if applicable)

Name Rebecca O'Hara

Phone 850 222 9684

Address PO Box 1757

Street

Email rohara@flcities.com

Tallahassee, FL

City

State

32302-1757

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:

B - Fla League of Cities

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The Florida Senate
APPEARANCE RECORD

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

1/27/26

Meeting Date

Community Affairs

Committee

1434

Bill Number or Topic

Amendment Barcode (if applicable)

Name

Courtney Mooney

Phone

Address

100 S Monroe

Street

Email

Cmooney@fl-counties.com

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:

Florida association
of counties.

☐

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. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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 Committee on Community Affairs

BILL: SB 1444

INTRODUCER: Senator Martin

SUBJECT: Preemption to the State

DATE: January 26, 2026

REVISED: _____

ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1. Tolmich	Fleming	CA	Favorable
2. _____	_____	JU	_____
3. _____	_____	RC	_____

I. Summary:

SB 1444 provides for the preemption of various matters to the state. Specifically, the bill:

- Prevents counties, municipalities, and special districts from substantially burdening the free exercise of religion by adopting or enforcing any ordinance, regulation, resolution, rule, or other policy that prohibits or restricts a person's ability to attend religious services or gatherings and specifies that they must be allowed in areas zoned for residential or commercial use;
- Preempts certain matters relating to the issuance of certificates of occupancy and building permits;
- Prohibits local governments from enacting or enforcing any ordinance, regulation, resolution, rule, charter provision, or other policy or taking any action to license or otherwise regulate a mutual benefit corporation in a manner that is different from other businesses in a local government's jurisdiction; and
- Prohibits local governments from regulating certain parking standards at home-based businesses.

The bill takes effect upon becoming law.

II. Present Situation:

Home Rule Authority

The Florida Constitution grants local governments broad home rule authority. Non-charter county governments may exercise those powers of self-government that are provided by general or special law.¹ Counties operating under a county charter have all powers of self-government

¹ Article. VIII, s. 1(f), FLA CONST.

not inconsistent with general law or special law approved by the vote of the electors.² Municipalities have governmental, corporate, and proprietary powers that enable them to conduct municipal government, perform municipal functions and provide municipal services, and exercise any power for municipal purposes except when expressly prohibited by law.³

Preemption

Preemption refers to the principle that a federal or state statute can supersede or supplant state or local law that stands as an obstacle to accomplishing the full purposes and objectives of the overriding federal or state law.⁴

Where state preemption applies, a local government may not exercise authority in that area.⁵ Whether a local government ordinance or other measure violates preemption is ultimately decided by a court. If a local government improperly enacts an ordinance or other measure on a matter preempted to the state, a person may challenge the ordinance by filing a lawsuit. A court ruling against the local government may declare the preempted ordinance void.⁶

Federal and State Law Pertaining to Religious Liberty

Provisions in the Constitutions of Florida and the United States

The relationship between religion and government in the United States is governed by the First Amendment to the United States Constitution, which prevents the government from establishing religion and protects privately initiated expression and activities from government interference and discrimination.⁷ Both the U.S. Constitution and the Florida Constitution contain an Establishment Clause, Free Exercise Clause, and protect individual freedom of speech and expression.⁸

The First Amendment's Equal Protection Clause provides:

Congress shall make no law respecting an establishment of religion, or prohibiting the free exercise thereof; or abridging the freedom of speech, or of the press; or of the right of the people to peaceably assemble, and to petition the Government for a redress of grievances.

Similarly, Article I, section 3 of the Florida Constitution states:

There shall be no law respecting the establishment of religion, or prohibiting or penalizing the free exercise thereof. Religious freedom shall not justify practices inconsistent with public morals, peace or safety.

² Article. VIII, s. 1(g), FLA CONST.

³ Art. VIII, s. 2(b), FLA CONST.; *see also* s. 166.021(1), F.S.

⁴ Preemption definition, Black's Law Dictionary (12th ed. 2024).

⁵ *D'Agastino v. City of Miami*, 220 So. 3d 410 (Fla. 2017); Judge James R. Wolf and Sarah Harley Bolinder, [*The Effectiveness of Home Rule: A Preemptions and Conflict Analysis*](#), 83 Fla. B.J. 92 (June 2009).

⁶ *See, e.g., Nat'l Rifle Ass'n of Am., Inc. v. City of S. Miami*, 812 So. 2d 504 (Fla. 3d DCA 2002).

⁷ U.S. CONSTITUTION. Amend. I.

⁸ U.S. CONSTITUTION. Amend. I; FLA. CONST., Art. I, sections 3 and 4.

Establishment Clause

The Establishment Clause of the First Amendment to the U.S. Constitution requires the government to maintain neutrality in its treatment of religion. Quoting from its decision in *Sherbert v. Verner*, the U.S. Supreme Court notes that the “door of the Free Exercise Clause stands tightly closed against any governmental regulation of religious beliefs as such,”⁹ and a regulation may appear to be neutral on its face may, in its application, nonetheless offend the constitutional requirement for governmental neutrality if it unduly burdens the free exercise of religion.¹⁰

The incorporation of the Fourteenth Amendment into the First Amendment protections extended the Congressional prohibition from making any law respecting the establishment of religion or prohibiting the free exercise of religion to also include actions by the states. The first court case appeared in 1931, *Stromberg v. California*, and additional protections were presented in *Cantwell v. Connecticut* in 1940.¹¹ The *Cantwell* court said:

The Fourteenth Amendment has rendered the legislatures of the states as incompetent as Congress to enact such laws. The constitutional inhibition of legislation on the subject of religion has a double aspect. On the one hand, it forestalls compulsion by law of the acceptance of any creed or the practice of any form of worship. Freedom of conscience and freedom to adhere to such religious organization or form of worship as the individual may choose cannot be restricted by law. On the other hand, it safeguards the free exercise of the chosen form of religion. Thus the Amendment embraces two concepts – freedom to believe and freedom to act. The first is absolute but, in the nature of things, the second cannot be. Conduct remains subject to regulation for the protection of society. The freedom to act must have appropriate definition to preserve the enforcement of that protection. In every case, the power to regulate must be so exercised or not, in attaining a permissible end, unduly to infringe the protected freedom.¹²

Free Speech and Expression

However, the right to practice religious freedom is not absolute. In the United States Supreme Court case, *Reynolds v. United States*, 98 U.S. 145 (1879), a case which addressed a federal statute outlawing bigamy and some worshippers under the Church of Latter Day Saints which believed their religion mandated the practice, the Court upheld his conviction and the authority that Congress had to outlaw bigamy. The Court said, “Can a man excuse his practices to the contrary because of his religious belief? To permit this would be to make the professed doctrines of religious belief superior to the law of the land, and, in effect permit every citizen to become a

⁹ Quoting from *Cantwell v. Connecticut*, 310 U.S. 296, 303 (1940).

¹⁰ *Wisconsin v. Yoder*, 406 U.S. 205, 220. In *Yoder*, the respondents had been convicted of violating the state’s compulsory school attendance law which required all children to attend school until the age of 16. The Yoders and other respondents had withdrawn their children after the eighth grade in accordance with their Amish religious beliefs.

¹¹ See *Stromberg v. California*, 283 U.S. 359. In *Stromberg*, a young camp counselor was charged with violating the state penal code for displaying a red flag in a public place under one of three conditions related to government opposition or incitement of violence. After being found guilty, she appealed on the grounds that the conviction was a violation of her free speech. The majority opinion of the U.S. Supreme Court stated that free speech, including certain nonverbal expressive conduct such as waving a red flag, was protected under the First Amendment and made clear that the First Amendment applied to state actions. States could place limits on speech which incited violence or threatened the overthrow of the government.

