



LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
02/11/2026	.	
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The Committee on Judiciary (Calatayud) recommended the following:

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

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3                   Delete everything after the enacting clause  
4 and insert:

5                   Section 1. Section 163.2525, Florida Statutes, is created  
6 to read:

7                   163.2525 Infill Redevelopment Act.—

8                   (1) SHORT TITLE.—This section may be cited as the "Infill  
9 Redevelopment Act."

10                   (2) LEGISLATIVE FINDINGS.—The Legislature finds that this



11 state's urban areas lack sufficient land for the development of  
12 additional residential uses, which has led to a shortage of  
13 supply; that parcels of land within or near urban areas are  
14 difficult to develop or redevelop because of environmental  
15 issues and local regulations; and that facilitating the  
16 expedited permitting of such parcels, particularly in areas in  
17 which multiple local governments have jurisdiction, serves  
18 important public interests in remediating environmentally  
19 challenged land and increasing the supply of housing.

20       (3) DEFINITIONS.—As used in this section, the term:

21       (a) "Adjacent to" means located next to another parcel of  
22 land or portion thereof, including where the parcels are  
23 separated only by a roadway, railroad, or other public or  
24 private right-of-way or easement.

25       (b) "Density" has the same meaning as in s. 163.3164.

26       (c) "Designated agricultural land" means a parcel of land  
27 within a zoning district that allows for agricultural uses such  
28 as farming, raising livestock, or aquaculture as the main  
29 permitted uses and which land is classified as agricultural land  
30 under s. 193.461.

31       (d) "Environmentally impacted land" means a parcel of land:

32       1. Upon any portion of which a contaminant or pollutant has  
33 been detected above the applicable local, state, or federal  
34 residential cleanup target levels from Phase II environmental  
35 site assessment activities; or

36       2. Any portion of which is located in a brownfield area  
37 designated pursuant to s. 376.80.

38       (e) "Local government" means a county, municipality,  
39 special district, or political subdivision of the state.



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40        (f) "Parcel of land" has the same meaning as in s.  
41 163.3164.

42        (g) "Qualifying parcel" means a parcel of land to which  
43 this section applies under subsection (4).

44        (h) "Recreational facilities" means one or more parcels of  
45 land any portion of which was previously used as a golf course,  
46 tennis court, swimming pool, or clubhouse, or another similar  
47 use.

48        (i) "Townhouse" means a single-family dwelling unit that is  
49 constructed in a series or group of attached units with property  
50 lines separating such units.

51        (j) "Urban growth boundary" means a boundary established by  
52 a comprehensive plan or land development regulation beyond which  
53 the provision of urban services or facilities is limited. The  
54 term includes, but is not limited to, urban development  
55 boundaries and urban service boundaries.

56        (4) QUALIFYING PARCELS.—

57        (a) Except as provided in paragraph (b), this section  
58 applies to environmentally impacted land consisting of at least  
59 5 acres adjacent to a parcel of land within the same  
60 jurisdiction which is zoned for residential uses as of right and  
61 which is within a county that meets both of the following  
62 requirements:

63        1. The county has a population of more than 1.475 million  
64 people according to the most recent decennial census.

65        2. There are at least 15 municipalities within the county.

66        (b) This section does not apply to any of the following:

67        1. Designated agricultural land.

68        2. Land owned or operated by a local government for public



69 park purposes.

70 3. Land outside an urban growth boundary.

71 4. Land within one-quarter mile of a military installation  
72 identified in s. 163.3175(2).

73 5. Land that is owned, or that was owned at any time within  
74 the 15 years preceding the effective date of this act, by a  
75 public utility as defined in s. 366.02.

76 (5) DEVELOPMENT REGULATIONS.—Notwithstanding any local law,  
77 ordinance, or regulation, a local government shall permit a  
78 qualifying parcel to be developed with residential uses. To  
79 ensure compatibility with the character of the local community,  
80 the density of development authorized under this section may not  
81 exceed the average density of all zoning districts within the  
82 same jurisdiction which are applicable to parcels adjacent to  
83 the qualifying parcel and which allow residential uses as of  
84 right or 25 dwelling units per acre, whichever is lower. The  
85 intensity of development must comply with the standards  
86 applicable to any parcel adjacent to the qualifying parcel.

87 (6) SUBDIVISION APPROVAL.—A local government must  
88 administratively approve an application for the subdivision of a  
89 qualifying parcel if the application satisfies the requirements  
90 of chapter 177. A local government may not use the subdivision  
91 process to restrict development below the density and intensity  
92 authorized under subsection (5).

93 (7) BUFFER FROM RESIDENTIAL USES.—If a qualifying parcel is  
94 adjacent to single-family homes or townhouses on all sides, the  
95 developer must provide a buffer of at least 20 feet between the  
96 new development and the single-family homes or townhouses. The  
97 buffer area must be measured from lot line to lot line and must



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98 be maintained as open space or improved with passive  
99 recreational facilities accessible to the community. For  
100 purposes of this subsection, swales and water retention areas  
101 are considered open space.

102 (8) RECREATIONAL FACILITIES.-

103 (a) If a qualifying parcel includes recreational facilities  
104 or areas reserved for recreational use and such recreational  
105 facilities or areas are adjacent to single-family homes on all  
106 sides, the developer must do all of the following:

107 1. Establish that such facilities or areas, or portions  
108 thereof, located on the qualifying parcel have not been in  
109 operation or in use for a period of at least 12 consecutive  
110 months.

