

State Legislative Session Weekly Digest

Week 7

February 23-27, 2026

Prepared by the Hillsborough County Government Relations Team

Overview

Week 7 brought about the last full week of scheduled committee meetings, with committee meetings to fully conclude on March 3. While budget conference committee memberships were announced by the Speaker of the House and President of the Senate, anticipated action did not commence as initial budget allocations were still being negotiated. In order to pass a budget within the 60-days session window, a final budget must be “placed on the desk” by Tuesday, March 10, to meet the mandated 72-hour cooling off period before a final vote is taken. Additionally, bills that remain viable are likely to see amendments being offered on the floor with provisions that did not successfully clear the committee process or were not introduced during the session. The Government Relations Team will remain vigilant and continue to report on the actions of the Legislature. This digest touches on legislative activities relevant to local government and residents of Hillsborough County that took place this week.

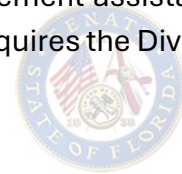
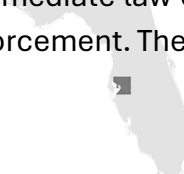
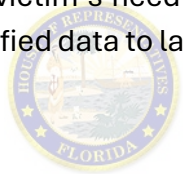
Major Issues Discussed *(by Committee and Date)*

HOUSE STATE AFFAIRS COMMITTEE

Tuesday, February 24, 2026

CS/HB 269, VICTIMS OF DOMESTIC VIOLENCE AND DATING VIOLENCE, BY REPRESENTATIVE GOSSETT-SEIDMAN (R)

CS/HB 269 requires the Division of Telecommunications (Division) within the Department of Management Services to consult with specified entities to conduct a feasibility study regarding a web-based 911 alert system for use by victims of domestic violence and dating violence that would allow such victims to use both a nondescript telephone number to contact 911 and a user-generated code or phrase once connected with a 911-operator that would indicate the victim’s need for immediate law enforcement assistance and allow for the transfer of specified data to law enforcement. The bill requires the Division to submit the



results of the study to the President of the Senate and the Speaker of the House of Representatives by January 31, 2027.

The bill also expands program participant eligibility in the Attorney General's Address Confidentiality Program for Victims of Domestic Violence by authorizing victims of dating violence to apply to the program. Participation in this program will allow a victim of dating violence to obtain and utilize a substitute address in lieu of his or her actual address with state and local agencies and will prohibit the supervisor of elections from including his or her personal identifying information and location information on any publicly accessible list of registered voters.

CS/HB 269 passed by a vote of 25-0.

CS/SB 298, PUBLIC RECORDS/VICTIMS OF DOMESTIC AND DATING VIOLENCE, BY SENATOR BERMAN (D)

CS/SB 298 expands two existing public record exemptions applicable to victims of domestic violence who participate in the Attorney General's Address Confidentiality Program for Victims of Domestic Violence to include victims of dating violence who are eligible to participate in the program under linked bill SB 296. The exemptions protect the following information from public disclosure:

- The addresses, corresponding telephone numbers, and social security numbers of program participants held by the Office of the Attorney General.
- The names, addresses, and phone numbers of program participants contained in voter registration and voting records held by the supervisor of elections and the Department of State.

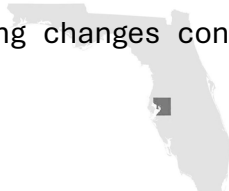
The bill may have an indeterminate negative fiscal impact on state and local governments due to any costs associated with training staff on and making redactions required by the expanded public record exemptions for program participants in the Attorney General's Address Confidentiality Program for Victims of Domestic Violence.

The bill requires a two-thirds vote of the members present and voting in both houses of the Legislature for final passage. The bill is effective upon the same date that SB 296 or similar legislation takes effect.

CS/SB 298 passed by a vote of 26-0.

CS/CS/HB 399, LAND USE AND DEVELOPMENT REGULATIONS, BY REPRESENTATIVE BORRERO (R)

CS/CS/HB 399 makes the following changes concerning land use and development regulations:



- Requires application fees for development permits and orders to be reasonably related to the costs associated with reviewing and processing the application and prohibits fees based on a percentage of project costs.
- Provides that the exclusive method for the transmittal and adoption of an amendment to the future land use element of a comprehensive plan is by a majority vote of the members of the governing body present at the hearing, notwithstanding any county charter provision to the contrary.
- Requires each local government's comprehensive plan and land development regulations to include factors for assessing compatibility of residential uses and establishes requirements for examining an application for development for compatibility.

The bill requires the Office of Program Policy Analysis and Government Accountability (OPPAGA) to conduct a study to identify the effect of removing the Urban Development Boundary or similar boundaries in Miami-Dade County and other counties. The bill requires the study to contain certain specified elements and for OPPAGA to report its conclusions by December 1, 2026.

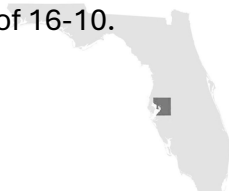
The bill may have an indeterminate negative fiscal impact on state government and local governments and an indeterminate positive economic impact on applicants for development permits and orders. The bill is effective January 1, 2027.

AMENDMENT 614439 BY REPRESENTATIVE BORRERO

Requires cost-based local review fees, standardizes comprehensive planning and development processes, expands allowable placement for certain housing, creates parity for off-site constructed dwellings, and mandates a study on removing urban boundaries.

- Mandates that application fees reflect direct review costs and must not be based on project valuation.
- Requires interlocal agreements to provide reasonable access for school facility siting and improvements.
- Streamlines minor variances for large destination resorts within existing permitted uses.
- Requires a majority vote for future land use amendments and clearer standards for compatibility review.
- Allows more placement of manufactured buildings and equal treatment of off-site constructed homes.
- Directs OPPAGA to study the effects of removing the Urban Development Boundary.

CS/CS/CS/HB 399 passed by a vote of 16-10.



PCS FOR CS/HB 433, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BY REPRESENTATIVE ALVAREZ (R)

The bill addresses numerous matters related to agriculture and the Florida Department of Agriculture and Consumer Services. Among other provisions, the bill revises provisions related to fairs, preempts local governments from restricting gas-powered farm and landscape equipment, revises provisions that relate to biosolids, amends provisions relating to signal jamming devices, revises provisions related to state owned lands, repeals the Babcock Ranch Advisory Group, creates a Food Animal and Equine Veterinary Medicine Loan Program, and makes permanent the Farmers Feeding Florida Program. It also amends provisions relating to health studios and commercial solicitation.

The bill has an indeterminate, but likely negative impact on local governments' costs in the short-term to convert to Class AA biosolids treatment. The effective date of the bill is July 1, 2026.

CS/CS/HB 433 passed by a vote of 22-3.

CS/HB 437, PUBLIC RECORDS, BY REPRESENTATIVE ANDRADE (R)

CS/HB 437 makes significant revisions to the Public Records Act (Act). The bill establishes a mandatory three-day response timeline for agencies to respond to public record requests and requires written explanations for delays or denials. The bill restricts agencies' ability to charge fees in specified circumstances, authorizes fees waivers for public purposes, and requires written cost estimates upon request. The bill restructures enforcement provisions of the Act by modifying to whom penalties apply and which sanctions are available. The bill broadens the availability of attorney fee awards and requires fees to be assessed against the responsible agency rather than individual employees.

The bill may have a negative fiscal impact on the state and local governments as it eliminates or limits fees collected for certain public record requests. Additionally, the bill requires faster response times for public record requests, which may increase workload. The bill may have an indeterminate positive economic impact on the private sector by limiting fees collected. The overall fiscal impact is indeterminate. The bill is effective July 1, 2026.

CS/HB 437 passed by a vote of 25-0.

CS/CS/HB 927, LOCAL LAND PLANNING AND DEVELOPMENT, BY REPRESENTATIVE SAPP (R)

CS/CS/HB 927 requires certain counties and municipalities to create a program to conduct pre-application reviews of plans, permits, or plats submitted as part of compliance with a local government's land development regulations. After completing a pre-application



review on work in their respective field, a qualified contractor completes an affidavit that the work is in compliance with the local government's requirements, which is then reviewed by the local government. The bill requires each local government to establish a registry of qualified contractors and provides requirements for those contractors.

The bill also revises the process for the expedited approval of residential building permits prior to plat approval by expanding its applicability to one or more phases of a community or subdivision and establishing procedures for when a local government has failed to establish an expedited permitting process.

AMENDMENT 165029 BY REPRESENTATIVE SAPP

Requires creation of development preapplication programs, sets new deadlines for permit reviews, and establishes a registry of qualified contractors to speed permitting.

- Mandates counties (=75,000 people) and municipalities (=10,000 people) to adopt preapplication consultation services by 2027.
- Deems applications approved if not processed within specified timeframes.
- Creates s. 163.3169 requiring a qualified contractor registry to supplement local staff and expedite permitting.
- Expedites partial building permit issuance before final plat approval with performance bonds and disclaimers.
- Requires refunds when local governments miss processing deadlines.

CS/CS/CS/HB 927 passed by a vote of 23-2.

CS/HB 979, INFILL REDEVELOPMENT, BY REPRESENTATIVE BORRERO (R)

The bill creates the "Infill Redevelopment Act," which preempts certain local land development regulations and requires the administrative approval of certain proposed infill developments on environmentally impacted land in certain counties. The bill allows qualifying parcels to be developed for residential uses up to the average density allowed in any adjacent residential zoning district within the same jurisdiction. The bill requires a development that is adjacent to single-family homes and townhouses to include an open space buffer between existing residences and the new development.

The bill requires development projects that meet the requirements of the bill to be approved administratively and preempts local laws, ordinances, or regulations that apply, or have the effect of applying, a more restrictive or burdensome requirement or procedure for the development of a qualifying parcel. Local governments can continue to apply local architectural design regulations if those regulations are generally applicable to comparable residential development. The bill requires developers to comply with concurrency



requirements before the issuance of any building permit for any project authorized under the bill. The bill takes effect upon becoming a law.

AMENDMENT 17549 BY REPRESENTATIVE BORRERO

Expands permissible residential development on parcels formerly owned by public utilities.

- Requires local governments to allow residential uses on such parcels with density matching adjacent developments;
- Mandates approval of subdivision requests that satisfy existing standards and prohibits lower density through subdivision;
- Sets a 20-foot buffer if adjacent to single-family homes or townhomes;
- Doubles impact fees and offers adjacent homeowners the option to purchase if recreational areas have remained unused for at least 12 months;
- Authorizes administrative approval processes for qualifying projects and preempts stricter local regulations;
- Directs the Division of Law Revision to replace references to “the effective date of this act” with the actual date of enactment.

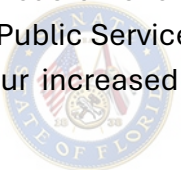
CS/CS/HB 979 passed by a vote of 20-3.

PCS FOR HB 1007, HYPERSCALE DATA CENTERS, BY REPRESENTATIVE GRIFFITTS (R)

The bill:

- Requires the Public Service Commission to develop minimum tariff and service requirements for large load customers that ensure such customers pay their full cost of service and that prevent a public utility from providing electric service to certain foreign entities that are large load customers.
- Prohibits agencies from entering into nondisclosure agreements that restrict disclosure of information related to potential data center developments.
- Prohibits economic development agencies from extending the 12-month exemption from public record requirements for information relating to a potential data center locating or expanding its business in this state.
- Creates a permitting framework for large-scale data centers under the consumptive use permitting program.
- Prohibits issuance of a construction permit for certain data centers located within five miles of a residential property or school, unless waived by unanimous vote of the membership of the governing body.

The bill is likely to affect the electricity rates, fees, and other costs applicable to large load customers served by public electric utilities. The magnitude of any such impact is indeterminate and will depend on factors including individual customer characteristics and the specific service and tariff requirements adopted by the Public Service Commission. In addition, large-scale data centers seeking a CUP may incur increased compliance and



administrative costs associated with enhanced application requirements established under the bill. The effective date of the bill is July 1, 2026, except as otherwise provided in the act.

CS/HB 1007 passed by a vote of 24-1.

CS/HB 1245, BIOSOLIDS MANAGEMENT, BY REPRESENTATIVE SHOAF (R)

The bill creates new regulations for Class AA biosolids. The bill, in part:

- Prohibits land application of bulk Class AA biosolids fertilizer and compost products from exceeding certain agronomic rates and requires land application site operators to maintain application records.
- Authorizes bulk Class AA biosolids or biosolid products to be distributed or marketed as fertilizer and land applied if certain requirements are met.
- Authorizes bulk Class AA biosolids compost products to be distributed or marketed as soil amendments and land applied if certain requirements are met.
- Requires that bulk AA biosolids compost and fertilizer products that are not distributed, marketed, or sold through a bona fide sale as a fertilizer or soil amendment may only be land applied at land application sites approved by the Department of Environmental Protection.
- Requires the University of Florida's Institute of Food and Agricultural Sciences to, on a biennial basis, publish recommended agronomic rates for the beneficial reuse of bulk Class AA biosolids fertilizer and compost products.

