



808108

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
02/19/2026	.	
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The Committee on Appropriations (Pizzo) recommended the following:

Senate Amendment (with directory and title amendments)

Delete lines 114 - 169
and insert:
for a grant under sub-subparagraph (5) (e) 1.a. subparagraph
~~(5) (e) 1.~~ for association property or condominium property unless
the windows of the association property or condominium property
are established as common elements in the declaration.
(e) (e) In order to apply for a grant under subsection (5)
which improves one or more units within a condominium, an



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association must receive both of the following:

1. Approval by a majority vote of the board of administration or a majority vote of the total voting interests of the association to participate in a mitigation inspection.

2. Approval by at least 75 percent of all unit owners who reside within the structure or building that is the subject of the mitigation grant.

~~(f)(d)~~ A unit owner may participate in the pilot program through a mitigation grant awarded to the association but may not participate individually in the pilot program.

~~(g)(e)~~ The votes required under this subsection may take place at the annual budget meeting of the association or at a unit owner meeting called for the purpose of taking such vote. Before a vote of the unit owners may be taken, the association must provide to the unit owners a clear disclosure of the pilot program on a form created by the department. The president and the treasurer of the board of administration must sign the disclosure form indicating that a copy of the form was provided to each unit owner of the association. The signed disclosure form and the minutes from the meeting at which the unit owners voted to participate in the pilot program must be maintained as part of the official records of the association. Within 14 days after an affirmative vote to participate in the pilot program, the association must provide written notice in the same manner as required under s. 718.112(2)(d) to all unit owners of the decision to participate in the pilot program.

(5) MITIGATION GRANTS.—Financial grants may be used by associations to make improvements that ~~recommended in a hurricane mitigation inspection report which~~ increase the



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condominium's resistance to hurricane damage as provided in this subsection.

(a) An application for a mitigation grant must:

1. Contain a signed or electronically verified statement made under penalty of perjury by the president of the board of administration that the association has submitted only a single application for each property that the association operates or maintains.

2. Include a notarized statement from the president of the board of administration containing the name and license number of each contractor the association intends to use for the mitigation project.

3. Include a notarized statement from the president of the board of administration which commits to the department that the association will complete the mitigation improvements. If the grant will be used to improve units, the application must also include an acknowledged statement from each unit owner who is required to provide approval for a grant under paragraph (2) (e) ~~(2) (e)~~.

4. Include documentation deemed sufficient by the department under paragraph (2) (b) for verifying household income.

(b) An association may select its own contractors for the mitigation project as long as each contractor meets all qualification, certification, or licensing requirements in general law. A mitigation project must be performed by a properly licensed contractor who has secured all required local permits necessary for the project. The department must electronically verify that the contractor's state license number



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is accurate and up to date before approving a grant application.

(c) An association awarded a grant must complete the entire mitigation project in order to receive the final grant award and must agree to make the property available for a final inspection once the mitigation project is finished to ensure the mitigation improvements are completed in a manner consistent with the intent of the pilot program and meet or exceed the applicable Florida Building Code requirements. Construction must be completed and the association must submit a request to the department for a final inspection, or request an extension of time, within 1 year after receiving grant approval. If the association fails to comply with this paragraph, the application is deemed abandoned and the grant money reverts back to the department.

(d) Grant projects shall be funded as follows:

1. All grants must be matched on the basis of \$1 provided by the association for \$2 provided by the state toward the actual cost of the project.

2. An association may receive grant funds for both roof-related and opening protection-related projects, but the maximum total grant award may not exceed \$175,000 per association.

3. The department may not accept grant applications or maintain a waiting list for grants after the cumulative value of the grants awarded have fully obligated the appropriation, unless otherwise expressly authorized by the Legislature.

(e) Grant funds may only be used for the following:

1. ~~water intrusion mitigation devices or~~ Mitigation improvements recommended in a hurricane mitigation inspection report which ~~that~~ will result in a mitigation credit, discount,



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or other rate differential for the building or structure to which the improvement is ~~such device or improvement is applied or made, including. When recommended by a hurricane mitigation inspection report, grants for eligible associations may be used for~~ the following improvements:

a.1. Opening protection improvements, including all of the following:

(I)a. Exterior doors.

(II)b. Garage doors.

(III)c. Windows.

(IV)d. Skylights.

b.2. Roof improvements, including all of the following:

(I)a. Reinforcing roof-to-wall connections.

(II)b. Improving the strength of roof-deck attachments.

(III)c. Installing secondary water resistance for the roof.

(IV)d. Replacing the roof covering.

2. Water intrusion mitigation devices designed to prevent wind-driven rainwater intrusion through the tracks of sliding glass doors. Grant funds authorized under this subparagraph are not contingent upon a recommendation in a hurricane mitigation inspection report. However, a hurricane mitigation inspector must verify the use of such a device.

(f) Except for the water intrusion mitigation devices as specified in subparagraph (e)2., mitigation improvements must be identified in the final hurricane mitigation inspection report in order for an association to receive grant funds.

(g) If improvements to protect the property which ~~that~~ complied with the current applicable building code at the time have been previously installed, the association must use a



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mitigation grant to install improvements that do both of the following:

1. Comply with or exceed the applicable building code in effect at the time the association applied for the grant.

2. Provide more hurricane protection than the improvements that the association previously installed.

(h) The association may not use a mitigation grant to:

1. Install the same type of improvements that were previously installed; or

2. Pay a deductible for a pending insurance claim for damage that is part of the property for which grant funds are being received.

(i) The department shall develop a process that ensures the most efficient means to collect and verify inspection and grant applications to determine eligibility. The department may direct hurricane mitigation inspectors to collect and verify inspection and grant application information or use the Internet or other electronic means to collect information and determine eligibility.

==== D I R E C T O R Y C L A U S E A M E N D M E N T =====

And the directory clause is amended as follows:

Delete lines 22 - 23

and insert:

Section 1. Subsections (1), (2), and (5) of section 215.55871, Florida Statutes,

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

And the title is amended as follows:



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156 Delete lines 13 - 16
157 and insert:
158 program under certain circumstances; authorizing
159 financial grants to be used by associations for a
160 specified purpose; requiring that an application for a
161 mitigation grant include documentation to verify
162 household income; requiring limiting the award of
163 grant funds; making clarifying changes; requiring a
164 hurricane mitigation inspector to verify the
165 possession of water intrusion mitigation devices;
166 requiring an association to