¹² *Cantwell, et al v. Connecticut*, 310 U.S. 296, 303-304 (1940).

law unto himself. Government could exist only in name under such circumstances.”¹³ Additional precedent which applied protection under the Equal Protection Clause of the Fourteenth Amendment was decided in *Prince v. Massachusetts* during the October 1943 term, when the United States Supreme Court further recognized that the right to practice religion was not an unlimited privilege, however; stating, “the right to practice religion freely does not include liberty to expose the community or the child to communicable disease or the latter to ill health or death.”¹⁴ The court stated that while “religious training and activity, whether performed by adult or child, are protected by the Fourteenth Amendment against interference by state action, except insofar as they violate reasonable regulations adopted for the protection of the public health, morals and welfare.”¹⁵

Religious Freedom Restoration Acts

The Religious Freedom Restoration Act of 1993

In 1993, Congress passed the Religious Freedom Restoration Act (RFRA) to establish rights which exceeded those found under the free exercise of religion clause of the United States Constitution.¹⁶ The legislation created a heightened standard of review for government actions that substantially burden an individual’s right to practice his or her religion. The legislation further prohibits a substantial burden on an individual’s right to practice religion even if the burden is the result of a rule of general applicability unless the rule fulfills a compelling governmental interest and it represents the least restrictive means of achieving that compelling government interest.¹⁷ Congress acted in 1993 following the Supreme Court’s decision in *Employment Division v. Smith* whereby two members of a Native American tribe were denied unemployment benefits after they were fired for using peyote, a Schedule I controlled substance, as part of a religious ceremony.¹⁸ In upholding the denial of benefits to the two members of the Native American tribe, the Court discussed how it would not apply the balancing test of *Sherbert* to require exemptions, saying that such exceptions were better handled through an individualized government assessment process and not the courts.¹⁹

The original federal legislation included all government action – federal, state, and local. However, the reach of RFRA was reduced following a decision in *City of Boerne v. Flores* in 1997 when the Court held that the federal statute could not reach beyond the federal government.²⁰ In 2000, Congress passed the *Religious Land Use and Institutionalized Persons Act of 2000* which implemented a compelling interest test for specific types of state actions on land use regulations or the development of land. Additional regulations are also extended to any state or local government who accepts federal assistance to prohibit substantial burdens on individuals who are in institutions and their exercise of religious freedom. An institution is

¹³ *Reynolds v. United States*, 98 U.S.145, 166-167. (1879)

¹⁴ *Prince v. Massachusetts*, 321 U.S.158, 166-167 (1943).

¹⁵ *Prince v. Massachusetts*, 321 U.S. 158, 172 (1943).

¹⁶ *Religious Freedom Restoration Act of 1993*, Pub. L. 103-141(1993).

¹⁷ *Religious Freedom Restoration Act of 1993*, Pub. L. 103-141, §2 (1993).

¹⁸ *See Employment Division v. Smith*, 494 U.S. 872 (1990).

¹⁹ *Employment Division v. Smith*, 494 U.S. 872, 883-884 (1990).

²⁰ *City of Bourne v. Flores*, 521.U.S. 507 (1997).

defined as a jail, prison, correctional facilities, or institutions for the mentally ill or for juveniles awaiting trial.²¹

Florida Religious Freedom Restoration Act of 1998

Additionally, Florida adopted the Religious Freedom Restoration Act (FRFRA), in 1998 following the *City of Boerne v. Flores* decision, to specifically protect an individual's right to the free exercise of religion and to create a cause of action for infringement by the state on an individual's free exercise of religion similar to the one created under the federal RFRA.²²

The FRFRA provides that, as a general matter, the government may not substantially burden a person's free exercise of religion. However, the government may substantially burden a person's exercise of religion if the government demonstrates that the burden is in furtherance of a compelling governmental interest and is the least restrictive means of furthering that interest. The "Whereas clauses" of the FRFRA legislation establish through several paragraphs the legislative intent to confirm that Florida uses the compelling interest test set forward in *Sherbert v. Verner* and *Wisconsin v. Yoder* in situations where the free exercise of religion is substantially burdened.²³

Enforcement of the Florida Building Code: Permits

It is the intent of the Legislature that local governments have the power to inspect all buildings, structures, and facilities within their jurisdictions in protection of the public's health, safety, and welfare.²⁴ Authorized state and local government agencies enforce the Florida Building Code and issue building permits.²⁵

A building permit is an official document or certificate issued by the local building official that authorizes performance of a specific activity. It is unlawful for a person, firm, or corporation to construct, erect, alter, repair, secure, or demolish any building without first obtaining a permit from the local enforcing agency upon the payment of reasonable fees as set forth in a schedule of fees adopted by the enforcing agency.²⁶ A local building department or enforcement agency must post each type of building permit application on its website.²⁷ Each application must be inscribed with the date of application and the Florida Building Code in effect as of that date.²⁸

States of Emergency

The State Emergency Management Act (ch. 252, F.S.) prescribes the Governor's authority to declare a state of emergency, issue executive orders, and otherwise lead the state during

²¹ *Religious Land Use and Institutionalized Persons Act of 2000*, Pub.L. 106-274, §8 (2000).

²² Section 761.03, F.S. See also chapter 98-412, s. 3, Laws of Fla.

²³ Chapter 98-412, Laws of Fla.

²⁴ Section 553.72(2), F.S.

²⁵ See ss. 125.01(1)(bb), 125.56(1), 553.72(3), and 553.80(1), F.S.

²⁶ See ss. 125.56(4)(a) and 553.79(1), F.S. Other entities may, by resolution or regulation, be directed to issue permits.

²⁷ Section 553.79(1)(b), F.S.

²⁸ Section 105.3, 2023 Florida Building Code.

emergencies. If the Governor finds that an emergency²⁹ has occurred or is imminent, he or she must declare a state of emergency.³⁰ An executive order or proclamation of a state of emergency shall identify whether the state of emergency is due to a minor,³¹ major,³² or catastrophic³³ disaster.³⁴ The state of emergency must continue until the Governor finds that the threat or danger has been dealt with to the extent that the emergency conditions no longer exist, but no state of emergency may continue for longer than 60 days unless renewed by the Governor.³⁵ Additionally, the Legislature may end a state of emergency by passing a concurrent resolution.³⁶ The Governor may exercise several powers under a state of emergency, including utilizing all available resources of the state as reasonably necessary to cope with an emergency, prescribing evacuation routes, and making provision for the availability and use of temporary emergency housing.³⁷

Mutual Benefit Corporations

Current law defines “mutual benefit corporation” as a domestic corporation that is not organized primarily or exclusively for religious purposes; is not recognized as exempt under s. 501(c)(3) of the Internal Revenue Code; and is not organized for a public or charitable purpose that is required upon its dissolution to distribute its assets to the United States, a state, a local government, or a person that is recognized as exempt under s. 501(c)(3) of the Internal Revenue Code.³⁸ The term does not include an association organized under chapters 718 (condominiums), 719 (cooperatives), 720 (homeowners’ associations), or 721 (vacation and timeshare plans) of the Florida Statutes, or any corporation where membership in the corporation is required pursuant to a document recorded in county property records.³⁹

Current law also provides that a mutual benefit corporation, such as a private club that is established for social, pleasure, or recreational purposes and that is organized as a corporation of which the equity interests are held by the members, may purchase the equity membership interest of any member.⁴⁰ For these purposes, the payment for such interest is not a distribution.⁴¹

²⁹ “Emergency” means any occurrence, or threat thereof, whether natural, technological, or manmade, in war or in peace, which results or may result in substantial injury or harm to the population or substantial damage to or loss of property. Section 252.34(4), F.S.

³⁰ Section 252.36(2), F.S.

³¹ “Minor disaster” means a disaster that is likely to be within the response capabilities of local government and to result in only a minimal need for state or federal assistance. Section 252.34(2)(c), F.S.

³² “Major disaster” means a disaster that will likely exceed local capabilities and require a broad range of state and federal assistance. Section 252.34(2)(b), F.S.

³³ “Catastrophic disaster” means a disaster that will require massive state and federal assistance, including immediate military involvement. Section 252.34(2)(a), F.S.

³⁴ Section 252.36(4)(c), F.S.

³⁵ Section 252.36(2), F.S.

³⁶ Section 252.36(3), F.S.

³⁷ Section 252.36(6), F.S.

³⁸ Section 617.01401, F.S.

³⁹ *Id.*

⁴⁰ *Id.*

⁴¹ Section 617.0505(1), F.S. “Distribution” means the payment of a dividend or any part of the income or profit of a corporation to its members, directors, or officers. Section 617.01401(7), F.S.