The effective date of the bill is July 1, 2026, but the provisions in section 2 become effective July 1, 2028.

AMENDMENT 312393 BY REPRESENTATIVE SHOAF

Prohibit the bulk land application of Class AA biosolids beyond agronomic rates and impose new recordkeeping and compliance requirements.

- Mandates use at or below agronomic rate with beneficial reuse as the primary goal.
- Prohibits disposal-level application exceeding crop needs.
- Requires five-year recordkeeping for certain distributions.
- Exempts high-percent solids Class AA biosolids from recordkeeping.
- Directs rulemaking by November 1, 2026.
- Instructs IFAS to publish agronomic rate guidance biennially.
- Mandates compliance with fertilizer laws for marketing.
- Effective November 1, 2026.

CS/CS/HB 1245 passed by a vote of 26-0.



Read the Committee Packet:

<https://www.flhouse.gov/Sections/Documents/loaddoc.aspx?MeetingId=15192&PublicationType=Committees&DocumentType=Meeting%20Packets>

View the Committee Meeting:

<https://www.flhouse.gov/VideoPlayer.aspx?eventID=11157>

SENATE COMMITTEE ON FISCAL POLICY

Tuesday, February 24, 2026

SB 524, DEPARTMENT OF LAW ENFORCEMENT, BY SENATOR SIMON (R)

SB 524 amends s. 406.02, F.S., to revise appointments and reappointments to the Medical Examiners Commission. The bill specifies that individuals appointed or reappointed by the Governor remain active until resignation, disqualification or a new member is appointed by the Governor.

Additionally, the Medical Examiners Commission must approve the appointment of district medical examiners by a majority vote to fill vacancies.

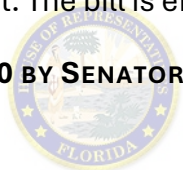
The bill amends s. 406.06, F.S., to transfer the authority to appoint district medical examiners from the Governor to the Medical Examiners Commission.

The bill amends s. 943.11, F.S, to specify that Criminal Justice Standards and Training Commission (CJSTC) must act independently of any criminal justice agency. The Criminal Justice Professionalism Program is required to provide staff support for the commission.

The bill amends s. 943.1395, F.S., to revise the notification process for serving administrative complaints on a certified law enforcement, correctional, and correctional probation officer or instructor. The CJSTC staff must attempt notification via certified mail and via email, if possible. If proof of service is not provided, staff will attempt contact utilizing the last known telephone number and a notice to the licensee posted on the front page of the CJSTC's website.

The bill amends various sections of Ch. 943. F.S., to provide that law enforcement officer curriculum is established by the CJSTC not the FDLE. The bill does not have a fiscal impact on state government. The bill is effective July 1, 2026.

AMENDMENT 432900 BY SENATOR SIMON



Expands FDLE's authority, revises medical examiner appointments, updates insurance fingerprints, addresses immigration detainers, and shifts officer training.

- Authorizes FDLE to adopt rules for valor medals.
- Transfers district medical examiner appointments from Governor to the Medical Examiners Commission.
- Permits transplant organizations to access certain autopsy reports.
- Requires FDLE to process control-person fingerprints for insurance licensure and share records.
- Creates a statewide law enforcement apprenticeship program for fiscally constrained counties.
- Directs FDLE to collect immigration detainer data and provides for expunction.
- Moves specified training from FDLE to the Criminal Justice Standards and Training Commission.

CS/SB 524 passed by a vote of 18-0.

Read the Committee Packet:

<https://www.flsenate.gov/Committees/DownloadMeetingDocument/8333>

View the Committee Meeting:

<https://www.flsenate.gov/media/VideoPlayer/6234>

HOUSE JUDICIARY COMMITTEE

Tuesday, February 24, 2026

CS/HB 925, CLERKS OF COURT, BY REPRESENTATIVE TRABULSY (R)

CS/HB 925 would increase funding to the Clerks of the Court by:

- Increasing the per-petition reimbursement amount from \$40 to \$195 for certain filings for which the Legislature prohibits the Clerks from charging filing fees but authorizes the Clerks to seek reimbursement funding, subject to an appropriation, and expanding the types of filings eligible for reimbursement.
- Equally dividing between a municipality and the Clerk the remainder of certain penalties for civil traffic violations that occur within the municipality's jurisdiction



after initial payouts are made as specified in law, thereby increasing the portion of such fee remainder paid to the Clerk from 5.6 percent to 28.2 percent.

CS/HB 925 passed by a vote of 15-0.

Read the Committee Packet:

<https://www.flhouse.gov/Sections/Documents/loaddoc.aspx?MeetingId=15194&PublicationType=Committees&DocumentType=Meeting%20Packets>

View the Committee Meeting:

<https://www.flhouse.gov/VideoPlayer.aspx?eventID=11156>

SENATE COMMITTEE ON RULES

Tuesday, February 24, 2026

CS/SB 208, LAND USE AND DEVELOPMENT REGULATIONS, BY SENATOR McCLAIN (R)

CS/SB 208 facilitates residential development by making the development permit and development order application process less costly. The bill also makes it harder for local governments to deny applications due to a lack of compatibility by requiring them to issue specific and objective reasons for such denials.

Specifically, the bill:

- Requires local governments to charge development permit and development order application fees that reasonably relate to the costs associated with the review, processing, and final disposition of applications.
- Requires local government comprehensive plans and land development regulations to include factors for assessing the compatibility of allowable residential uses within a residential zoning district and future land use category.
- Requires land development regulations to incorporate objective design standards or other measures for mitigating or minimizing potential incompatibility.
- Requires local government staff to identify specific areas of incompatibility, and authorizes staff to recommend mitigation measures to applicants, before recommending denial of rezoning, subdivision, or site plan approval applications on compatibility grounds.



- Prohibits local governments from denying an application on compatibility grounds unless the denial includes written findings identifying areas of incompatibility and concluding that proposed mitigation measures are inadequate and no feasible mitigation measures exist.
- Renders the bill's provisions inapplicable to compatibility between uses in different future land use categories, applications for development within planned unit developments or master planned communities, and applications for development within historic districts designated before January 1, 2026.

The bill will have a positive fiscal impact on private sector applicants, while it will result in a negative fiscal impact on local governments. The bill is effective January 1, 2027.

AMENDMENT 705478 BY SENATOR MCCLAIN

Expand access to school easements, ensure compatibility standards for residential developments, allow the placement of certain manufactured housing, and require a study on removing urban development boundaries.

- Require interlocal agreements to address public easements for school facilities.
- Add local comprehensive plan mandates for objective compatibility standards.
- Prohibit local governments from denying projects solely based on 'community character.'
- Allow placement of certified manufactured buildings on recreational vehicle park lots.
- Establish parity for off-site constructed dwellings with site-built housing.
- Instruct OPPAGA to study the potential impacts of eliminating urban development boundaries.

CS/CS/SB 208 passed by a vote of 22-1.

SB 218, LAND USE REGULATIONS, BY SENATOR GATEZ (R)

SB 218 amends certain provisions in Section 28 of CS/CS/SB 180 (2025), which is an undesignated section of law restricting local government power to regulate land use following hurricanes, to reduce the areas of the state to which the land use regulation restrictions of that section apply.

Section 28 of CS/CS/SB 180 generally prohibited counties and municipalities within the federal disaster declarations for Hurricane Debby, Hurricane Helene, and Hurricane Milton from proposing or adopting moratoriums or more restrictive or burdensome amendments or procedures in their land use regulations for 3 years. Because each of Florida's 67 counties were listed in at least one of these disaster declarations, all counties and municipalities in the state have been subjected to the restrictions.



The bill narrows the geographic area subject to CS/CS/SB 180’s restrictions by defining what “impacted local governments” are and applying the restrictions only to them. Under the bill, “impacted local governments” are counties and municipalities listed in the federal disaster declarations and designated in them as eligible for individual and public assistance. As a result, 13 counties, and the municipalities within them, will no longer be subject to the restrictions.

With respect to the 13 counties to which the restrictions of Section 28 of CS/CS/SB 180 will no longer apply under the bill, property owners may encounter new regulatory challenges at the local level in connection with the repair and reconstruction of property. The bill’s changes apply retroactively to August 1, 2024. The bill is effective July 1, 2026.

AMENDMENT 103578 BY SENATOR GAETZ

Define “impacted local government” for hurricane-affected counties and municipalities and limit application of relevant law to those entities, effective July 1, 2026.

- Creates a new definition for “impacted local government,” covering specified counties declared for federal disaster assistance.
- Limits section 28 of chapter 190-2025, Laws of Florida, to those impacted local governments.
- Takes effect July 1, 2026.

CS/SB 218 passed by a vote of 23-0.

CS/CS/SB 686, AGRICULTURAL ENCLAVES, BY SENATOR McCLAIN (R)

CS/CS/SB 686 amends s. 163.3162, F.S., which regulates agricultural lands and practices, to replace the existing public hearing process for development within agricultural enclaves with a new process outlined in the bill. Agricultural enclaves are pockets of agricultural land that are mostly surrounded by development.

Under the bill, the owner of an agricultural enclave may apply for a certification confirming that the land is an agricultural enclave, subject to a public hearing and approval process. Upon certification, property owners may submit development plans for single-family residential housing consistent with the land use requirements of adjacent parcels. Local governments may not enact or enforce a law or regulation for an agricultural enclave that is more burdensome than for other types of applications for comparable uses or densities.

The bill revises the definition of “agricultural enclave” to clarify that they may include one or more parcels. It also includes additional criteria for determining whether a property may qualify as an agricultural enclave under state law and limits agricultural enclaves to lands within counties having a population of 1.75 million or less.



The bill's provisions relating to agricultural enclaves expire January 1, 2028, at which time the text of those provisions will revert to the text as it existed on June 30, 2026. The bill has no fiscal impact. The bill is effective July 1, 2026.

AMENDMENT 118996 BY SENATOR McCLAIN

Streamlines the certification and development of agricultural enclaves by establishing adjacency criteria, shortened approvals, and limited oversight.

- Requires local governments to certify eligible parcels within 90 days or certification is automatic.
- Allows owners to submit residential or commercial plans matching adjacent densities.
- Encourages wildlife corridor preservation and prohibits burdensome local restrictions.
- Refines the definition of “agricultural enclave,” including acreage, location, and adjacency requirements.
- Sunsets changes on January 1, 2028.

AMENDMENT 193976 TO THE AMENDMENT BY SENATOR HARRELL (R)

Creates an exception for larger parcels exceeding 1,280 acres within counties covered by the water protection plan under s. 373.4595(4)(c).

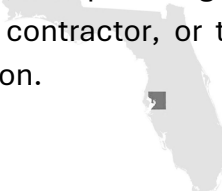
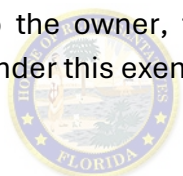
- Limits the existing 4,480-acre cap unless parcels are in the affected counties with a water protection plan.
- Allows acreage beyond 1,280 acres for those specifically covered by s. 373.4595(4)(c).

CS/CS/CS/SB 686 passed by a vote of 23-0.

CS/SB 1234, BUILDING PERMITS AND INSPECTIONS, BY SENATOR DICEGLIE (R)

CS/SB 1234 amends provisions related to the Florida Building Code (Building Code), local building permit requirements, and requirements for private providers of Building Code and plans review services, including:

- Providing that building permits for single-family dwellings expire one year after the latter of the issuance of the permit or the effective date of the next edition of the Building Code, and that local governments may extend a building permit beyond one year.
- Exempting temporary residential hurricane and flood protection walls or barriers meeting certain requirements, and providing that a local government has no legal obligation to the owner, the contractor, or their successors or assigns for work performed under this exemption.



- Exempting from permitting requirements for work valued at \$7,500 or less on a single-family dwelling's lot, except that a local government may require a building permit for any electrical, plumbing, structural, mechanical, or gas work, and requiring that the person other than the property who performs the exempted work must file a notice with the local enforcement agency containing specified information.
- Providing that permits may not be required for retaining walls on single-family or two-family dwellings or townhouses.
- Limiting inspection fees from exceeding the local enforcement agency's actual costs and prohibiting permit costs from being based on the total cost of the project.
- Requiring the Florida Building Commission (commission) to develop a uniform building permit application that must include a checklist by project type for permitted work, and be capable, to the extent feasible, of integration with existing building permit software systems utilized by local governments and must account for local amendments to the Florida Building Code.
- Repeal the requirement for local enforcement agencies, local building officials, or local governments, as applicable, to provide a registration system for private providers; however, under the bill, local enforcement agencies could maintain a voluntary registration system.
- Prohibit administrative fees for the registration of a private provider, or any updates to a private provider registration.
- Require the Department of Business and Professional Regulation to maintain a statewide registry of licensed persons and business organizations qualified to act as a private provider, which local enforcement agencies must utilize to verify the licensure and professional liability insurance of a private provider.
- Adding a deadline of 5 days for local governments to respond to permit applications for work valued less than \$15,000.
- Deeming building permits approved for construction or renovation of single-family dwellings subject to a state of emergency within the previous 24 months and requiring issuance of permits for such projects within 2 days.
- Prohibiting homeowners' associations from requiring the issuance of a building permit as a prerequisite for review of construction on a parcel.
- Substantially revising requirements related to private provider services, including:
 - Limitations on local government authority related to supervision, audits, and application reviews when private providers are used.
 - Requirements related to notifications related to applications and corrective actions.
 - Revisions of the calculation of fees charged by local governments when private provider services are used.