111 2. Pay double the applicable parks or recreational  
112 facilities impact fee that would otherwise apply to the proposed  
113 development, to compensate for the loss of open or recreational  
114 space.

115 3. Provide written notice delivered by certified mail to  
116 all owners of property adjacent to the recreational facilities  
117 or areas, which notice includes all of the following  
118 information:

119 a. That the developer intends to develop the parcel in  
120 accordance with this section.

121 b. That the adjacent property owners may elect to purchase  
122 the parcel or portion thereof containing recreational facilities  
123 or areas for the purpose of maintaining the parcel, or portions  
124 thereof, as recreational areas or open space within 90 days  
125 after the date the notice is mailed.

126 c. The price at which the adjacent property owners may



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127 purchase the property.

128 (b) Property owners who receive the notice required under  
129 subparagraph (a)3. and wish to exercise the option to purchase  
130 the parcel or portion thereof containing the recreational  
131 facilities or areas must exercise the option and close on the  
132 property, and accept a deed restriction or record a restrictive  
133 covenant requiring the property to be maintained as a  
134 recreational area or open space for at least 30 years, within 90  
135 days after the notice is mailed or forfeit the option. The  
136 parcel or portion thereof must be offered to such property  
137 owners for purchase at a price that may not exceed the greater  
138 of:

139 1. An amount equal to the price paid by the property owner  
140 plus 10 percent; or

141 2. An amount equal to a bona fide offer to purchase the  
142 property received by the property owner within the last 12  
143 months plus 10 percent.

144 (9) DEVELOPMENT APPLICATIONS.—The proposed development of a  
145 qualifying parcel which complies with the requirements of this  
146 section must be administratively approved, and no further action  
147 by the governing body of a local government is required.  
148 However, a local government may administratively require a  
149 proposed development to comply with local regulations relating  
150 to architectural design if review by a board is not required and  
151 if such regulations would apply, and are generally applicable,  
152 to comparable residential development within the jurisdiction  
153 and do not limit the density or intensity of development below  
154 that authorized by this section. A developer must establish  
155 consistency with applicable concurrency requirements at such



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156 time as local regulations would require for a comparable  
157 residential development within its jurisdiction. Each local  
158 government shall maintain on its website a policy containing  
159 procedures and expectations for administrative approval under  
160 this subsection.

161 (10) APPLICATION, PREEMPTION, AND CONSTRUCTION.—This  
162 section applies to development applications submitted pursuant  
163 to this section on or after the effective date of this act. A  
164 local government may not adopt or enforce a local law, an  
165 ordinance, or a regulation that restricts, prohibits, or  
166 otherwise limits the development of a qualifying parcel in  
167 accordance with this section. This section shall be liberally  
168 construed to effectuate its intent.

169 Section 2. The Division of Law Revision is directed to  
170 replace the phrase “the effective date of this act” wherever it  
171 occurs in this act with the date this act becomes a law.

172 Section 3. This act shall take effect upon becoming a law.

173  
174 ===== T I T L E A M E N D M E N T =====  
175 And the title is amended as follows:

176 Delete everything before the enacting clause  
177 and insert:

178 A bill to be entitled  
179 An act relating to infill redevelopment; creating s.  
180 163.2525, F.S.; providing a short title; providing  
181 legislative findings; defining terms; providing  
182 applicability; requiring that a local government  
183 permit qualifying parcels to be developed with  
184 residential uses; limiting the density of certain



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185 development for a specified purpose; requiring the  
186 intensity of certain development to comply with  
187 certain standards; requiring a local government to  
188 administratively approve an application for the  
189 subdivision of a qualifying parcel under certain  
190 circumstances; prohibiting a local government from  
191 using the subdivision process to restrict development  
192 in a certain manner; requiring developers of  
193 qualifying parcels to maintain a specified buffer  
194 between new developments and single-family homes and  
195 townhouses under certain circumstances; providing  
196 requirements for such buffer areas; providing  
197 construction; requiring developers of qualifying  
198 parcels to establish that certain recreational  
199 facilities and areas reserved for recreational use  
200 have not been in operation or use for a certain  
201 timeframe; requiring developers of such parcels to pay  
202 double the parks and recreation facilities impact fees  
203 for a certain purpose and provide certain written  
204 notice to property owners; providing requirements for  
205 the written notice; requiring that property owners who  
206 receive such written notice and wish to exercise an  
207 option to purchase certain parcels or portions thereof  
208 meet specified requirements within a specified  
209 timeframe or forfeit the option; limiting the price at  
210 which such parcels or portions of parcels may be  
211 offered to the property owners for purchase; requiring  
212 the administrative approval of certain proposed  
213 developments; authorizing a local government to



214 administratively require compliance with architectural  
215 design regulations under certain circumstances;  
216 requiring a developer to establish consistency with  
217 applicable concurrency requirements; requiring each  
218 local government to maintain a certain policy on its  
219 website; providing applicability; prohibiting a local  
220 government from adopting or enforcing certain local  
221 laws, ordinances, or regulations; requiring liberal  
222 construction of certain provisions; providing a  
223 directive to the Division of Law Revision; providing  
224 an effective date.