Sovereign Immunity

Sovereign immunity is “[a] government’s immunity from being sued in its own courts without its consent.”⁴² The doctrine had its origin with the judge-made law of England. The basis of the existence of the doctrine of sovereign immunity in the United States was explained as follows: A sovereign is exempt from suit, not because of any formal conception or obsolete theory, but on the logical and practical ground that there can be no legal right as against the authority that makes the law on which the right depends.⁴³

Article X, s. 13 of the Florida Constitution authorizes the Legislature to enact laws that permit suits against the State and its subdivisions, thereby waiving sovereign immunity. Currently, Florida law allows tort lawsuits against the State and its subdivisions⁴⁴ for damages that result from the negligence of government employees acting in the scope of their employment, but limits payment of judgments to \$200,000 per person and \$300,000 per incident.⁴⁵ This liability exists only where a private person would be liable for the same conduct.⁴⁶ Harmed persons who seek to recover amounts in excess of these limits may request that the Legislature enact a claim bill to appropriate the remainder of their court-awarded judgment.⁴⁷ Article VII, s. 1(c) of the Florida Constitution prohibits funds from being drawn from the State Treasury except in pursuance of an appropriation made by law. However, local governments and municipalities are not subject to this provision, and therefore may appropriate their local funds according to their processes.

Statutory Waivers of Sovereign Immunity

Section 768.28(1), F.S., allows tort lawsuits to be filed against the State and its agencies and subdivisions for damages resulting from the negligence of government employees acting in the scope of employment. This liability exists only where a private person would be liable for the same conduct. Section 768.28, F.S., applies only to “injury or loss of property, personal injury, or death caused by the negligent or wrongful act or omission of any employee of the agency or subdivision while acting within the scope of the employee’s office or employment ...”⁴⁸

Section 768.28(5), F.S., caps tort recovery from a governmental entity at \$200,000 per person and \$300,000 per accident. Although a court may award a judgment in excess of these statutory limits, a claimant cannot collect more than provided for in statute without passage of a special claim bill passed by the legislature.⁴⁹

⁴² BLACK’S LAW DICTIONARY (11th ed. 2019).

⁴³ *Cauley v. City of Jacksonville*, 403 So. 2d 379, 381 (Fla. 1981) (quoting *Kawananakoa v. Polyblank*, 205 U.S. 349, 353 (1907)).

⁴⁴ Section 768.28(2), F.S., defines “state agencies or subdivisions” to include “executive departments, the Legislature, the judicial branch (including public defenders), and the independent establishments of the state, including state university boards of trustees; counties and municipalities; and corporations primarily acting as instrumentalities or agencies of the state, counties, or municipalities, including the Florida Space Authority.”

⁴⁵ Section 768.28, F.S.

⁴⁶ Section 768.28(1), F.S.

⁴⁷ Section 768.28(5)(a), F.S. *See also*, s. 11.066, F.S., which states that state agencies are not required to pay monetary damages under a court’s judgment except pursuant to an appropriation made by law.

⁴⁸ *City of Pembroke Pines v. Corrections Corp. of America, Inc.*, 274 So. 3d 1105, 1112 (Fla. 4th DCA 2019) (quoting s. 768.28(1), F.S.).

⁴⁹ *Breaux v. City of Miami Beach*, 899 So. 2d 1059 (Fla. 2005).

Individual government employees, officers, or agents are immune from suit or liability for damages caused by any action taken in the scope of employment unless the damages result from the employee's bad faith, malicious purpose, or wanton and willful disregard for human rights, safety, or property.⁵⁰ A government entity is not liable for any damages resulting for actions by an employee outside the scope of his or her employment and is not liable for damages resulting from actions committed by the employee in bad faith, with malicious purpose, or in a manner exhibiting wanton and willful disregard for human rights, safety, or property.⁵¹

Home-based Businesses: Local Government Restrictions

Current law preempts areas of regulation for home-based businesses to the state. Local governments may not enact or enforce any ordinance, regulation, or policy or take any action to license or regulate a home-based business.⁵² Furthermore, a home-based business may not be prohibited, restricted, regulated, or licensed in a manner that is different from other businesses in a local government's jurisdiction, except as otherwise provided by law.⁵³

However, in order for a business to qualify as a home-based business, it must ensure that parking related to the business activities of such home-based business complies with local zoning requirements.⁵⁴ Local governments are permitted to regulate the use of vehicles or trailers operated or parked at the business or on a street right-of-way, provided that such regulations are not more stringent than those for a residence where no business is conducted.⁵⁵ Local governments may also regulate the parking or storage of heavy equipment⁵⁶ at the business which is visible from the street or neighboring property.⁵⁷

A local government may impose regulations on a home-based business relating to noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors, but such regulations may not be more stringent than those that apply to a residence where no business is conducted.⁵⁸

III. Effect of Proposed Changes:

Preemption Relating to the Regulation of Religious Services and Gatherings

SB 1444 preempts all matters relating to the regulation of religious services and gatherings to the state. The bill prevents counties, municipalities, and special districts from substantially burdening the free exercise of religion by adopting or enforcing any ordinance, regulation, resolution, rule, or other policy that prohibits or restricts a person's ability to attend religious

⁵⁰ Section 768.28(9)(a), F.S.

⁵¹ *Id.*

⁵² Section 559.955, F.S.

⁵³ Section 559.955(2)(b), F.S.

⁵⁴ Section 559.955(3)(b), F.S. *See s. 559.955(3), F.S.*, for each criteria a business must meet to be considered a "home-based business."

⁵⁵ *Id.*

⁵⁶ "Heavy equipment" means commercial, industrial, or agricultural vehicles, equipment, or machinery. Section 559.955(3)(b), F.S.

⁵⁷ Section 559.955(3)(b), F.S.

⁵⁸ Section 559.955(3)(e), F.S.

services or gatherings and specifies that they must be allowed in areas zoned for residential or commercial use, including, but not limited to, homes, community centers, or businesses. Any such policy adopted or enforced by a local government is void and unenforceable.

The bill also prohibits counties, municipalities, and special districts from substantially burdening the free exercise of religion by adopting or enforcing any ordinance, regulation, resolution, rule, or other policy that prohibits or restricts a person's ability to temporarily park a motor vehicle on a public right-of-way or a private driveway if such parking is related to the attendance of religious services or gatherings. However, such parking must be consistent with public safety and access requirements.

The bill provides for several legislative findings, including:

- The free exercise of religion is a fundamental right guaranteed by the United States Constitution and State Constitution.
- The Legislature enacted the Religious Freedom Restoration Act of 1998 to protect a person's free exercise of religion from being substantially burdened by the state or government, which includes counties, municipalities, and special districts.
- Religious services and gatherings held in traditional houses of worship, private residences, or commercial establishments are an essential expression of the free exercise of religion.
- Counties, municipalities, and special districts have, at times, enacted or enforced ordinances, regulations, resolutions, rules, or other policies that substantially burden a person's exercise of religion by restricting religious services and gatherings, parking, or related services or activities.

As a result of such findings, the bill provides that it is the intent of the Legislature to preempt any ordinance, regulation, resolution, rule, or other policy that substantially burdens the free exercise of religion and ensure uniform statewide protection for the free exercise of religion.

The bill specifies that these provisions do not relieve a person from complying with applicable local building, fire, safety, or health standards or authorize any use or conduct that could create a public nuisance.⁵⁹

Preemptions Relating to Issuance of Certificates of Occupancy and Building Permits

The bill prohibits local enforcement agencies from denying the issuance of a certificate of occupancy to an owner of a residential or commercial structure based on noncompliance with a Florida-friendly landscaping ordinance⁶⁰ if the owner was issued a building permit for such structure within one year after the declaration of a state of emergency for a natural disaster for the county in which the structure is located.

The bill also prohibits local enforcement agencies from denying the issuance of a building permit for the alteration, modification, or repair of a single-family residential structure if such alteration, modification, or repair:

⁵⁹ See s. 893.138, F.S., for a list of activities that may be declared a public nuisance.

⁶⁰ "Florida-friendly landscaping" means quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant. Section 373.185, F.S. See also ss. 125.568 and 166.048, F.S.

- Is completed within one year after the declaration of a state of emergency for a natural disaster for the county in which the structure is located;
- Is necessitated by damage to the structure caused by the natural disaster;
- Has a total cost that does not exceed more than 50 percent of the value of the structure;
- Does not affect more than 50 percent of the structure; and
- Does not alter the footprint of the structure.