The bill provides an effective date of July 1, 2026.

AMENDMENT 567540 BY SENATOR DICEGLIE

Streamlines building permit and inspection processes, standardizes forms, and ensures fair treatment for offsite-constructed dwellings.

- Expires single-family dwelling permits after 1 year or the next Building Code adoption.
- Prohibits requiring permits for certain low-cost projects and expands private provider use.
- Requires local governments to reduce fees, adopt uniform applications, and treat offsite homes equally.
- Blocks associations from requiring local approval before design reviews.

CS/CS/SB 1234 passed by a vote of 18-4.

CS/CS/SB 1294, BIOSOLIDS MANAGEMENT, BY SENATOR BRADLEY (R)

CS/CS/SB 1294 provides that the land application of bulk Class AA biosolids may not exceed the agronomic rate. The bill provides that, effective November 1, 2028, bulk Class AA biosolids, to the extent that such bulk land application constitutes disposal, is prohibited if the application cannot reasonably be expected to be taken up by a crop or vegetative cover during the relevant growing season. The bill requires land application site operators to maintain application records for five years and provides what information needs to be included. The bill directs, beginning by November 1, 2027, the University of Florida's Institute of Food and Agricultural Sciences to publish recommended agronomic rates for bulk Class AA biosolids on a biennial basis. The bill further provides that the recommendations must be informed by a review of the scientific literature and applicable available agronomic guidance and provides a minimum framework of data for the guidance.

The bill provides that applicable inspection fees and tonnage reporting requirements required pursuant to Ch. 576 F.S., apply to all Class AA biosolids fertilizer and compost products marketed or distributed for land application, including products that are not sold and products that are land applied on property owned by the biosolids generator, distributor, or applicator.

The bill provides that a biosolids fertilizer or compost product may not be marketed or distributed for bulk agricultural land application as Class AA biosolids unless the product meets all applicable labeling and registration requirements of Ch. 576 F.S.

The bill provides exceptions to these restrictions if the labeling does not claim any plant nutrients or beneficial plant growth properties and when such biosolids compost products



are enrolled and certified under the U.S. Composting Council Seal of Testing Assurance program.

AMENDMENT 114628 BY SENATOR BRADLEY

Limits bulk Class AA biosolids land application to agronomic rates and establishes recordkeeping, marketing, and distribution rules.

- Prohibits exceeding agronomic rates and defines disposal.
- Requires 5-year recordkeeping for bulk applications.
- Exempts certain dry, stable biosolids from records.
- Mandates rulemaking by November 1, 2026.
- Directs UF/IFAS to publish agronomic rates by 2027.
- Requires product certification or compliance with Ch. 576.

CS/CS/CS/SB 1294 passed by a vote of 19-0.

CS/SB 1434, INFILL REDEVELOPMENT, BY SENATOR CALATAYUD (R)

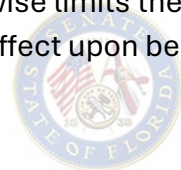
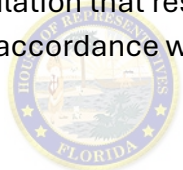
CS/SB 1434 creates the “Infill Redevelopment Act,” which preempts certain local land development regulations and oversight for “qualifying parcels” to promote infill redevelopment in urban areas.

Qualifying parcels are plots of land at least 5 acres in size located adjacent to other parcels zoned for residential uses in certain counties. They must also be environmentally impacted, which for purposes of the bill means contaminants or pollutants have been detected on the land above certain thresholds or the land has been designated a brownfield area under state law.

Under the bill, local governments must allow, using an administrative approval process, a qualifying parcel to be developed with residential uses up to either the average density of all applicable zoning districts within the same jurisdiction, or 25 dwelling units per acre, whichever is lower.

The bill includes additional requirements for qualifying parcels that have recreational facilities on them (such as golf courses or recreational areas adjacent to single family homes on all sides) and provides a framework for the sale of such properties to adjacent property owners if they wish to preserve their recreational use.

The bill applies to development applications submitted pursuant to the bill’s provisions on or after its effective date. A local government may not adopt or enforce a local law, an ordinance, or a regulation that restricts, prohibits, or otherwise limits the development of a qualifying parcel in accordance with the bill. The bill takes effect upon becoming a law.



AMENDMENT 935140 BY SENATOR CALATAYUD

Replaces the existing text on line 189 with “months.”

- Removes the previous line 189 language
- Inserts the word “months” on line 189

CS/CS/SB 1434 passed by a vote of 23-0.

CS/SB 1474, BIOSOLIDS MANAGEMENT, BY SENATOR GAETZ (R)

CS/SB 1474 prohibits the Department of Environmental Protection from issuing or renewing a permit for a land application site which authorizes the disposal or land application of septage as Class B biosolids if there is a permitted wastewater treatment facility that accepts septage for higher levels of treatment which is:

- Less than 50 miles from a proposed Class B biosolids land application site;
- Owned or operated by the federal government or a federal agency, a state government body or agency, or a political subdivision of this state; and
- Not defunct, used for other purposes, or out of capacity.

AMENDMENT 835512 BY SENATOR GAETZ

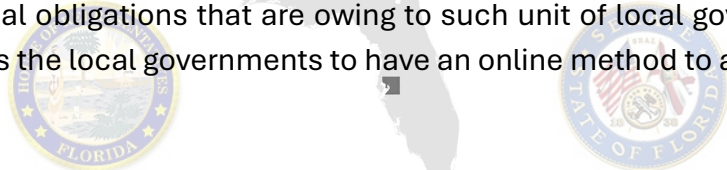
Revises criteria for facilities that support Class B biosolids land application sites.

- Requires that facilities be located less than 30 miles from a proposed Class B biosolids site.
- Specifies that facilities must be owned or operated by the Federal Government, a state agency, or a political subdivision of the state.
- Excludes facilities that are defunct, repurposed, or at capacity.
- Sets the act’s effective date as July 1, 2027.

CS/CS/SB 1474 passed by a vote of 23-0.

CS/SB 1612, ELECTRONIC PAYMENTS MADE TO UNITS OF LOCAL GOVERNMENTS, BY SENATOR DICEGNIE (R)

CS/SB 1612 amends s. 215.322, F.S., to require each unit of local government¹ to accept payments by use of credit cards, charge cards, bank debit cards, and electronic fund transfers for financial obligations owed to the local government. Currently, local governments and certain subdivisions thereof are authorized, but not required, to accept payments by use of credit cards, charge cards, bank debit cards, and electronic fund transfers for financial obligations that are owing to such unit of local government. The bill additionally requires the local governments to have an online method to accept payments.



The bill has a finding and declaration of important state interest. The bill may require local governments to expend funds to make necessary technological updates and to maintain required websites. The bill takes effect January 1, 2027.

CS/SB 1612 passed by a vote of 21-0.

Read the Committee Packet:

<https://www.flsenate.gov/Committees/DownloadMeetingDocument/8338>

View the Committee Meeting:

<https://www.flsenate.gov/media/VideoPlayer/6237>

HOUSE COMMERCE COMMITTEE

Tuesday, February 24, 2026

CS/HB 741, DEPARTMENT OF COMMERCE, BY REPRESENTATIVE OWEN (R)

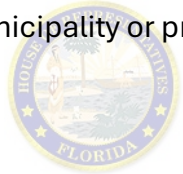
The bill addresses various matters related to community, workforce, and economic development and the Florida Department of Commerce (Department). The bill revises provisions related to:

- The acquisition of state lands for the purpose of buffering a military installation against encroachment;
- The Rural Economic Development Initiative;
- The Florida Small Cities Community Development Block Grant Program;
- Florida Is For Veterans, Inc.; and
- Employment eligibility and verification.

CS/HB 741 passed by a vote of 23-0.

HB 1075, UTILITIES, BY REPRESENTATIVE SIROIS (R)

The bill requires a municipality to extend utility service to other municipalities or property owners located outside its municipal boundaries if certain conditions are met. The bill requires the municipality to determine if sufficient capacity exists and provides the method for a requesting municipality or property owner to challenge that determination.



The bill also revises provisions relating to rural electric cooperatives. Specifically, the bill:

- Allows notice of member meetings to be provided by e-mail and requires a longer notice period for meetings for electing trustees.
- Increases the required minimum quorum for member meetings.
- Requires each cooperative to address certain matters in its bylaws and appoint one or more inspectors to ensure accurate elections for trustees.
- Authorizes cooperatives to use an internet-based online voting system, provides requirements for the voting system, and allows members voting using such a system to count toward quorum in certain instances.

AMENDMENT 511053 BY REPRESENTATIVE OLIVER (R)

Require municipalities operating water or wastewater utility services outside their boundaries to enter interlocal agreements for designated economic development zones and prohibit certain restrictive land use regulations on wastewater upgrade projects.

- Mandate interlocal agreements specifying service responsibilities, planning, cost allocation, and timelines.
- Set a 12-month execution deadline and allow reasonable fees for system expansions.
- Prohibit municipalities from imposing more burdensome land use regulations on proposed wastewater utility upgrades owned by another political subdivision.

AMENDMENT 842125 BY REPRESENTATIVE OLIVER (R)

Adds an exception for property subject to an annexation or developer agreement, or located in a joint planning area, by July 1, 2026.

- Excludes property covered by such agreements or in a joint planning area from the new requirements.
- Applies this exception based on the property's status as of July 1, 2026.

AMENDMENT 983805 BY REPRESENTATIVE ESPOSITO (R)

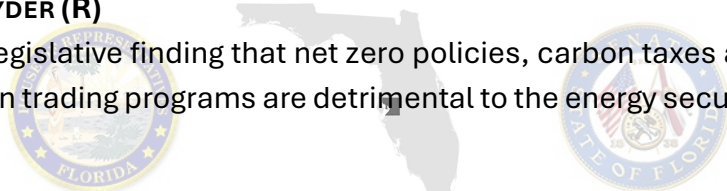
Establish a 10 percent quorum requirement for members.

- Removes the original language regulating quorum requirements.
- Inserts new language specifying that a quorum is 10 percent of all members.

CS/HB 1075 passed by a vote of 17-6.

HB 1217, PROHIBITED GOVERNMENTAL POLICIES REGULATING GREENHOUSE GAS EMISSIONS, BY REPRESENTATIVE SNYDER (R)

The bill provides a legislative finding that net zero policies, carbon taxes and assessments, and carbon emission trading programs are detrimental to the energy security and economic



interest of the state; establishes certain prohibitions on a governmental entity adopting, implementing, using government funds to support, or imposing any tax or assessment to advance such policies; and defines terms related to such prohibitions.

AMENDMENT 987875 BY REPRESENTATIVE JACQUES (R)

Prohibit governmental entities from adopting, funding, or enforcing net zero policies, carbon taxes, or emission trading programs.

- Bar local governments from imposing net zero requirements in resolutions, contracts, or agreements
- Prohibit use of public funds or procurement preferences to support net zero or greenhouse gas limits
- Ban charges based on carbon content or emissions, with annual affidavits required
- Allow certain utility oversight and pollution control activities consistent with existing state laws
- Apply restrictions to actions on or after July 1, 2026

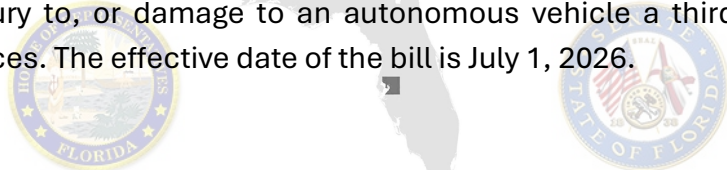
CS/HB 1217 passed by a vote of 19-4.

CS/HB 1233, TRANSPORTATION, BY REPRESENTATIVE GRIFFITTS (R)

The bill addresses several matters related to state transportation policy, including:

- Duties of the Florida Greenways and Trails Council;
- Seaport planning, and expansion of Florida’s maritime industrial base;
- Expansion of the areas within which personal delivery devices may operate;
- Impact of drone delivery services on minimum parking space requirements on commercial property;
- Clarification regarding the use of paratransit services;
- Airport investments, security, and planning;
- Expansion of the Florida Department of Transportation’s powers, duties, and responsibilities related to advanced air mobility corridor connection points, promotion of development opportunities and advanced air mobility, review of local government applications for federal funding, operation and maintenance of research facilities, and LiDAR procurement and cost sharing; and
- Limitations on the consideration of nonpecuniary factors in taxpayer-funded project development and environmental studies.

The bill also makes shooting or throwing a dangerous projectile into an occupied or unoccupied autonomous vehicle a second-degree felony and makes the willful or malicious defacement of, injury to, or damage to an autonomous vehicle a third-degree felony in certain circumstances. The effective date of the bill is July 1, 2026.



AMENDMENT 666267 BY REPRESENTATIVE GRIFFITTS

Streamlines Florida’s transportation laws, revises speed limits, adjusts rules for personal delivery devices, updates local regulation of communications facilities, and enhances infrastructure planning.

- Removes Indian River State College, adds Florida State University to Florida Transportation Research Institute.
- Permits personal delivery devices on certain roads, bars them from theme parks and specific trails.
- Raises speed limits on designated highways up to 80 mph.
- Limits local permitting rules and bond demands for communications facilities.
- Expands advanced air mobility coordination, requires seaport and airport infrastructure strategies, and updates driver improvement course elections.

AMENDMENT 951315 TO THE AMENDMENT BY REPRESENTATIVE PORRAS (R)

Expands personal delivery device operation, increases speed limits, removes validation stickers, and restricts local regulation of drone services.

- Permits personal delivery devices on crosswalks, bike lanes, and roads, with prohibited zones established.
- Raises maximum speed limits to 80 mph on limited-access highways and 70 mph on other routes.
- Eliminates validation stickers and adopts electronic registration renewals.
- Restricts local fees and advertising regulations for personal delivery devices, and disallows drone delivery in prohibited areas.
- Modifies driver improvement course election requirements for certain speeding infractions.

CS/CS/HB 1233 passed by a vote of 23-1.

CS/HB 1311, LEGAL TENDER, BY REPRESENTATIVE BANKSON (R)

The bill ratifies rules promulgated by the Department of Financial Services and the Office of Financial Regulation in order for HB 999 (2025), which designates qualifying gold and silver coin as legal tender, to take effect. The bill amends the definition of “custodian of gold coin or silver coin,” to clarify that it means a person or entity holding gold or silver coin that is intended to be able to be transferred for legal tender and does not include a person or entity holding gold or silver coin that is not intended to be used as legal tender.

AMENDMENT 779949 BY REPRESENTATIVE BANKSON

Ratifies rules, repeals a prior repeal, and clarifies definitions and requirements for gold and silver coins as legal tender.



- Ratifies rules under chapter 2025-100, confirming administrative code sections.
- Repeals s. 18 of chapter 2025-100 to preserve existing legal tender provisions.
- Specifies purity and composition requirements for gold or silver coins.
- Prohibits implying governmental issuance while allowing certain decorative designs on coins.
- Redefines 'custodian' to require intended electronic transfers and establishes a presumption for coins not intended as tender.

CS/CS/HB 1311 passed by a vote of 24-0.

CS/HB 1389, AFFORDABLE HOUSING, BY REPRESENTATIVE REDONDO (R)

The bill amends the Live Local Act (Act) to:

- Authorize multifamily and mixed-use residential as allowable uses on property owned by a county, municipality, or school district, if the property is located within the geographic boundaries of the respective county, municipality, or district, and require the county, municipality, or school district, as applicable, to be a party to the application for the proposed development.
- Prohibit local governments from restricting the height of a proposed development through the use of setbacks or stepbacks, and prohibit local governments from requiring setbacks or stepbacks for a proposed development that are more restrictive than the minimum setbacks or stepbacks of the underlying zoning applicable to the proposed development.
- Specify that farms and farm operations are not considered “commercial uses” or “industrial uses” for purposes of the Act; and
- Authorizes developments near airports (which are otherwise exempt from the Act) if the application for a proposed development is approved by the governing body of the airport.

The bill waives sovereign immunity for the state and any governmental entity if prohibited discrimination in a land use decision or the permitting of a development occurs, and clarifies that discrimination based on the source of financing for an affordable housing development is prohibited.

AMENDMENT 406455 BY REPRESENTATIVE REDONDO

Expands affordable housing availability by loosening local restrictions, updating definitions, and prohibiting financing discrimination.

- Requires local governments to allow multifamily/mixed-use in specified zones, public land, and certain religious parcels.
- Bars stricter height or setback rules beyond existing maximums.



- Excludes farms from commercial or industrial definitions.
- Mandates 2026 ADU ordinances allowing approvals without special hearings.
- Allows ADU owners to keep homestead exemptions.
- Bans financing-based housing discrimination.
- Waives sovereign immunity for certain discrimination suits.

AMENDMENT 789001 TO THE AMENDMENT BY REPRESENTATIVE DUGGAN (R)

- Removes the previously proposed option for local taxing authorities to opt out of certain property tax exemptions.
- Eliminates the statutory language allowing a two-thirds vote to suspend the exemption.
- Strikes the requirement for a local ordinance or resolution establishing eligibility conditions.
- Removes references to the Shimberg Center for Housing Studies data and related renewal procedures.
- Repeals notice requirements for property appraisers and continuity of previously granted exemptions.

CS/CS/HB 1389 passed by a vote of 18-5.

CS/HB 1451, UTILITY SERVICES, BY REPRESENTATIVE BUSATTA (R)

The bill requires certain public meetings and reporting for municipalities that provide utility service or intend to provide utility service in areas outside of their municipal boundaries. The bill also limits the rates, fees, and charges that a municipal water or sewer utility may impose on customers outside the boundaries of the municipality to no more than 25 percent in excess of those imposed on customers within the boundaries.

AMENDMENT 486173 BY REPRESENTATIVE BUSATTA

Limits municipal water or sewer rates for out-of-boundary consumers, mandates new reporting requirements for municipal utilities, and preempts certain regional utilities authorities to the state.

- Prohibits municipalities from charging higher rates to out-of-boundary utility customers than in-boundary customers.
- Requires annual utility usage, revenue, and rate differential reports to the PSC.
- Subjects noncompliant municipalities to penalties.
- Directs the PSC to compile information and report to the Governor and Legislature.
- Claims state preemption over newly created regional utilities authorities.
- Implements changes through staggered effective dates.



CS/CS/HB 1451 passed by a vote of 21-3.

CS/CS/HB 1521, DOMESTIC ANIMALS, BY REPRESENTATIVE WEINBERGER (R)

The bill requires the Florida Department of Law Enforcement (FDLE), by January 1, 2027, to post specified information on its website regarding individuals that have been convicted of cruelty to animals. The bill requires the Department of Business and Professional Regulation (DBPR) to develop and publish on its website a list of voluntary best management practices for dog breeders, recommending the minimum standards of care for the breeding, feeding, housing, health, enrichment, recordkeeping, selling, financing, and transferring of dogs in the state. The bill creates the Dog Awareness and Welfare Guidelines (DAWG) Breeder Program to recognize breeders who voluntarily adopt and implement the best management practices for dog breeders.

The bill modifies provisions governing the sale of cats and dogs in the state. Specifically, the bill imposes additional requirements on pet dealers; extends certain notification time frames related to the sale of an ill or unfit animal; and clarifies jurisdiction and remedies for disputes over the sale of an animal. The bill also requires DBPR to maintain on its website information relating to animal cruelty and abuse, and instructions on how to report suspected abuse to the appropriate local authority.

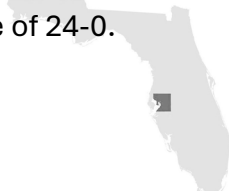
The bill does not include an appropriation. However, the bill authorizes DBPR, subject to appropriation, to inspect an applicant’s breeding program. The bill requires that all fees collected be deposited in the Professional Regulation Trust Fund withing DBPR. Further, the bill authorizes DBPR to contract with and designate local law enforcement, animal services, and other entities to perform inspections or related investigative activities. The effective date of the bill is July 1, 2026.

AMENDMENT 968667 BY REPRESENTATIVE WEINBERGER

Expands offender data disclosure for cruelty, strengthens consumer protections for pet purchases, and establishes voluntary dog-breeding standards.

- Requires new offender data on cruelty registry, effective 2027.
- Extends time for unfit-animal claims and broadens remedies.
- Mandates financing disclosure and permits punitive damages.
- Removes certain waivers and broadens “pet dealer” definition.
- Requires record retention and declares violations deceptive acts.
- Creates best management practices for dog breeders.
- Directs DBPR to post consumer guidance and cruelty information.

CS/CS/CS/HB 1521 passed by a vote of 24-0.



Read the Committee Packet:

<https://www.flhouse.gov/Sections/Documents/loaddoc.aspx?MeetingId=15185&PublicationType=Committees&DocumentType=Meeting%20Packets>

View the Committee Meeting:

<https://www.flhouse.gov/VideoPlayer.aspx?eventID=11163>

SENATE COMMITTEE ON APPROPRIATIONS

Tuesday, February 24, 2026

CS/CS/SB 118, ASSESSMENTS LEVIED ON RECREATIONAL VEHICLE PARKS, BY SENATOR TRUENOW (R)

CS/CS/SB 118 revises the way special assessments may be levied against recreational vehicle parks (RV) by prohibiting counties, municipalities, and special districts from levying special assessments against an area greater than 400 square feet for each recreational vehicle parking space or campsite.

CS/CS/SB 118 passed by a vote of 17-0.

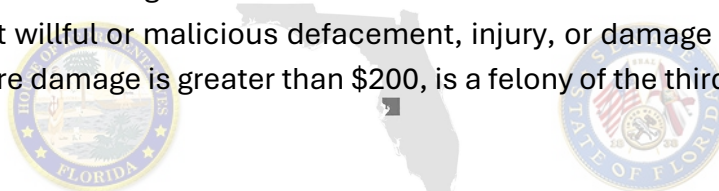
CS/CS/SB 1220, TRANSPORTATION, BY SENATOR MASSULLO (R)

CS/CS/SB 1220 addresses a range of issues related to transportation. Specifically, the bill:

- Requires the Florida Greenways and Trails Council to update its prioritization of regionally significant trails after the Florida Department of Transportation (FDOT) submits its triennial report on the Shared-Use Nonmotorized (SUN) Trail program.
- Authorizes the use of additional surface materials on SUNTrail facilities and allows the FDOT to consider sponsorship agreements in prioritizing SUNTrail projects.
- Requires strategic plans for seaports and commercial service airports to provide strategies for obtaining and maintaining critical infrastructure resources.
- Requires the FDOT to identify and prioritize key maritime components in the state's supply chain to strengthen and expand the state's maritime industrial base.
- Authorizes personal delivery devices to operate on bike lanes, bike paths, and road shoulders, except on limited access facilities.
- Prohibits counties and municipalities from enacting operating fees or restrictions on commercial advertising on personal delivery devices.



- Repeals statutory authority regarding the development and use of digital driver licenses and identification cards.
- Provides that a local government may not withhold land use approval of a drone delivery service located on a commercial property.
- Provides that the presence of a drone delivery service in a commercial property's parking lot does not reduce the number of parking spaces in the lot for the purpose of meeting minimum parking requirements.
- Requires the FDOT to direct investments in the state's aviation system to facilitate efficiency and to improve passenger experiences and the efficiency of the supply chain.
- Authorizes the FDOT to coordinate with commercial service airports to review and evaluate Transportation Security Administration policies and programs to improve airport efficiency.
- Defines the term "advanced air mobility corridor connection point" and incorporates that term into the definition of the term "transportation corridor."
- Authorizes the FDOT to purchase promotional items related to transportation-related economic development opportunities and advanced air mobility.
- Expands the FDOT's authority regarding research facilities and contracting authority to conduct research.
- Authorizes the FDOT to require local governments to submit applications for federal transportation funding and approve local requests for federal funding for state-owned transportation facilities.
- Authorizes the FDOT to coordinate with and provide assistance to local governments to develop and review local applications for federal funding to ensure that each project receiving federal funds is consistent with FDOT's mission, goals, and objectives.
- Authorizes the FDOT to acquire, own, operate or construct airports to support advanced air mobility.
- Provides that the FDOT is the lead agency for the coordination and procurement of LiDAR mapping systems.
- Increases the percentage of turnpike tolls collected in Palm Beach, Broward, and Miami- Dade counties that are programmed for turnpike projects in those counties.
- Clarifies that certain provisions required for contracts between FDOT and paratransit providers only apply to entities providing paratransit services to persons with disabilities.
- Provides that shooting into an occupied or unoccupied autonomous vehicle is a felony of the second degree.
- Provides that willful or malicious defacement, injury, or damage to an autonomous vehicle, where damage is greater than \$200, is a felony of the third degree.



- Requires the FDOT to study the impact of alternative fuel vehicles on state transportation revenues and evaluate revenue models to address this impact.
- Provides a \$300,000 appropriation for the FDOT study.