The bill specifies that a local enforcement agency may also not require a building permit for:

- Construction of playground equipment, fences, or landscape irrigation systems on a parcel containing a single-family residential dwelling. However, a local government may require a building permit for any electrical work performed as part of the construction of playground equipment, fences, or landscape irrigation systems.
- Performance of any work that is valued at less than \$7,500 on a parcel containing a single-family residential dwelling. This provision does not apply to a larger project in which a division of the project is made in amounts of less than \$7,500. A local government may require a building permit for any electrical, plumbing, or structural work performed on a parcel containing a single-family residential dwelling regardless of the value of the work. For purposes of the bill, structural work does not include the repair or replacement of exterior windows or doors.

Preemption Relating to Mutual Benefit Corporations

The bill preempts the regulation of mutual benefit corporations to the state. The bill prohibits local governments from enacting or enforcing any ordinance, regulation, resolution, rule, charter provision, or other policy or taking any action to license or otherwise regulate a mutual benefit corporation in a manner that is different from other businesses in a local government's jurisdiction, including, but not limited to:

- Restricting, prohibiting, or regulating the ability of a mutual benefit corporation to host or allow events, rentals, or activities involving nonmembers;
- Restricting or regulating the ability of a mutual benefit corporation to determine who may access its property, including, but not limited to, guests, invitees, or event participants.
- Interfering with the internal governance, bylaws, membership policies, or contractual agreements of a mutual benefit corporation; or
- Imposing operational restrictions on events hosted by a mutual benefit corporation in a manner that is different from other businesses in a local government's jurisdiction.

Any such policy enacted or enforced by a local government is void and unenforceable.

For purposes of the bill, the term "mutual benefit corporation" includes private clubs such as a golf club, a marina club, a country club, a yacht club, a fraternal club, or any other similar entity that:

- Maintains a defined membership structure.
- Operates facilities or property for the use and benefit of its members.
- Is not open to the general public, except as permitted by the club.

The bill provides that any person aggrieved or adversely affected by the enactment or enforcement of a policy that is in violation of these provisions may bring a civil cause of action for declaratory or injunctive relief and recovery of reasonable attorney fees and costs if the court finds the local government is in violation of the law.

The bill also waives sovereign immunity for the state's agencies or political subdivisions for causes of action based on the application of any ordinance, regulation, resolution, rule, charter provision, or other policy as it pertains to the enactment or enforcement of such policy.

Preemption Relating to Parking at Home-based Businesses

The bill prohibits local governments from regulating certain parking standards at a home-based business, including:

- Regulating the parking of vehicles or trucks on land zoned as residential if the parcel size is greater than two acres.
- Regulating the parking of trailers or heavy equipment on land zoned as residential if the parcel size is greater than five acres.

The bill takes effect upon becoming law.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

The bill does not appear to require counties and municipalities to expend funds or further limit their authority to raise revenue or receive state-shared revenues as specified by Article VII, s. 18, of the State Constitution.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

None.

VI. Technical Deficiencies:

None.

VII. Related Issues:

Section 4 of the bill prohibits local governments from denying a building permit for the alteration, modification, or repair of a single-family residential structure if it meets certain requirements, which includes the structure being completed within 1 year after the declaration of a state of emergency for a natural disaster for the county in which the structure is located. This provision may warrant consideration because the issuance of building permits is not contingent on the completion of construction, but rather the application for such permit.

Section 4 of the bill also prohibits local governments from requiring a building permit for work under \$7,500 on parcel containing single-family homes, with certain exceptions. This provision may warrant consideration as to whether it could interact with requirements of the National Flood Insurance Program (NFIP), under which communities adopt and enforce floodplain management standards, including permitting and review of development in flood hazard areas.

It may also have implications for a community's participation in FEMA's Community Rating System, which rewards communities for exceeding minimum floodplain standards through activities such as permitting, documentation, and enforcement.

VIII. Statutes Affected:

This bill substantially amends the following sections of the Florida Statutes: 553.79, and 559.955.

This bill creates the following sections of the Florida Statutes: 125.595, 166.0499, 189.09, and 559.954.

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

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

None.

B. Amendments:

None.

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

By Senator Martin

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1 A bill to be entitled
 2 An act relating to preemption to the state; creating
 3 ss. 125.595, 166.0499, and 189.09, F.S.; providing
 4 legislative findings and intent; providing for
 5 preemption of all matters relating to the regulation
 6 of religious services and gatherings; prohibiting
 7 counties, municipalities, and special districts,
 8 respectively, from substantially burdening the free
 9 exercise of religion by adopting or enforcing certain
 10 ordinances, regulations, resolutions, rules, or other
 11 policies; requiring that religious services and
 12 gatherings, and parking relating to the attendance of
 13 such services and gatherings, be allowed on specified
 14 property; providing construction; providing that
 15 certain ordinances, regulations, resolutions, rules,
 16 and policies adopted or enforced by counties,
 17 municipalities, and special districts, respectively,
 18 are void and unenforceable; amending s. 553.79, F.S.;
 19 prohibiting a local enforcement agency from denying
 20 the issuance of a certificate of occupancy to an owner
 21 of residential or commercial structure based on
 22 noncompliance with Florida-friendly landscaping
 23 ordinances in certain circumstances; prohibiting a
 24 local enforcement agency from denying the issuance of
 25 a building permit for the alteration, modification, or
 26 repair of a single-family residential structure in
 27 certain circumstances; prohibiting a local enforcement
 28 agency from requiring a building permit for the
 29 construction of playground equipment, fences, or

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30 landscape irrigation systems on certain parcels;
 31 prohibiting a local enforcement agency from requiring
 32 a building permit to perform certain work; creating s.
 33 559.954, F.S.; defining the terms "local government"
 34 and "mutual benefit corporation"; providing that the
 35 regulation of mutual benefit corporations is preempted
 36 to the state; prohibiting local governments from
 37 enacting or enforcing certain ordinances, regulations,
 38 resolutions, rules, charter provisions, or other
 39 policies or from taking any action to license or
 40 otherwise regulate mutual benefit corporations in a
 41 specified manner; providing that certain ordinances,
 42 regulations, resolutions, rules, charter provisions,
 43 and policies are void and unenforceable; providing a
 44 civil cause of action; waiving sovereign immunity in
 45 accordance with specified laws; amending s. 559.955,
 46 F.S.; revising the criteria for a business to be
 47 considered a home-based business as it relates to
 48 local government regulation of parking; providing an
 49 effective date.

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

52
 53 Section 1. Section 125.595, Florida Statutes, is created to
 54 read:

55 125.595 Ordinances, regulations, resolutions, rules, and
 56 policies relating to religious services and gatherings.-

57 (1) The Legislature finds that:

58 (a) The free exercise of religion is a fundamental right

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guaranteed by the United States Constitution and the State Constitution.

(b) The Legislature enacted the Religious Freedom Restoration Act of 1998 to protect a person's free exercise of religion from being substantially burdened by the state or government, which includes a county, special district, municipality, or any other subdivision of this state.

(c) Religious services and gatherings, whether held in traditional houses of worship, private residences, or commercial establishments, are an essential expression of the free exercise of religion.

(d) Counties have, at times, enacted or enforced ordinances, regulations, resolutions, rules, or other policies that substantially burden a person's exercise of religion by restricting religious services and gatherings, parking, or related services or activities.

(2) It is therefore the intent of the Legislature to:

(a) Preempt any ordinance, regulation, resolution, rule, or other policy that substantially burdens the free exercise of religion.

(b) Ensure uniform statewide protection for the free exercise of religion.

(3)(a)1. All matters relating to the regulation of religious services and gatherings are preempted to the state, and a county may not substantially burden the free exercise of religion by adopting or enforcing any ordinance, regulation, resolution, rule, or other policy to prohibit or restrict a person's ability to attend religious services or gatherings in areas zoned for residential or commercial use.

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2. Religious services and gatherings must be allowed on property within any area zoned for residential or commercial use, including, but not limited to, homes, community centers, or businesses, notwithstanding any local zoning or land-use restriction to the contrary.