AMENDMENT 806286 BY SENATOR MASSULLO

Streamlines Florida’s transportation policies, expanding personal-delivery-device usage, refining local permitting, and promoting advanced mobility.

- Adds FSU to Florida Transportation Research Institute.
- Mandates updated greenways/trails recommendations.
- Requires critical-infrastructure planning by ports.
- Expands personal-delivery-device use, bans them in certain areas.
- Repeals digital driver licenses.
- Limits local fees and bonding for communications facilities.
- Authorizes advanced air mobility and broader DOT airport roles.
- Directs turnpike toll allocations in South Florida.
- Penalizes damaging or shooting autonomous vehicles.

AMENDMENT 235492 BY SENATOR BURGESS (R)

Clarifies which emergency vehicle lights require yielding and defines “cruise lights.”

- Replaces references to “displayed” lights with “flashing, oscillating, rotating, or similarly activated” signals that require drivers to yield.
- Specifies that cruise lights, which are low-intensity, continuously illuminated blue or red lights, do not require a driver to yield the right-of-way.
- Refines the manner in which an emergency vehicle signals it is en route to an emergency.

CS/CS/CS/SB 1220 passed by a vote of 12-0.

Read the Committee Packet:

<https://www.flsenate.gov/Committees/DownloadMeetingDocument/8320>

View the Committee Meeting:

<https://www.flsenate.gov/media/VideoPlayer/6235>



SENATE APPROPRIATIONS COMMITTEE ON AGRICULTURE, ENVIRONMENT, AND GENERAL GOVERNMENT

Wednesday, February 25, 2026

CS/SB 934, AREAS OF CRITICAL STATE CONCERN, BY SENATOR RODRIGUEZ (R)

CS/SB 934 exempts from payment or performance bond requirements, a person entering into a construction contract for work done on property in an area of critical state concern that is subject to a long-term ground lease with Habitat for Humanity International, Inc. or its affiliates, provided that the leasehold interest is subject to any claims by claimants who qualify as lienors.

The bill extends funding from the Florida Forever Trust Fund for land acquisition within the Florida Keys Area of Critical State Concern to fiscal year 2035-2036. The bill has an effective date of July 1, 2026.

CS/SB 934 passed by a vote of 8-0.

CS/SB 1260, BUILDING CODE INSPECTION SERVICES, BY SENATOR DICEGLIE (R)

CS/SB 1260 requires the Department of Management Services to enter into and maintain one or more contracts with private providers of building code inspection services under s. 553.791, F.S., relating to alternative plans review and inspection.

AMENDMENT 508894 BY SENATOR DICEGLIE

Authorizes the Department of Management Services to establish new state term contracts for building code inspection and debris removal during declared emergencies and allows qualified individuals to fill inspection roles for one year.

- Adds a new subsection to s. 287.056, requiring consultation with the Division of Emergency Management and alignment with reimbursement rules.
- Creates s. 468.634, allowing out-of-state licensees or those with five years' licensure to serve in specified inspection and plan-review positions during emergencies.

AMENDMENT 857850 TO THE AMENDMENT BY SENATOR DICEGLIE

Requires the Department of Management Services to contract with vendors for building code inspection services.

- Amends s. 287.056, F.S., mandating state term contracts for building code inspection services.



- Creates s. 468.634, F.S., to authorize related measures under the new inspection services requirement.

CS/CS/SB 1260 passed by a vote of 9-0.

CS/SB 1452, DEPARTMENT OF FINANCIAL SERVICES, BY SENATOR TRUENOW (R)

CS/SB 1452 revises statutory provisions relating to the Department of Financial Services (DFS). The Chief Financial Officer (CFO) serves as the agency head of the DFS. The bill:

Division of Accounting and Auditing

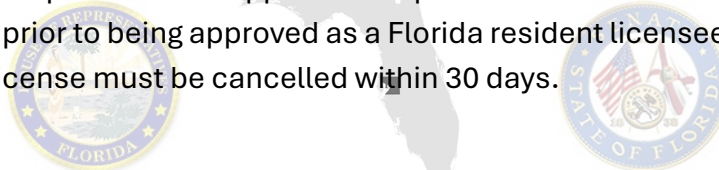
- Provides rulemaking authority for the CFO to implement advance payments for multiyear software licenses and subscriptions.

Division of Funeral, Cemetery, and Consumer Services

- Clarifies licensure disqualification provisions for certain crimes. An applicant who has been found guilty of a felony of the first degree, felony involving prohibited conduct under Ch. 497, F.S., (Funeral, Cemetery, and Consumer Services), Ch. 787, F.S., (Kidnapping and Human Trafficking), Ch. 794, F.S., (Sexual Battery), Ch. 796, F.S., (Prostitution), Ch. 800, F.S., (Lewdness and Indecent Exposure), Ch. 825, F.S., (Abuse, Neglect, and Exploitation of an Elderly or Disabled Adult), Ch. 827, F.S., (Abuse of Children), Ch. 847, F.S., (Obscenity), or a felony involving moral turpitude is permanently barred from licensure.
- Provides that an applicant who is found guilty of a felony beyond the scope of the offenses listed above is barred from licensure for 10 years. An applicant who is guilty of a misdemeanor directly related to Ch. 497, F.S., is barred for five years.
- Authorizes the Board of Funeral, Cemetery, and Consumer Services to adopt rules to implement these provisions.

The Division of Insurance Agent and Agency Services

- Streamlines the process for transferring an out-of-state license to Florida.
- Eliminates the license type, reinsurance intermediary, due to the license not being used.
- Authorizes the DFS to make provisions for applicants to voluntarily submit their cellular telephone number as part of the application process solely for the purpose of two-factor authentication of secure login to their licensing portal.
- Expands the exemption for an insurance application filing fee to include any veteran honorably discharged from the United States Armed Forces or their spouse, by removing the limitation within 24 months of discharge of the veteran.
- Removes the requirement for applicants to provide verification of home state license cancellation prior to being approved as a Florida resident licensee. Instead, the prior home state license must be cancelled within 30 days.



- Changes the grounds for compulsory the DFS action to include license reexamination under several circumstances in which the DFS deems the applicant or licensee is unqualified or has acted in bad faith.
- Changes the grounds for discretionary the DFS action to include requiring a license reexamination under circumstances for which disciplinary action is not compulsory.
- Clarifies a provision relating to title insurers and the applicability of Ch. 626, F.S., to provide that title insurers, acting through corporate officers, are exempt from Ch. 626, F.S., relating to title insurance licensing and appointment requirements.
- Requires a public adjuster to respond to a consumer’s written or electronic request for information in 14 days, mirroring the existing timeline for a public adjuster to respond to the DFS.
- Eliminates the requirement of an applicant to submit a photo to the DFS as part of the bail bond application license.
- Clarifies that the insurer must obtain the Bail Bond Appointment Form to and secure all necessary certifications of the agent, rather than submitting them directly to the department, in an effort to minimize duplicative process.

The Division of Risk Management

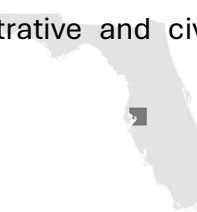
- Authorizes the Division of Risk Management to determine what insurance coverage is necessary and procure insurance coverage directly rather than through the Department of Management Services. Further, the bill allows the DFS to contract with a broker directly, rather than procuring those services through the Department of Management Services.

The Division of Unclaimed Property

- Revises the short title of the Unclaimed Property Act to reflect the use of the term “abandoned property,” aligning the title with the chapter’s revised terminology and focus on property that has remained inactive for a defined period.
- Clarifies the meaning of the term, “abandoned property,” distinguish custodial holding from reporting status, and modernize terminology to reflect current business practices, electronic records, and evolving property types.
- Clarifies what constitutes an owner’s expression of continued interest in property. It provides a nonexclusive list of actions that rebut the presumption of abandonment, offering greater consistency in determining dormancy and reducing the likelihood that property will be reported despite meaningful owner engagement.
- Clarifies the conditions under which intangible property becomes subject to the custody of the DFS. It expressly ties custody to the expiration of the applicable dormancy period and the completion of required due diligence, reinforcing the distinction between property that is merely presumed abandoned and property that is reportable and transferable to state custody.



- Updates dormancy provisions for traveler’s checks, money orders, and checks to align owner-interest standards with those in s. 717.102, F.S. These changes promote uniform treatment across property types and reflect modern communication and recordkeeping practices.
- Revises dormancy triggers for equity and debt interests of business associations by reinstating returned mail as a dormancy trigger and extending the dormancy period tied to owner-initiated activity from three to five years. These changes better reflect meaningful owner inactivity and provide additional time and opportunity for owners to maintain or reestablish contact before the property is presumed abandoned.
- Strengthens holder due-diligence requirements by enhancing notice obligations and requiring more detailed, consumer-focused disclosures. For higher-value property (more than \$1,000), holders must send a second notice by certified mail. The bill also requires holders to certify that reports are complete and that all due diligence requirements have been satisfied, improving reporting accuracy and accountability. Additionally, the bill provides that securities identified as non-freely transferable or worthless are not reportable, reducing administrative burden and preventing delays in claims processing.
- Revises notice provisions of the DFS to ensure owners receive clear, accessible, and cost effective notice after property is reported. It updates requirements for the publicly searchable electronic database to include owners with property valued at \$10 or more, improving transparency and owner access.
- Clarifies procedures for handling firearms discovered in abandoned safe-deposit boxes and requires a certified copy of a death certificate before the DFS may release wills or trust instruments, thereby protecting sensitive documents.
- Revises the structure governing the Unclaimed Property Trust Fund by eliminating the current \$15 million cap on the fund balance. The revised framework ensures sufficient funds are retained to pay claims and administer the program while continuing transfers to the State School Trust Fund in accordance with statutory forecasting.
- Strengthens claim verification requirements for certain claims, including those submitted on behalf of active corporations, by requiring additional identification.
- Strengthens claim verification requirements for certain claims, including those submitted on behalf of active corporations, by requiring additional identification. It clarifies the definition of “conflicting claim” and standardizes procedures for handling conflicting claims, promoting fairness and consistency in claims determinations.
- Clarifies which acts constitute violations of Chapter 717, F.S., and the procedures available to DFS for administrative and civil enforcement. These changes will



improve consistency, transparency, and compliance without expanding enforcement authority.

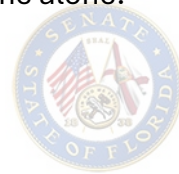
- Reorganizes provisions governing the purchase of abandoned property by maintaining existing restrictions on claimant representatives while creating a new section governing purchases by persons or entities other than claimant representatives. The bill establishes detailed disclosure and documentation requirements, including minimum formatting standards, notarization, and consumer-protection safeguards to ensure owners receive a substantial portion of the property's value.
- Clarifies the public purpose underlying Chapter 717, F.S., reinforcing its role as a consumer protection program designed to safeguard abandoned property and facilitate its return to rightful owners through a custodial framework.
- Clarifies registration requirements and ongoing standards for claimant representatives, including disclosure obligations, minimum activity thresholds, and grounds for revocation. These changes strengthen oversight and promote accountability while maintaining access to representation for owners.

The Division of Workers' Compensation

- Changes the due date of the Three-Member Panel Report to the Legislature from every two years to every five years, which will provide the DFS additional time for the panel to assess and provide recommendations to improve the workers' compensation health care delivery system.
- Expands the methods by which health care providers can use to submit utilization and reimbursement dispute petitions to the DFS from the United States Postal Service certified mail to also include common carrier with verifiable tracking methods. The bill also extends the amount of time a provider has to file a petition with the DFS to resolve disputes from 45 days to 60 days after the receipt of notice of disallowance or adjustment of payment by the carrier.

My Safe Florida Home Program

- Revises eligibility on whether a residential property is attached or detached and its height, ensuring that applicants in attached residential properties of three stories or less may qualify for a full range of improvements, including roof replacements when recommended. These changes address inconsistencies in property appraiser classifications that can mislabel physically detached homes as condominiums, inadvertently disqualifying them from participation.
- Clarifies building-type definitions and how the age of a home is determined, relying on the construction date listed by property appraisers rather than the initial permit date, and codifies prior budget language eliminating an exemption that allowed certain higher-value homes to qualify based on income alone.



- Streamlines program administration and reduces disputes by reinforcing that only improvements recommended in the initial and final inspection reports are eligible for grant funding, including roof coverings when necessary to complete approved roof-related work.
- Establishes a 24-month deadline to submit a grant application after the initial inspection to eliminate a backlog of inactive applicants, extends the completion deadline for approved improvements to 18 months without requiring an extension request, and allows applicants to certify their age directly to support program prioritization.
- Replaces the term “withdrawn” with “abandoned” to close out unresponsive applications and prevent reapplication, preserving grant funds for homeowners who actively participate and meet program requirements.

AMENDMENT 427888 BY SENATOR TRUENOW

Updates CFO oversight, unclaimed property processes, licensing rules, and My Safe Florida Home Program requirements.

- Renames the Florida Accounting Information Resource Subsystem as the Financial Management Subsystem.
- Rebrands “unclaimed property” as “abandoned property,” revises holder notices, due diligence, and claim steps.
- Modifies My Safe Florida Home Program eligibility, inspection, and grant criteria.
- Revises certain license requirements for funeral directors, insurance agents, and bail bond agents.
- Repeals s. 717.1035, updates enforcement processes, and streamlines various CFO duties.

CS/CS/SB 1452 passed by a vote of 8-0.

CS/SB 1510, DEPARTMENT OF ENVIRONMENTAL PROTECTION, BY SENATOR MASSULLO (R)

CS/SB 1510 amends laws that govern the Acquisition and Restoration Council, septic system and wastewater restrictions, basin management action plans, the Sea Level Rise Resilience Plan, the Environmental Regulation Commission, and air pollution permitting.

Regarding the Acquisition and Restoration Council (ARC), the bill adds two new members. Additionally, the bill directs the ARC to administer the Florida Communities Trust to improve consistency and effectiveness in conservation-focused land acquisition and resource stewardship.

Regarding onsite sewage treatment and disposal systems (septic systems), the bill:



- Removes a requirement that owners of residential properties within the Indian River Lagoon Protection program over ten acres must connect to sewer or upgrade their septic system.
- Allows a septic system remediation plan to require conventional septic system upgrades where central sewerage is unavailable for certain properties.
- Requires the Department of Environmental Protection (DEP) to notify new owners of a property with a septic system of certain applicable requirements.
- Requires notice to a person receiving ownership of a property with a septic system that the property is subject to septic system regulations, providing documents, and stating the location of the septic system.

Regarding BMAPs, the bill provides a 60-day waiting period before an approved BMAP is effective. The bill allows the installation of distributed wastewater treatment systems on lots of one acre or less in a BMAP, reasonable assurance plan, or pollution reduction plan if a sewer system is unavailable.

Regarding the Statewide Flooding and Sea Level Rise Resilience Plan, the bill provides that municipalities and counties that are rural communities will not need a minimum 50 percent cost share for projects in the plan.

Regarding the Environmental Regulation Commission (ERC), the bill repeals provisions establishing the ERC and removes all references to the ERC in statute.

Regarding air pollution permitting, the bill extends the due date for annual operating permits for major sources of air pollution.

AMENDMENT 511432 BY SENATOR MASSULLO

Clarifies solar facility approval in agricultural areas and creates new best management practices for stormwater management.

- Specifies solar facility is a permitted agricultural use subject to the same setbacks as similar uses.
- Mandates an erosion and sediment control plan with phased clearing and inspections by a certified inspector.
- Requires operations to meet a 100-year, 24-hour storm standard in Northwest Florida after July 1, 2026.
- Exempts sites with applications submitted before July 1, 2021.

AMENDMENT 891122 BY SENATOR MASSULLO

Removes additional permit requirements for onsite sewage systems during property transfers and prohibits mandated inspections at point of sale.



- Specifies that existing onsite sewage system permits automatically transfer with property titles.
- Disallows new governmental permit requirements at the time of property transfer if the system was previously permitted, modified, or repaired.
- Bars mandatory onsite sewage system inspections by government entities at the point of sale.
- Clarifies that septic tank phase-out deferral programs remain unaffected.

CS/CS/SB 1510 passed by a vote of 8-0.

CS/SB 1566, LOCAL GOVERNMENT SPENDING, BY SENATOR DICEGLIE (R)

CS/SB 1566 provides that the act may be cited as the “Local Government Financial Transparency and Accountability Act.”

The bill requires county and municipal tentative and final budgets, and budget amendments be posted on their official websites to allow the public to search, review, filter, download, and compare data and view graphs. The bill revises timeframes for posting budget information and noticing public budget hearings.

The bill requires county and municipalities to reinvest utility service revenues back into the utility for purposes of operational integrity and specifies permissible investments. The bill provides Legislative intent that counties and municipalities provide utility services affordably, transparently, and reliably. County and municipal utilities are required to develop budget forecasts and strategies every five years that ensure maintenance and strategic improvements and anticipate increased demands.

AMENDMENT 534942 BY SENATOR DICEGLIE

Strengthens local government budget transparency by extending posting periods and requiring user-friendly, publicly accessible budget data.

- Names the act the “Local Government Financial Transparency and Accountability Act.”
- Extends posting of tentative and final county and municipal budgets from 2 days to 7 days and from 2 years to 5 years, respectively.
- Requires budgets and amendments to be posted in searchable, filterable, and comparable formats with accessible salary data.
- Mandates longer public hearing advertisement periods and ensures adopted amendments remain publicly available longer.

CS/CS/SB 1566 passed by a vote of 6-2.



Read the Committee Packet:

<https://www.flsenate.gov/Committees/DownloadMeetingDocument/8342>

View the Committee Meeting:

<https://www.flsenate.gov/media/VideoPlayer/6243>

SENATE COMMITTEE ON FINANCE AND TAX

Wednesday, February 25, 2026

SB 7046, TAXATION, BY FINANCE AND TAX

SB 7046:

- Makes the following changes to property taxes:
 - For the Live Local exemption opt-out, requires a taxing authority to make a finding that Shimberg’s annual reports for each of the 3 previous years identify a surplus of affordable housing rather than 1 report.
 - For the Live Local exemption opt-out, provides that an exemption may be granted to a project that received final site plan approval within 4 years before a taxing authority opted out and may continue receiving the exemption for each subsequent consecutive year that the same owner or successive owners apply for and are granted the exemption.
 - Revises the distribution of school taxes collected from a voter approved property tax levy to remove a reference which excludes certain charter schools.
- Makes the following changes to local taxes and assessments:
 - Prohibits counties, municipalities, and special districts from levying special assessments against more than 400 square feet of each RV parking space or campsite at RV parks.
- Regarding fiscally constrained counties:
 - Amends the criteria for being designated as a fiscally constrained county.
 - Changes the revenue source for the fiscally constrained counties distribution from the direct-to-home satellite service tax to sales tax.
 - Provides to fiscally constrained counties a distribution from sales tax in an amount equal to no less than \$50 million each fiscal year.



- Makes several changes to the fiscally constrained counties' distribution, including changing distribution factors for allocating revenue among counties and creating spending requirements.
- Makes the following changes to sales and use tax:
 - Permanently exempts liquified petroleum gas tanks with a capacity of 20 pounds or less.
 - Provides a sales tax holiday for hunting, fishing, and camping items. The items include ammunition, firearms, bows, crossbows, and certain accessories for firearms, bows and crossbows. Items also include certain fishing and camping supplies. The holiday is approximately 3.5 months from September 7, 2026, through December 31, 2026.
- Prohibits governmental entities from adopting or requiring the adoption of net-zero policies; expending government funds to support, implement, or advance net-zero policies; imposing taxes, fees, penalties, charges, offsets, or assessments to advance net-zero policies; and implementing, administering, or enforcing a program that functions as a cap-and-trade program.
- Changes tax administration by establishing a maximum millage for taxing authorities that have not levied in the prior year.

The bill is estimated by staff to reduce revenues in Fiscal Year 2026-2027 by \$34.1 million and by an indeterminate amount recurring. The bill is effective July 1, 2026.

AMENDMENT 363594 BY SENATOR AVILA (R)

Delay the application of new tax distribution rules for certain operating millages until levies authorized on or after July 1, 2026.

- Modifies s. 1011.71 (9), F.S., regarding distribution of certain voted discretionary operating millages.
- Applies these amendments solely to levies approved by electors on or after July 1, 2026.

CS/SB 7046 passed by a vote of 5-2.

Read the Committee Packet:

<https://www.flsenate.gov/Committees/DownloadMeetingDocument/8325>

View the Committee Meeting:

<https://www.flsenate.gov/media/VideoPlayer/6246>



HOUSE COMMERCE COMMITTEE

Thursday, February 26, 2026

CS/HB 185, SALES TAX EXEMPTION FOR HOME HARDENING PRODUCTS, BY REPRESENTATIVE DUNKLEY (D)

CS/HB 185 establishes a two-year sales and use tax exemption for the purchase of qualifying home hardening products. The exemption is administered through a refund of taxes paid. Qualifying products are defined as impact-resistant doors, garage doors, and windows installed on eligible residential properties. To qualify, purchases must be made between July 1, 2026, and June 30, 2028, and a refund application must be submitted no later than September 30, 2028.

The Revenue Estimating Conference estimated the provisions of the bill to have a total nonrecurring negative impact on General Revenue of -\$29.9 million and a total nonrecurring negative impact on local government revenue of -\$8.4 million over fiscal years 2026-27, 2027-28, and 2028-29. The bill is effective upon becoming law.

CS/HB 185 passed by a vote of 23-0.

CS/CS/CS/HB 657, COMMUNITY ASSOCIATIONS, BY REPRESENTATIVE PORRAS (R)

The bill:

- Requires new homeowners' associations (HOAs) and condominium associations (COAs) to include "Kaufman" language in their governing documents, which language effectively subjects an HOA or COA, as applicable, to Florida's current community association laws and any future enactments.
- Requires existing HOAs and COAs to vote on whether or not to amend their governing documents to include "Kaufman" language.
- Allows HOAs to be terminated pursuant to a plan of termination that meets certain requirements and specifies that the governing documents of a dissolved HOA are deemed terminated and unenforceable.
- Specifies that HOA directors, officers, and committee members have a duty of loyalty to the HOA and its members and defines what constitutes a conflict of interest for such persons.
- Eliminates pre-suit mediation requirements for community associations.



- Authorizes each circuit court to create a community association court program with jurisdiction over disputes arising under the Condominium Act, Cooperative Act, or Homeowners' Association Act, which programs are to be funded by an appropriation to the Department of Business and Professional Regulation.
- Defines the term "financial statements" within the HOA Act.

The House of Representatives' proposed General Appropriations Act authorizes twelve full-time equivalent positions and provides \$1,000,000 from the General Revenue Fund and \$1,210,396 from the State Courts Revenue Trust Fund to implement the provisions of the bill, contingent upon its passage. The bill is effective July 1, 2026.

AMENDMENT 141027 BY REPRESENTATIVE PORRAS

Clarifies definitions around "habitable," revises structural integrity reserve study rules for condos and co-ops, establishes a new "community association court program," and provides a comprehensive process to dissolve HOAs.

- Terminates governing documents for dissolved homeowners' associations and requires the clerk to mark them inactive.
- Requires newly formed and existing associations to include a statement in governing documents referencing the applicable act.
- Modifies rules for structural integrity reserve studies and clarifies the term "habitable."
- Revises official records requirements, subpoena compliance, and shifts certain disputes from pre-suit mediation to arbitration or the new specialized court.
- Creates the community association court program, adds judgeships, and provides procedures and penalties for termination of associations.

AMENDMENT 719639 TO THE AMENDMENT BY REPRESENTATIVE SIROIS (R)

Expand associations' obligation to cooperate with law enforcement, establish conflict-of-interest standards, and allow broader roofing material options.

- Require associations to provide records to law enforcement within five days or face misdemeanor charges for noncompliance.
- Mandate conflict-of-interest disclosures, abstention from voting, and possible transaction voidability absent membership approval.
- Bar associations from restricting roof materials if they match the required shape, color, and building code standards.

CS/CS/CS/HB 657 passed by a vote of 23-0.



CS/HB 1001, OFFICIAL ACTIONS OF LOCAL GOVERNMENTS, BY REPRESENTATIVE BLACK (R)

The bill prohibits counties and municipalities from:

- Funding, promoting, or taking any official action, such as the adoption or enforcement of ordinances, resolutions, rules, regulations, programs, and policies, relating to diversity, equity, and inclusion after June 30, 2027.
- Spending any funds, regardless of source, for diversity, equity, and inclusion offices and officers.

However, the bill allows a county or municipality to authorize or permit, in a content-neutral manner, civic and community events so long as certain requirements are met. The bill requires a potential recipient of a county or municipal contract or grant to certify that he or she will not use county or municipal funds for diversity, equity, and inclusion materials.

The bill provides that a county or municipal official exercising his or her official authority on behalf of the government who violates the bill's provisions commits misfeasance or malfeasance in office if such conduct was willful. The bill authorizes a resident of the county or municipality to bring action in circuit court for violations of the bill. The bill does not prohibit a county or municipality from recognizing state and federal holidays or monuments, or from complying with state and federal laws or regulations. The effective date of the bill is January 1, 2027.

AMENDMENT 19831 BY REPRESENTATIVE BLACK

Prohibits local governments from funding or promoting any diversity, equity, and inclusion (DEI) measures or offices.

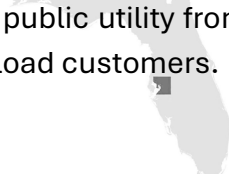
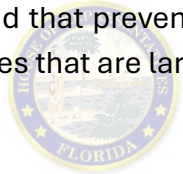
- Voids existing DEI-related measures and bans new ones.
- Bars spending on DEI officers, offices, or initiatives.
- Makes violations by local officials misfeasance or malfeasance.
- Authorizes residents to sue for relief and damages.
- Requires contractors to certify no local funds will support DEI.
- Applies from January 1, 2027.