(b)1. A county may not substantially burden the free exercise of religion by adopting or enforcing any ordinance, regulation, resolution, rule, or other policy to prohibit or restrict a person's ability to temporarily park a motor vehicle on a public right-of-way or a private driveway if such parking is related to the attendance of religious services or gatherings.

2. Parking relating to the attendance of religious services or gatherings must be allowed and consistent with public safety and access requirements.

(4) This section does not:

(a) Relieve a person from complying with applicable county building, fire, safety, or health standards.

(b) Authorize any use or conduct that could create a public nuisance.

(5) Any ordinance, regulation, resolution, rule, or other policy adopted or enforced by a county which conflicts with this section is void and unenforceable.

Section 2. Section 166.0499, Florida Statutes, is created to read:

166.0499 Ordinances, regulations, resolutions, rules, and policies relating to religious services and gatherings.—

(1) The Legislature finds that:

(a) The free exercise of religion is a fundamental right

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guaranteed by the United States Constitution and the State Constitution.

(b) The Legislature enacted the Religious Freedom Restoration Act of 1998 to protect a person's free exercise of religion from being substantially burdened by the state or government, which includes a county, special district, municipality, or any other subdivision of this state.

(c) Religious services and gatherings, whether held in traditional houses of worship, private residences, or commercial establishments, are an essential expression of the free exercise of religion.

(d) Municipalities have, at times, enacted or enforced ordinances, regulations, resolutions, rules, or other policies that substantially burden a person's exercise of religion by restricting religious services and gatherings, parking, or related services or activities.

(2) It is therefore the intent of the Legislature to:

(a) Preempt any ordinance, regulation, resolution, rule, or other policy that substantially burdens the free exercise of religion.

(b) Ensure uniform statewide protection for the free exercise of religion.

(3)(a)1. All matters relating to the regulation of religious services and gatherings are preempted to the state, and a municipality may not substantially burden the free exercise of religion by adopting or enforcing any ordinance, regulation, resolution, rule, or other policy to prohibit or restrict a person's ability to attend religious services or gatherings in areas zoned for residential or commercial use.

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2. Religious services and gatherings must be allowed on property within any area zoned for residential or commercial use, including, but not limited to, homes, community centers, or businesses, notwithstanding any local zoning or land-use restriction to the contrary.

(b)1. A municipality may not substantially burden the free exercise of religion by adopting or enforcing any ordinance, regulation, resolution, rule, or other policy to prohibit or restrict a person's ability to temporarily park a motor vehicle on a public right-of-way or a private driveway if such parking is related to the attendance of religious services or gatherings.

2. Parking relating to the attendance of religious services or gatherings must be allowed and consistent with public safety and access requirements.

(4) This section does not:

(a) Relieve a person from complying with applicable municipal building, fire, safety, or health standards.

(b) Authorize any use or conduct that could create a public nuisance.

(5) Any ordinance, regulation, resolution, rule, or other policy adopted or enforced by a municipality which conflicts with this section is void and unenforceable.

Section 3. Section 189.09, Florida Statutes, is created to read:

189.09 Ordinances, regulations, resolutions, rules, and policies relating to religious services and gatherings.—

(1) The Legislature finds that:

(a) The free exercise of religion is a fundamental right

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guaranteed by the United States Constitution and the State Constitution.

(b) The Legislature enacted the Religious Freedom Restoration Act of 1998 to protect a person's free exercise of religion from being substantially burdened by the state or government, which includes a county, special district, municipality, or any other subdivision of this state.

(c) Religious services and gatherings, whether held in traditional houses of worship, private residences, or commercial establishments, are an essential expression of the free exercise of religion.

(d) Special districts have, at times, enacted or enforced ordinances, regulations, resolutions, rules, or other policies that substantially burden a person's exercise of religion by restricting religious services and gatherings, parking, or related services or activities.

(2) It is therefore the intent of the Legislature to:

(a) Preempt any ordinance, regulation, resolution, rule, or other policy that substantially burdens the free exercise of religion.

(b) Ensure uniform statewide protection for the free exercise of religion.

(3)(a)1. All matters relating to the regulation of religious services and gatherings are preempted to the state, and a special district may not substantially burden the free exercise of religion by adopting or enforcing any ordinance, regulation, resolution, rule, or other policy to prohibit or restrict a person's ability to attend religious services or gatherings in areas zoned for residential or commercial use.

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2. Religious services and gatherings must be allowed on property within any area zoned for residential or commercial use, including, but not limited to, homes, community centers, or businesses, notwithstanding any local zoning or land-use restriction to the contrary.

(b)1. A special district may not substantially burden the free exercise of religion by adopting or enforcing any ordinance, regulation, resolution, rule, or other policy to prohibit or restrict a person's ability to temporarily park a motor vehicle on a public right-of-way or a private driveway if such parking is related to the attendance of religious services or gatherings.

2. Parking relating to the attendance of religious services or gatherings must be allowed and consistent with public safety and access requirements.

(4) This section does not:

(a) Relieve a person from complying with applicable local building, fire, safety, or health standards.

(b) Authorize any use or conduct that could create a public nuisance.

(5) Any ordinance, regulation, resolution, rule, or other policy adopted or enforced by a special district which conflicts with this section is void and unenforceable.

Section 4. Subsections (26), (27), (28), and (29) are added to section 553.79, Florida Statutes, to read:

553.79 Permits; applications; issuance; inspections.—

(26) A local enforcement agency may not deny the issuance of a certificate of occupancy to an owner of a residential or commercial structure based on noncompliance with a Florida-

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friendly landscaping ordinance adopted to implement s. 373.185 if the owner was issued a building permit for such structure within 1 year after the declaration of a state of emergency for a natural disaster for the county in which the structure is located.

(27) A local enforcement agency may not deny the issuance of a building permit for the alteration, modification, or repair of a single-family residential structure if such alteration, modification, or repair:

(a) Is completed within 1 year after the declaration of a state of emergency for a natural disaster for the county in which the structure is located;

(b) Is necessitated by damage to the structure caused by the natural disaster;

(c) Has a total cost that does not exceed more than 50 percent of the value of the structure;

(d) Does not affect more than 50 percent of the structure; and

(e) Does not alter the footprint of the structure.

(28) A local enforcement agency may not require a building permit for the construction of playground equipment, fences, or landscape irrigation systems on a parcel containing a single-family residential dwelling. However, a local government may require a building permit for any electrical work performed as part of the construction of playground equipment, fences, or landscape irrigation systems.

(29) A local enforcement agency may not require a building permit to perform any work that is valued at less than \$7,500 on a parcel containing a single-family residential dwelling. This

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subsection does not apply to a larger or major project in which a division of the project is made in amounts less than \$7,500. A local government may require a building permit for any electrical, plumbing, or structural work performed on a parcel containing a single-family residential dwelling regardless of the value of the work. For purposes of this subsection, structural work does not include the repair or replacement of exterior doors or windows.

Section 5. Section 559.954, Florida Statutes, is created to read:

559.954 Mutual benefit corporations; state preemption; local government restrictions.—

(1) As used in this section, the term:

(a) "Local government" has the same meaning as s. 106.113(1).

(b) "Mutual benefit corporation" has the same meaning as described in s. 617.0505(1). The term includes private clubs such as a golf club, a marina club, a country club, a yacht club, a fraternal club, or any other similar entity that:

1. Maintains a defined membership structure.

2. Operates facilities or property for the use and benefit of its members.

3. Is not open to the general public, except as permitted by the club.

(2) The regulation of a mutual benefit corporation is preempted to the state.

(3) A local government may not enact or enforce any ordinance, regulation, resolution, rule, charter provision, or other policy or take any action to license or otherwise regulate

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291 a mutual benefit corporation in a manner that is different from
 292 other businesses in a local government's jurisdiction,
 293 including, but not limited to:

294 (a) Restricting, prohibiting, or regulating the ability of
 295 a mutual benefit corporation to host or allow events, rentals,
 296 or activities involving nonmembers;

297 (b) Restricting or regulating the ability of a mutual
 298 benefit corporation to determine who may access its property,
 299 including, but not limited to, guests, invitees, or event
 300 participants;

301 (c) Interfering with the internal governance, bylaws,
 302 membership policies, or contractual agreements of a mutual
 303 benefit corporation; or

304 (d) Imposing operational restrictions on events hosted by a
 305 mutual benefit corporation in a manner that is different from
 306 other businesses in a local government's jurisdiction.