CS/CS/HB 1001 passed by a vote of 14-7.

CS/HB 1007, DATA CENTERS, BY REPRESENTATIVE GRIFFITTS (R)

The bill:

- Requires the Public Service Commission to develop minimum tariff and service requirements for large load customers that ensure such customers pay their full cost of service and that prevent a public utility from providing electric service to certain foreign entities that are large load customers.



- Prohibits agencies from entering into nondisclosure agreements that restrict disclosure of information related to potential data center developments.
- Prohibits economic development agencies from extending the 12-month exemption from public record requirements for information relating to a potential data center locating or expanding its business in this state.
- Creates a consumptive use permitting framework for large-scale data centers.
- Prohibits issuance of a construction permit for certain data centers located within five miles of a residential property or school, unless waived by unanimous vote of the membership of the governing body.

The bill is likely to affect the electricity rates, fees, and other costs applicable to large load customers served by public electric utilities. The magnitude of any such impact is indeterminate and will depend on factors including individual customer characteristics and the specific service and tariff requirements adopted by the Public Service Commission. In addition, large-scale data centers seeking a CUP may incur increased compliance and administrative costs associated with enhanced application requirements established under the bill. The effective date of the bill is July 1, 2026, except as otherwise provided in the act.

AMENDMENT 630383 BY REPRESENTATIVE GIALLOMBARDO (R)

Require new large-scale data centers within five miles of residential properties or schools to comply with noise and radiofrequency regulations and submit an independent noise impact study.

- Mandate compliance with federal, state, and local noise and land use regulations.
- Require a noise impact study outlining methodologies, assumptions, data, and mitigation measures.
- Exclude existing data centers unless modification leads to large-scale status.

CS/CS/HB 1007 passed by a vote of 18-7.

CS/CS/HB 1221, DEPARTMENT OF FINANCIAL SERVICES, BY REPRESENTATIVE LAMARCA (R)

The bill enacts comprehensive reforms across multiple Department of Financial Services (“DFS”) administered programs and statutes. The bill conforms statute to the new state accounting system known as the Florida Planning and Ledger Management system. The bill revises eligibility standards, qualifying mitigation measures, and application procedures and statuses for the My Florida Safe Home Program. The bill authorizes DFS to independently procure insurance contracts, restructure coordinating council operations, and enter into multiyear software licensing agreements. It extends the deadline for health care providers to challenge carrier payment adjustments from 45 days to 60 days and requires public adjusters to respond to informational claim requests within 14 days.

The bill establishes new disqualification standards and enforcement penalties for DFS licensees, updates criminal background checks for licensees, and creates a transition framework for individuals transferring licenses into Florida. Additionally, the bill modernizes the Florida Disposition of Unclaimed Property Act by renaming it the “Abandoned Personal Property Act” and by substantially revising definitions, holder duties, notice, reporting and verification requirements, dormancy and unclaimed triggers, the Unclaimed Property State Fund, claimant representative and purchase agreement procedures, and state transparency and notification obligations.

The bill may have an indeterminate fiscal impact on holders of financial accounts and securities by requiring an increase in due diligence and notification requirements. The bill is effective upon becoming law.

AMENDMENT 925823 BY REPRESENTATIVE LAMARCA

Modernizes CFO authority, clarifies abandoned property rules, and revises multiple licenses.

- Replaces 'Florida Accounting Information Resource Subsystem' with 'Financial Management Subsystem'; expands CFO power over warrants and pay.
- Updates My Safe Florida Home and Condominium programs with refined eligibility and timeline adjustments.
- Renames 'unclaimed property' to 'abandoned property'; imposes new due diligence and stricter notice obligations.
- Adjusts bail bond, insurance, and other licensing requirements, including reexams for certain compliance failures.
- Allows firefighting nepotism exceptions under collective bargaining processes.
- Mandates prompt redemption or liquidation of property and modifies safe-deposit box handling procedures.

AMENDMENT 490591 TO THE AMENDMENT BY REPRESENTATIVE LAMARCA

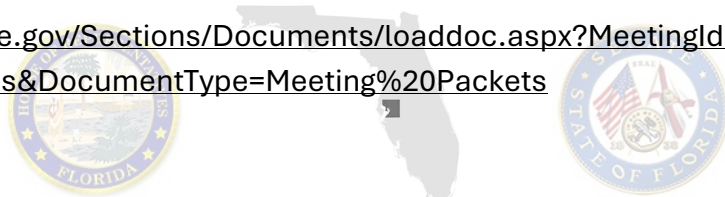
Requires submission of a complete asset purchase document.

- Removes line 3937 from the amendment text.
- Inserts a requirement to include a full copy of the asset purchase.

CS/CS/HB 1221 passed by a vote of 24-0.

Read the Committee Packet:

<https://www.flhouse.gov/Sections/Documents/loaddoc.aspx?MeetingId=15186&PublicationType=Committees&DocumentType=Meeting%20Packets>



View the Committee Meeting:

<https://www.flhouse.gov/VideoPlayer.aspx?eventID=11185>

HOUSE STATE AFFAIRS COMMITTEE

Thursday, February 26, 2026

HB 139, ADVERSE PERSONNEL ACTIONS AND ETHICS COMPLAINTS, BY REPRESENTATIVE MANEY (R)

The bill protects employees or persons who file a written complaint or participate in an investigation with the Commission on Ethics by prohibiting an agency or independent contractor from taking adverse personnel action— firing, demotion, suspension, transfer, salary reduction, and other similar actions—against an employee for disclosing an ethics violation (or suspected ethics violation) to the Commission on Ethics.

The protections are inapplicable when the employee or person discloses information known to be false or discloses false information with malicious intent to injure the reputation of an officer, employee, or candidate. The bill specifies remedies and relief for persons or employees who are subjected to adverse personnel action after filing an ethics complaint or participating in an ethics investigation. Relief may include measures such as job reinstatement, compensation for lost wages, and payment of attorney fees. The bill also narrows a current public record exemption relating to ethics investigations by providing additional entities or persons that may obtain a copy of the filed ethics complaint and its amendments. The bill is effective July 1, 2026.

AMENDMENT 794885 BY REPRESENTATIVE MANEY

Expands whistleblower protections for employees who disclose ethics violations to the Commission on Ethics.

- Prohibits retaliation for reporting or investigating suspected wrongdoing under specified laws.
- Clarifies that valid disclosures require a signed, written complaint or statements during an investigation.
- Establishes administrative and civil remedies, including reinstatement, back pay, attorney fees, and injunctions.
- Requires good faith and excludes employees who participated in wrongdoing from protected status.



- Provides an affirmative defense if the adverse action was not connected to the disclosure.

CS/HB 139 passed by a vote of 26-0.

PCS FOR HB 273, SPECIAL DISTRICT FUNDING, BY REPRESENTATIVE JOHNSON (R)

The bill requires agency agreements that provide state or federal financial assistance to special districts located in a rural community or rural area of opportunity, or that provide water and wastewater services in such areas, to include a provision allowing the agency to provide for the payment of invoices for verified and eligible performance that has been completed in accordance with the terms and conditions of the agreement in the same manner as current law authorizes for counties and municipalities in those areas. The bill also revises the definition of “rural community” for the purposes of the Rural Economic Development Initiative to include special districts located in rural counties.

The bill prohibits certain downtown development districts from expanding its boundaries without referendum approval by a vote of the electors, revises budgeting procedures for such districts, and requires approval of the district’s budget by the governing body of the municipality. The effective date of the bill is July 1, 2026.

CS/HB 273 passed by a vote of 24-1.

CS/CS/HB 299, BLUE RIBBON PROJECTS, BY REPRESENTATIVE MELO (R)

The bill creates a framework for a new type of planned community referred to as a “blue ribbon project” (BRP) that is intended to balance environmental stewardship with the need for development to provide for future growth. The bill:

- Establishes requirements for a proposed development to qualify as a BRP.
- Provides criteria for the types of development that must be contained within each BRP.
- Requires each BRP to be developed in accordance with a blue ribbon plan that adopts a longer planning period than local government comprehensive plans.

Each application for a proposed BRP is submitted to the applicable local government, which may only review the application for compliance with the requirements of the bill and must do so within a set timeframe. BRPs may be located in any future land use designation and zoning designation without the need for a comprehensive plan amendment or rezoning.



The bill provides an appeal procedure for applicants who are denied approval of a BRP or for persons who are impacted by the approval of a BRP. The bill may have an indeterminate fiscal impact on local governments. The bill is effective July 1, 2026.

AMENDMENT 466401 BY REPRESENTATIVE MELO

Establishes a new optional “blue ribbon project” overlay requiring large minimum acreage, substantial reserve areas, and streamlined local approval.

- Requires at least 15,000 contiguous acres, with 60% set aside as reserve.
- Permits up to 40% for development, with walkable, mixed-use design that includes affordable and missing middle housing.
- Presumes comprehensive plan consistency if statutory criteria are met, subject to local review and appeal.
- Grants a 50-year vesting for development (with a possible 25-year extension) and requires recording of approved plans to run with the land.

CS/CS/CS/HB 299 passed by a vote of 21-5.

CS/CS/HB 543, TRANSPORTATION, BY REPRESENTATIVE MCFARLAND (R)

The bill addresses several matters related to state transportation policy, including:

- Yellow light intervals;
- Digital driver licenses and identification;
- Use of automated license plate readers by private entities;
- Accessible parking spaces;
- Speed limits in residence districts;
- Use of license plate frames and decorative borders;
- Florida Department of Transportation contracting;
- Motor vehicle exhaust systems and noise limits;
- Definitions and regulation of micromobility devices and electric bicycles; Titling and registering golf carts converted to low-speed vehicles; and Seaport uses.

The bill creates new responsibilities and requirements for the Florida Department of Highway Safety and Motor Vehicles however, it is anticipated that any workload or need for increased expenditures will be absorbed within existing operational resources. The bill is effective July 1, 2026.

AMENDMENT 286453 BY REPRESENTATIVE MCFARLAND

Requires extended yellow signals, expands local speed enforcement, revises seaport cargo usage, authorizes private license plate recognition with safeguards, repeals certain noise standards, and implements digital driver license rules.



- Increases yellow signals by 0.4 seconds at red light camera intersections.
- Revises seaport cargo conversions, requiring legislative approval.
- Permits local speed detection systems and new bus camera rules.
- Allows private ALPR usage with strict data restrictions.
- Repeals outdated exhaust noise laws.
- Establishes digital driver license issuance with privacy protections.
- Expands disabled parking rights for vehicles with mobility equipment.

AMENDMENT 475337 TO THE AMENDMENT BY REPRESENTATIVE MCFARLAND

Changes local hearing officer eligibility, modifies speed enforcement rules in school zones, addresses automated license plate recognition on private property, and updates school bus infraction detection procedures.

- Authorizes school districts to appoint attorneys as local hearing officers and allows counties to designate existing staff.
- Permits speed detection system placement outside school boundaries if capturing only zone violations and sets beacon evidence requirements.
- Allows private entities to install license plate recognition systems with strict data protection measures.
- Revises hearing procedures for school bus infraction detection, including staff assignments and cost limits.

AMENDMENT 549565 TO THE AMENDMENT BY REPRESENTATIVE BOTANA (R)

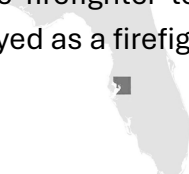
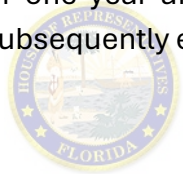
Requires Charlotte, Collier, and Lee Counties’ MPOs to prepare a feasibility report by December 31, 2026, exploring consolidation into one entity.

- Assess benefits, costs, and the consolidation process for a single MPO.
- Coordinate regionally significant transportation projects.
- Review the impact of significant land use decisions.
- Examine proposed regionally significant projects in transportation improvement programs

CS/CS/CS/HB 543 passed by a vote of 26-0.

PCS FOR CS/HB 813, FIREFIGHTER CANCER BENEFITS AND PREVENTION, BY REPRESENTATIVE BUSATTA (R)

The bill provides that the \$75,000 death benefit for firefighters who die as a result of cancer or circumstances arising out of the treatment of cancer must be made available by the former employer for one year after the firefighter terminates employment, provided the firefighter was not subsequently employed as a firefighter.



The bill includes a legislative determination that the act fulfills an important state interest. The effective date of the bill is July 1, 2026.

CS/CS/HB 813 passed by a vote of 24-0.