307 (4) Any ordinance, regulation, resolution, rule, charter
 308 provision, or other policy enacted or enforced by a local
 309 government which conflicts with this section is void and
 310 unenforceable.

311 (5) Any person aggrieved or adversely affected by the
 312 enactment or enforcement of an ordinance, regulation,
 313 resolution, rule, charter provision, or other policy by a local
 314 government in violation of this section may bring a civil cause
 315 of action for:

316 (a) Declaratory or injunctive relief.

317 (b) Recover reasonable attorney fees and costs if the court
 318 finds the local government violated this section.

319 (6) In accordance with s. 13, Art. X of the State

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320 Constitution, the state, for its agencies or political
 321 subdivisions, waives sovereign immunity for causes of action
 322 based on the application of any ordinance, regulation,
 323 resolution, rule, charter provision, or other policy subject to
 324 this section, but only to the extent specified in subsection
 325 (5).

326 Section 6. Paragraph (b) of subsection (3) of section
 327 559.955, Florida Statutes, is amended to read:

328 559.955 Home-based businesses; local government
 329 restrictions.—

330 (3) For purposes of this section, a business is considered
 331 a home-based business if it operates, in whole or in part, from
 332 a residential property and meets the following criteria:

333 (b) Parking related to the business activities of the home-
 334 based business complies with local zoning requirements and the
 335 need for parking generated by the business may not be greater in
 336 volume than would normally be expected at a similar residence
 337 where no business is conducted. Local governments may regulate
 338 the use of vehicles or trailers operated or parked at the
 339 business or on a street right-of-way, provided that such
 340 regulations are not more stringent than those for a residence
 341 where no business is conducted. Vehicles and trailers used in
 342 connection with the business must be parked in legal parking
 343 spaces that are not located within the right-of-way, on or over
 344 a sidewalk, or on any unimproved surfaces at the residence.
 345 Local governments may regulate the parking or storage of heavy
 346 equipment at the business which is visible from the street or
 347 neighboring property. However, local governments may not
 348 regulate the parking of vehicles or trucks on land zoned as

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349 residential if the parcel size is greater than 2 acres, and may
350 not regulate the parking of trailers or heavy equipment on land
351 zoned as residential if the parcel size is greater than 5 acres.
352 For purposes of this paragraph, the term "heavy equipment" means
353 commercial, industrial, or agricultural vehicles, equipment, or
354 machinery.

355 Section 7. This act shall take effect upon becoming a law.

The Florida Senate
APPEARANCE RECORD

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

4/27/
Meeting Date

SB 1444
Bill Number or Topic

Committee

Amendment Barcode (if applicable)

Name Dr. Rick Templin

Phone 850-229-6926

Address 135 S. Monroe
Street

Email

Tallahassee
City

FL
State

32301
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:

Florida AB2-C10

☐ 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. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

The Florida Senate
APPEARANCE RECORD

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

01/27/24
Meeting Date

Community Affairs
Committee

SB1444
Bill Number or Topic

Amendment Barcode (if applicable)

Name Amina Spanio Phone _____

Address _____ Email _____
Street

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:

Florida For All

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

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The Florida Senate
APPEARANCE RECORD

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1/27/26
Meeting Date
Community Affairs
Committee

1444
Bill Number or Topic

Amendment Barcode (if applicable)

Name John Labriola Phone 954-515-2084
Address PO Box 650216 Email John.Labriola@cfefloridaret
Street
Miami FL 33265
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:

Christian Family Coalition Florida

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

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The Florida Senate

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1-27-26

Meeting Date

Community Affairs

Committee

SB 1444

Bill Number or Topic

Amendment Barcode (if applicable)

Name

Michael Disher

Phone

(386) 236-2150

Address

4300 S. Atlantic Ave.

Street

Email

mdisher@ponce-inlet.org

Ponce Inlet

City

FL

State

32127

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

S-001 (08/10/2021)

1/27/2026
Meeting Date
Community Affairs
Committee

The Florida Senate
APPEARANCE RECORD

Deliver both copies of this form to
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SB 1447
Bill Number or Topic
Amendment Barcode (if applicable)

Name LOUIS PARRIKY Phone 386-455-2819
Address 4300 S. ATLANTIC AVE Email lparriky@pounce-mlb.com
PONCE INLET FL 32127
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
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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The Florida Senate
APPEARANCE RECORD

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1/27/26
Meeting Date

Highlands RFE
Committee

1444

Bill Number or Topic

Amendment Barcode (if applicable)

Name Lauren Bush Phone _____

Address _____ Email LaurenBush7@gmail.com
Lake Placid FL 33852
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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The Florida Senate
APPEARANCE RECORD

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

1/27/25
Meeting Date
Community Affairs
Committee

SB1444
Bill Number or Topic

Amendment Barcode (if applicable)

Name Ed Freeman Phone 203 240 3066

Address 120 Evergreen Lane Email efreeman@ladylake.org
Street
Lady Lake, FL 32159
City State Zip

Speaking: ☐ For ☐ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

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compensation or sponsorship.

☐ I am a registered lobbyist,
representing:

☐ I am not a lobbyist, but received
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01-27-2026
Meeting Date
Community Affairs
Committee

The Florida Senate
APPEARANCE RECORD
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SB 1444
Bill Number or Topic

Amendment Barcode (if applicable)

Name TREVA ROBERTS Phone 614-557-0039

Address 540 LOMA PASCO DR
Street
LADY LAKE FL 32159
City State Zip

Email TREVAROBERTS5@GMAIL.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
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The Florida Senate
APPEARANCE RECORD

Deliver both copies of this form to
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1/27/2026

Meeting Date

Community Affairs

Committee

SB 1444

Bill Number or Topic

Amendment Barcode (if applicable)

Name

Paul F. Scott

Phone

352-243-2357

Address

1876 Bonser Road

Email

PAFOSCO2@GMAIL.COM

Street

Minneola

FL

34715

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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The Florida Senate
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Deliver both copies of this form to
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1/27/26
Meeting Date
Community Affairs
Committee

SB 1444
Bill Number or Topic

Amendment Barcode (if applicable)

Name Tim Everline Phone 330-575-1847

Address 1012 N. Lakeshore Blvd- Email time4801@yahoo.com
Street

Howey In The Hills FL 34737
City State Zip

Speaking: ☐ For ☐ Against ☐ Information

OR

Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

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representing:

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The Florida Senate
APPEARANCE RECORD

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

1-27-26
Meeting Date
Community Affairs
Committee

1844
Bill Number or Topic

Amendment Barcode (if applicable)

Name Council member Dennis Dawson Phone 305-606-6091

Address 803 W 11th Ave Email _____
Street
Mount Dora FL 32757
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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sponsored by:

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The Florida Senate

APPEARANCE RECORD

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

1/27/26
Meeting Date

SB 1444
Bill Number or Topic

Community Affairs
Committee

Amendment Barcode (if applicable)

Name Cal Rolison Phone 352-552-4200

Address 8014 St. James Way Email rolisonc@mountdove.org
Street
Mount Dove, FL 32757
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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sponsored by:

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Deliver both copies of this form to
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1-27-26
Meeting Date

Community Affairs
Committee

SB1444
Bill Number or Topic

Amendment Barcode (if applicable)

Name Holly Smith, Pres. FLC Phone 239-707-9800

Address 800 Dunlop Email Holly.Smith@mysanibel.com
Street

Sanibel FL 33957
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
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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The Florida Senate
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Deliver both copies of this form to
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11/27/26
Meeting Date
COMMUNITY AFFAIRS
Committee

SB 1444
Bill Number or Topic
Amendment Barcode (if applicable)

Name CLAUDIA THOMAS, SANFORD CITY COMMISSIONER Phone 321-330-6582

Address 113 KAYS LANDING DR Email CLAUDIATHOMAS@SANFORDFLGOV
Street
SANFORD FL 32711
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
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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APPEARANCE RECORD

Deliver both copies of this form to
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1/27/26

Meeting Date

Community Affairs

Committee

SB 1444

Bill Number or Topic

Amendment Barcode (if applicable)

Name

JEFF SCALA

Phone

(727) 637-4061

Address

100 S Monroe Street

Street

Email

jscala@fl-courties.com

Tallahassee

City

FL

State

32301

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:

Florida Association of Courties



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

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The Florida Senate
APPEARANCE RECORD

Deliver both copies of this form to
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1/27/26

Meeting Date

Community Affairs

Committee

1444

Bill Number or Topic

Amendment Barcode (if applicable)

Name David Cruz

Phone 701-3876

Address P.O. Box 1732

Street

Email DCRUZ@FLCITIES.ORG

Tallahassee FL

City

State

32302

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:

Florida League of Cities

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

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1/27/26
Meeting Date
Community Affairs
Committee

The Florida Senate
APPEARANCE RECORD

Deliver both copies of this form to
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1444
Bill Number or Topic

Amendment Barcode (if applicable)

Name Aaron DiPietro Phone 904-608-4471

Address _____ Email aaron.d@flfamily.org
Street

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:

Florida Family Voice



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

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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 Committee on Community Affairs

BILL: SB 1612

INTRODUCER: Senator DiCeglie

SUBJECT: Electronic Payments to Local Governments

DATE: January 26, 2026

REVISED: _____

ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1. Tolmich	Fleming	CA	Favorable
2. _____	_____	GO	_____
3. _____	_____	RC	_____

I. Summary:

SB 1612 requires each unit of local government, and each department, subagency, and division of such units of local government, to accept electronic payment online by use of credit cards, charge cards, bank debit cards, and electronic fund transfers for payments received by and financial obligations owed to the local government.

The bill takes effect July 1, 2026.

II. Present Situation:

Electronic Payments to Governments

Current law encourages state agencies, the judicial branch, and units of local government to make their goods, services, and information more convenient to the public through the acceptance of electronic payments to the maximum extent practicable when the benefits outweigh the costs of accepting such payments.¹

Municipalities, special districts, counties, and county constitutional officers may accept payment by credit card, charge card, bank debit card, or electronic funds transfer for financial obligations that are owed to the local government.² If electronic payment is used for taxes, license fees, tuition, fines, civil penalties, court-ordered payments, or court costs, or other statutorily prescribed revenues, a local government may add a surcharge to the payment sufficient to cover the service fee charged by the financial institution, vending service company, or credit card company. The local government is responsible for verifying the validity of the method of

¹ Section 215.322(1), F.S.

² Section 215.322(5), F.S.

payment used and whether the person using the card or transfer has sufficient credit to complete the transaction.³

The modernization of government financial transactions has taken place around the world in attempt to address the inefficiencies and security risks associated with paper-based payments.⁴ On March 25th, 2025, President Trump signed Executive Order 14247, Modernizing Payments To and From America's Bank Account, to direct the U.S. Department of the Treasury to advance the transition to fully electronic federal payments.⁵ The policy included the phase-out of paper tax refunds to the extent permitted by law.⁶ The Treasury Department estimates that each paper check costs \$1.05 to process, whereas electronic payments costs just \$0.02 per transaction, resulting in millions in annual savings.⁷

III. Effect of Proposed Changes:

SB 1612 amends s. 215.322, F.S., to require each unit of local government,⁸ and each department, subagency, and division of such units of local government, to accept electronic payment online by use of credit cards, charge cards, bank debit cards, and electronic fund transfers for payments received by and financial obligations owed to the local government.

The bill takes effect July 1, 2026.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

³ *Id.*

⁴ Catalis, *Accelerating Digital Payments in Government*, available at: <https://catalisgov.com/accelerating-digital-payments-in-government/> (last visited Jan. 26, 2026).

⁵ IRS, *Modernizing payments to and from America's bank account*, available at: <https://www.irs.gov/newsroom/modernizing-payments-to-and-from-americas-bank-account> (last visited Jan. 26, 2026).

⁶ *Id.*

⁷ *Supra* note 4.

⁸ A unit of local government includes a municipality, special district, or board of county commissioners or other governing body of a county, a consolidated or metropolitan government, and any clerk of the circuit court, sheriff, property appraiser, tax collector, or supervisor of elections.

E. Other Constitutional Issues:

None.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

Local governments that do not already accept electronic payments may incur initial administrative and technology costs to establish such systems. However, the bill authorizes local governments to impose surcharges to recover credit card processing and transaction costs, mitigating long-term fiscal impacts.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill substantially amends section 215.322 of the Florida Statutes.

IX. Additional Information:

A. Committee Substitute – Statement of Changes:

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

None.

B. Amendments:

None.

By Senator DiCeglie

18-01232-26

20261612__

1 A bill to be entitled
 2 An act relating to electronic payments to local
 3 governments; amending s. 215.322, F.S.; revising
 4 legislative intent; requiring each unit of local
 5 government to accept electronic payment online for
 6 payments received by and financial obligations owed to
 7 the unit of local government; providing an effective
 8 date.
 9
 10 Be It Enacted by the Legislature of the State of Florida:
 11
 12 Section 1. Subsections (1) and (5) of section 215.322,
 13 Florida Statutes, are amended to read:
 14 215.322 Acceptance of credit cards, charge cards, debit
 15 cards, or electronic funds transfers by state agencies, units of
 16 local government, and the judicial branch.—
 17 (1) It is the intent of the Legislature to encourage state
 18 agencies and, the judicial branch, and require units of local
 19 government, to make their goods, services, and information more
 20 convenient to the public through the acceptance of payments by
 21 credit cards, charge cards, debit cards, or other means of
 22 electronic funds transfers to the maximum extent practicable
 23 when the benefits to the participating agency and the public
 24 substantiate the cost of accepting these types of payments.
 25 (5) Each A unit of local government, including a
 26 municipality, special district, or board of county commissioners
 27 or other governing body of a county, a consolidated or
 28 metropolitan government, and any clerk of the circuit court,
 29 sheriff, property appraiser, tax collector, or supervisor of

Page 1 of 2

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

18-01232-26

20261612__

30 elections and each department, subagency, and division of such
 31 units of local government, shall, ~~is authorized to accept~~
 32 electronic payment online by use of credit cards, charge cards,
 33 bank debit cards, and electronic funds transfers for payments
 34 received by and financial obligations ~~that are~~ owing to such
 35 unit of local government and to surcharge the person who uses a
 36 credit card, a charge card, a bank debit card, or an electronic
 37 funds transfer in payment of taxes, license fees, tuition,
 38 fines, civil penalties, court-ordered payments, or court costs,
 39 or other statutorily prescribed revenues an amount sufficient to
 40 pay the service fee charges by the financial institution,
 41 vending service company, or credit card company for such
 42 services. Such A unit of local government shall verify both the
 43 validity of any credit card, charge card, bank debit card, or
 44 electronic funds transfer used pursuant to this subsection and
 45 the existence of appropriate credit with respect to the person
 46 using the card or transfer. The unit of local government does
 47 not incur any liability as a result of such verification or any
 48 subsequent action taken.

49 Section 2. This act shall take effect July 1, 2026.

Page 2 of 2

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

The Florida Senate
APPEARANCE RECORD

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

1-27-26
Meeting Date

Community Affairs
Committee

SB 1612
Bill Number or Topic

Amendment Barcode (if applicable)

Name Art Woodruff Phone 407 687 3423

Address 3545 S Mellonville Av Email art.woodruff@
Street Sanford FL 32773 sanfordfl.gov
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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(travel, meals, lodging, etc.),
sponsored by:

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CourtSmart Tag Report

Room: SB 37
Caption: Senate Community Affairs Committee

Case No.:

Type:
Judge:

Started: 1/27/2026 3:30:09 PM

Ends: 1/27/2026 5:33:01 PM

Length: 02:02:52

3:30:14 PM Chair McClain calls meeting to order
3:30:17 PM Roll Call
3:30:32 PM Pledge of Allegiance
3:30:55 PM Chair McClain opening remarks
3:31:21 PM Tab 6: SB 984 - Firefighter Cancer Benefits and Prevention by Senator DiCeglie
3:31:38 PM Senator DiCeglie explains bill
3:32:35 PM Questions
3:32:44 PM Appearance Cards
3:32:58 PM Senator DiCeglie closes on bill
3:33:07 PM Roll Call on SB 984
3:33:47 PM Tab 11: SB 1612 Electronic Payments to Local Governments by Senator DiCeglie
3:33:56 PM Senator DiCeglie explains bill
3:34:49 PM Appearance Cards
3:34:55 PM Chair reads waiving
3:35:10 PM Senator DiCeglie closes on bill
3:35:17 PM Roll Call on SB 1612
3:35:43 PM Tab 8: SB 1180 - Community Development District Recall Elections by Senator Arrington
3:35:53 PM Senator Arrington explains bill
3:37:12 PM Questions
3:37:26 PM Senator Arrington explains amendment
3:37:29 PM Amendment 353762
3:39:19 PM Questions on Amendment
3:39:27 PM Debate on Amendment
3:39:34 PM Senator Arrington waives close on amendment
3:39:40 PM Amendment reported out
3:39:47 PM Appearance Cards
3:39:49 PM Chair reads waiving
3:39:57 PM Debate on Bill
3:40:04 PM Senator Arrington Closes on Bill
3:40:12 PM Roll Call on SB 1180
3:40:53 PM Chair McClain turns gavel to Vice Chair Massullo
3:41:05 PM Tab 3: SB 936 Temporary Door Locking Devices by Senator McClain
3:41:10 PM Senator McClain explains bill
3:41:22 PM Questions
3:41:36 PM Debate
3:41:45 PM Senator McClain waives close
3:41:57 PM Roll Call on SB 936
3:42:17 PM Vice Chair Massullo turns gavel to Chair McClain
3:42:28 PM Tab 2: SB 380 Legal Notices by Senator Trumbull
3:42:35 PM Senator Trumbull explains bill
3:43:25 PM Questions
3:43:30 PM Amendment 159872
3:43:36 PM Senator Trumbull explains amendment
3:44:33 PM Questions on Amendment
3:44:41 PM Senator Leek
3:44:45 PM Senator Trumbull
3:45:21 PM Debate on Amendment
3:45:22 PM Senator Trumbull waives close on amendment
3:45:28 PM Amendment reported out
3:45:35 PM Questions on Bill
3:45:36 PM Appearance Cards
3:45:58 PM Caroline Noleky

3:50:17 PM	Amy Keith, Common Cause
3:51:45 PM	Senator Massullo
3:52:10 PM	Ms. Keith
3:52:54 PM	Senator Pizzo
3:53:40 PM	Ms. Keith
3:54:06 PM	Senator Pizzo
3:54:25 PM	Ms. Keith
3:54:47 PM	Senator Pizzo
3:54:59 PM	Ms. Keith
3:55:16 PM	Chair reads waiving
3:56:23 PM	Mr. Snowden
3:57:05 PM	Debate
3:57:15 PM	Senator Trumbull closes on bill
3:58:08 PM	Roll Call on SB 380
3:58:37 PM	Tab 5: SB 962 Affordable Housing by Senator Bradley
3:58:44 PM	Senator Bradley explains bill
4:00:02 PM	Questions
4:00:08 PM	Appearance Cards
4:00:22 PM	Chair reads waiving
4:00:26 PM	Debate
4:00:33 PM	Senator Bradley waives close
4:00:35 PM	Roll Call on SB 962
4:01:00 PM	Tab 10: SB 1444 Preemption to the State by Senator Martin
4:01:08 PM	Senator Martin explains bill
4:02:29 PM	Questions
4:02:35 PM	Senator Pizzo
4:03:12 PM	Senator Martin
4:04:53 PM	Senator Pizzo
4:05:27 PM	Back and Forth between Senators Martin and Pizzo
4:08:32 PM	Appearance Cards
4:08:54 PM	Aaron DePietro
4:10:59 PM	David Cruz, Florida League of Cities
4:13:16 PM	Jeff Scala, Florida Association of Counties
4:16:12 PM	Chair reads waiving
4:17:16 PM	Debate
4:17:20 PM	Senator Pizzo
4:18:56 PM	Senator Leek
4:19:54 PM	Senator Passidomo
4:20:33 PM	Chair McClain
4:22:25 PM	Senator Martin closes on bill
4:23:57 PM	Roll Call on SB 1444
4:24:27 PM	Tab 1: SB 218 Land Use Regulations
4:24:40 PM	Senator Gaetz explains bill
4:25:44 PM	Questions
4:25:48 PM	Senator Leek
4:25:55 PM	Senator Gaetz
4:26:40 PM	Appearance Cards
4:26:44 PM	Chair reads waiving
4:26:48 PM	Debate
4:26:59 PM	Senator Gaetz waives close
4:27:04 PM	Roll Call on SB 218
4:27:23 PM	Tab 9: SB 1434 Infill Redevelopment by Senator Calatayud
4:27:34 PM	Senator Calatayud explains bill
4:28:18 PM	Questions
4:28:22 PM	Senator Jones
4:28:52 PM	Senator Calatayud
4:29:31 PM	Senator Jones
4:29:52 PM	Back and Forth between Senators Calatayud and Jones
4:35:05 PM	Senator Massullo
4:35:32 PM	Senator Calatayud
4:36:12 PM	Appearance Cards
4:36:36 PM	Courtney Mooney, FL Association of Counties

4:37:56 PM Rebecca O'Hara, Florida League of Cities
4:41:01 PM Chair reads waiving
4:41:11 PM Debate
4:41:19 PM Senator Jones
4:41:53 PM Senator Pizzo
4:43:15 PM Senator Passidomo
4:44:11 PM Senator Sharief
4:44:50 PM Senator Calatayud closes on bill
4:45:42 PM Roll Call on SB 1434
4:46:21 PM Tab 7: SB 1020 Regulation of Chickees by Senator Truenow
4:46:33 PM Senator Truenow explains bill
4:47:31 PM Questions
4:47:35 PM Senator Pizzo
4:47:42 PM Senator Truenow
4:48:14 PM Senator Pizzo
4:48:29 PM Senator Truenow
4:48:37 PM Debate
4:48:46 PM Senator Truenow closes on bill
4:48:52 PM Roll Call on SB 1020
4:49:18 PM Chair McClain turns gavel to Vice Chair Massullo
4:49:28 PM Tab 4: SB 948 Firefighter Cancer Benefits and Prevention
4:49:33 PM Senator McClain explains bill
4:49:36 PM Amendment 486426
4:49:50 PM Senator McClain explains Amendment 486426
4:53:42 PM Questions on Amendment
4:53:50 PM Appearance Cards
4:53:57 PM Chair reads waiving
4:54:04 PM Debate on Amendment
4:54:08 PM Senator McClain waives close on amendment
4:54:15 PM Amendment reported out
4:54:26 PM Appearance Cards
4:54:42 PM Courtney Mooney, Florida Association of Counties
4:56:17 PM Paul Owens, Thousand Friends of Florida
4:59:21 PM Senator Pizzo
4:59:28 PM Mr. Owens
4:59:49 PM Senator Pizzo
4:59:59 PM Mr. Owens
5:00:53 PM Brian Eastman
5:03:10 PM Senator Pizzo
5:03:15 PM Mr. Eastman
5:03:26 PM Senator Pizzo
5:03:30 PM Mr. Eastman
5:03:33 PM Senator Pizzo
5:03:39 PM Mr. Eastman
5:03:42 PM Senator Pizzo
5:03:50 PM Mr. Eastman
5:04:20 PM Samuel Staley
5:09:42 PM Adrian Hayes-Santos
5:11:10 PM Rebecca O'Hara, Florida League of Cities
5:15:14 PM Senator Pizzo
5:15:30 PM Ms. O'Hara
5:16:29 PM Senator Pizzo
5:18:10 PM Ms. O'Hara
5:19:41 PM Edward Pinto
5:23:07 PM Rule 2.10: Meeting extended to 5:45pm
5:23:35 PM Len Racippi
5:25:58 PM Chair reads waiving
5:28:22 PM Senator Passidomo
5:29:31 PM Senator McClain closes on bill
5:31:46 PM Roll Call on SB 936
5:32:07 PM Vice Chair Massullo turns gavel to Chair McClain
5:32:18 PM Senator Sharief moves to vote after Roll Call

5:32:35 PM Senator Trumbull moves to vote after Roll Call
5:32:49 PM Senator Sharief moves to adjourn meeting
5:32:52 PM Meeting Adjourned
5:33:01 PM
5:33:01 PM