HB 995, PUBLIC EMPLOYEES RELATIONS COMMISSION, BY REPRESENTATIVE PERSONS-MULICKA (R)

The bill:

- Prohibits public employers from funding certain employee organization activities, but authorizes unpaid leave (that employee organizations may compensate), accrued personal leave, and employer-approved paid time for representational activities.
- Aligns the certification, recertification, and decertification processes.
- Removes voluntary certification, authorizes the Public Employees Relations Commission to deny insufficient petitions without a hearing, and modifies election standards for non-public safety units to require majority support among all employees, rather than only a majority of those voting.
- Specifies that only those members who have paid full membership dues may be counted towards the 60 percent threshold for recertification purposes.
- Requires equal access to employer facilities and internal communications during representation proceedings and establishes a procedure for bargaining unit clarification hearings.
- Provides an expedited impasse-resolution process for legislatively appropriated salary increases, elevates penalties for unlawful strikes, and establishes a substantial interest standing requirement for filing unfair labor practice charges.
- Standardizes the issuance of final orders across several employment-related appeals.

AMENDMENT 251009 BY REPRESENTATIVE PERSONS-MULICKA

Revises union certification rules, membership dues procedures, and clarifies labor dispute processes.

- Requires membership forms with disclaimers and immediate revocation rights.
- Eliminates payroll dues deductions except for public safety units.
- Mandates recertification if less than 60% of a unit's employees pay dues.
- Amends definitions, final order deadlines, and impasse resolution timelines.

CS/HB 995 passed by a vote of 17-8.



CS/HB 1085, LOCAL GOVERNMENT CYBER SECURITY, BY REPRESENTATIVE MILLER (R)

The bill creates the Local Government Cybersecurity Protection Program (the Program), within Florida State University (FSU), to assist eligible local governments with developing and enhancing cybersecurity risk management programs to mitigate and defend against cybersecurity threats. The bill requires FSU to contract for information technology commodities and services and provide them to eligible local governments. The bill requires FSU to award grants annually by October 1 and give preference to fiscally constrained counties. FSU must also enter into data-sharing agreements with local governments and the Florida Digital Service necessary to support the detection, prevention, and response to cybersecurity incidents consistent with the State Cybersecurity Act. The bill authorizes FSU to apply for and accept any funds or grants made available by any agency or department of the Federal Government to further the Program.

The proposed House General Appropriations Act for Fiscal Year 2026-2027 (HB 5001) provides \$15 million in nonrecurring general revenue funds for FSU to administer the Program. The bill is effective July 1, 2026.

AMENDMENT 345615 BY REPRESENTATIVE MILLER

Creates the Local Government Cybersecurity Protection Program to help local governments mitigate and defend against cybersecurity threats.

- Establishes program within USF’s Florida Center for Cybersecurity.
- Requires data sharing with local governments and the Florida Digital Service.
- Awards IT services to local governments, with preference for fiscally constrained counties.
- Limits grants to two consecutive fiscal years.
- Mandates annual reports, encourages external funding, and caps administrative costs at 4%.
- Repeals the program on July 1, 2031.

CS/CS/HB 1085 passed by a vote of 25-0.

PCS FOR CS/HB 1169, ENFORCEMENT OF THE FLORIDA BUILDING CODE, BY REPRESENTATIVE TRAMONT (R)

The bill removes the ability of a local government to use excess funds from enforcing the Florida Building Code to pay for the construction of a building that houses the local government’s building code enforcement agency. The bill provides an effective date of July 1, 2026.

CS/CS/HB 1169 passed by a vote of 26-0.



CS/HB 1197, INFORMATION TECHNOLOGY PROCUREMENT AND CONTRACTING, BY REPRESENTATIVE MILLER (R)

The bill enhances Florida’s information technology (IT) procurement and project oversight framework by strengthening the Florida Digital Service’s (FLDS) authority over IT project management and procurement, establishing new oversight structures, imposing additional requirements on state agencies, and enhancing contract standards and vendor performance monitoring. The bill creates the Bureau of Enterprise Project Management and Oversight (Bureau) within the FLDS; requires pre-solicitation certification for state agencies to procure IT projects exceeding \$10 million; transfers the management of state agency independent verification and validation contracts to the FLDS once certain conditions are met; enhances vendor performance tracking; enhances contract standards to reduce vendor dependency and safeguard the state’s investments in IT; and increases the threshold for IT competitive solicitations to contract values that exceed \$195,000.

The bill may have an indeterminate positive fiscal impact on state government expenditures by decreasing existing workload if fewer competitive solicitations are required to be conducted by state agencies due to increasing the threshold for IT competitive solicitations to contract values that exceed \$195,000. The bill may have an indeterminate negative fiscal impact on state government expenditures due to the additional workload requirements of the FLDS; however, any fiscal impact is expected to be absorbed within existing resources of the Department of Management Services. The bill may have a negative fiscal impact on the private sector due to additional compliance costs that may be incurred by some vendors. The bill may have a positive fiscal impact on the private sector due to revised procurement requirements that may increase competitive opportunities for vendors seeking state contracts. However, the overall fiscal impact to the private sector remains indeterminate.

AMENDMENT 175757 BY REPRESENTATIVE MILLER

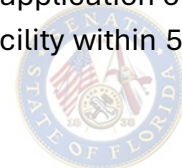
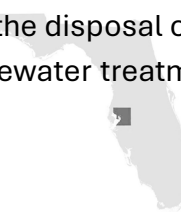
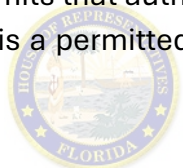
Sets October 1, 2026, as the effective date for contracts involving commodities or services related to development.

- Specifies that any contract for commodities or services involving development must be entered into on or after October 1, 2026.

CS/CS/HB 1197 passed by a vote of 25-0.

CS/HB 1285, BIOSOLIDS MANAGEMENT, BY REPRESENTATIVE BOYLES (R)

The bill prohibits the Department of Environmental Protection from issuing or renewing land application site permits that authorize the disposal or land application of septage as Class B biosolids if there is a permitted wastewater treatment facility within 50 miles of the site



that accepts septage for higher levels of treatment and meets certain other requirements. The bill is effective July 1, 2026.

AMENDMENT 23171 BY REPRESENTATIVE BOYLES

Specifies new siting requirements for Class B biosolids land application sites.

- Requires the site to be under 30 miles from the proposed Class B land application area.
- Mandates ownership or operation by federal or state governmental entities or their subdivisions.
- Disallows sites that are defunct, used for other purposes, or out of capacity.
- Takes effect on July 1, 2027.

CS/CS/HB 1285 passed by a vote of 25-0.

CS/HB 1329, LOCAL GOVERNMENT SPENDING, BY REPRESENTATIVE BENARROCH (R)

The bill:

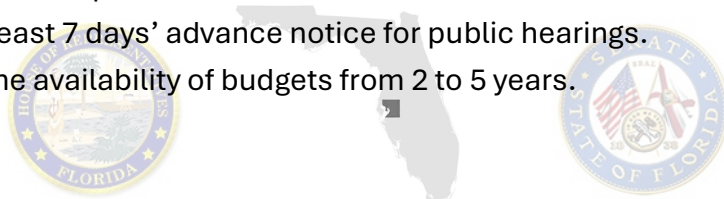
- Requires county and municipal budgets to be posted on the local government’s website in a manner that allows members of the public to view the data in a specified format;
- Requires counties and municipalities to conduct an annual budget cutting exercise identifying specific reductions and post the results of the exercise on the local government’s website;
- Revises the length of time for which each county, municipality, or special district must post certain budget information on its website; and
- Requires counties to provide public notice of a hearing on a proposed budget amendment at least seven days before the hearing.

The bill will have an indeterminate negative fiscal impact on local governments. Counties and municipalities may incur costs to upgrade or procure financial software to comply with the specific interactive data visualization and searchability requirements. Additionally, administrative workloads will increase due to the recurring mandate to conduct the 10 percent budget-cutting exercise and the stricter timelines for processing and posting proposed budget amendments. The effective date of the bill is July 1, 2026.

AMENDMENT 581895 BY REPRESENTATIVE CHANEY (R)

Increases budget transparency by extending posting requirements and providing waivers for small counties and municipalities.

- Requires at least 7 days’ advance notice for public hearings.
- Extends online availability of budgets from 2 to 5 years.



- Allows counties and municipalities under certain population and revenue thresholds to submit information to the Department of Financial Services instead of posting.
- Introduces a 10% budget reduction exercise for municipalities before adoption.
- Authorizes Department of Financial Services hardship waivers on posting and exercise requirements.

CS/CS/HB 1329 passed by a vote of 17-6.

CS/CS/HB 1417, DEPARTMENT OF ENVIRONMENTAL PROTECTION, BY REPRESENTATIVE LAMARCA (R)

The bill revises several provisions related to the Department of Environmental Protection. The bill, in part:

- Repeals the Environmental Regulation Commission.
- Revises provisions related to onsite sewage treatment and disposal systems.
- Revises provisions related to basin management action plans (BMAP), including providing a 60-day waiting period before an approved BMAP is effective.
- Requires DEP to develop best management practices for the construction of a solar facility.
- Grants DEP exclusive authority to execute coastal resiliency projects through public-private partnerships.
- Extends the due date for annual operating permits for major sources of air pollution.
- Ratifies rules relating to the Lower Santa Fe and Ichetucknee Rivers and Priority Springs Minimum Flows and Levels and recovery strategies.

Ratification of the rulemaking provisions in the bill may have negative fiscal impacts on local governments and water management districts, as provided in DEP’s statement of estimated regulatory costs sections of this bill analysis. The bill provides an effective date of July 1, 2026.

AMENDMENT 25903 BY REPRESENTATIVE LAMARCA

Eliminates the Environmental Regulation Commission, sets new solar facility stormwater controls, adjusts sewer system upgrade deadlines, and supports public-private coastal resiliency projects.

- Repeals creation of the Commission and updates rule adoption to the Department of Environmental Protection.
- Requires solar facility permittees to meet new erosion control and 100-year stormwater design standards.



- Changes onsite sewage upgrade deadline to 2035 for certain properties and adds notice requirements.
- Establishes a new program for private investment in coastal resiliency projects, with expedited permitting.
- Adjusts annual air pollution fees from spring to June 30, with updated penalties for late payment.

CS/CS/CS/HB 1417 passed by a vote of 24-0.

CS/HB 1457, STORMWATER TREATMENT, BY REPRESENTATIVE GONZALEZ PITTMAN (R)

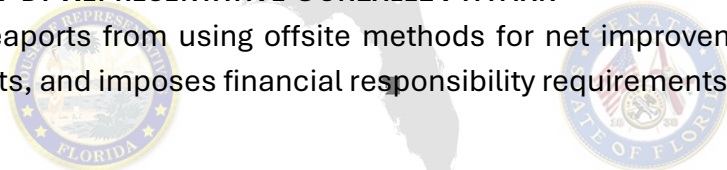
The bill creates several provisions regarding stormwater treatment. The bill, in part:

- Defines “compensating stormwater treatment” as a method of stormwater treatment for discharges from multiple parcels, defines “regional stormwater management system” (RSMS) as a certain method of compensating stormwater treatment, and specifies the use of an enhancement credit constitutes compensating stormwater treatment under the environmental resource permitting (ERP) program.
- Specifies that an “enhancement credit” is a standard unit of measure that represents a quantity of pollutant removed by a WQEA, while a “pollutant reduction allocation” is a standard unit of measure removed by a RSMS to provide compensating stormwater treatment under the ERP Program.
- Requires RSMS ERP applicants to provide certain documentation of adequate financial responsibility.
- Adds compensating stormwater treatment to the mitigation measures that ERP applicants may use to comply with water quality standards.
- Prohibits certain RSMS and certain WQEA from providing stormwater treatment or achieving net improvement for proposed port activities of certain seaports.
- Requires the Department of Environmental Protection (DEP) to file rules related to WQEA permits for adoption by October 1, 2026, as well as requires DEP to accept, review, and take final agency action on applications for WQEA provisional permits while such rule adopting is pending.

The bill may have an indeterminate positive economic impact on private entities that provide compensating stormwater treatment under the bill’s provisions. The effective date of the bill is July 1, 2026.

AMENDMENT 199967 BY REPRESENTATIVE GONZALEZ PITTMAN

Prohibits certain seaports from using offsite methods for net improvement, defines new stormwater concepts, and imposes financial responsibility requirements.



- Bars unlisted seaports from using regional systems or enhancement credits for net improvement requirements.
- Defines “compensating stormwater treatment,” “enhancement credit,” and “pollutant reduction allocation.”
- Mandates financial assurance for regional stormwater projects and requires regular cost updates.
- Authorizes provisional water quality enhancement permits and shifts compliance to credit generators.

CS/CS/HB 1457 passed by a vote of 24-0.

Read the Committee Packet:

<https://www.flhouse.gov/Sections/Documents/loaddoc.aspx?MeetingId=15193&PublicationType=Committees&DocumentType=Meeting%20Packets>

View the Committee Meeting:

<https://www.flhouse.gov/VideoPlayer.aspx?eventID=11179>

HOUSE JUDICIARY COMMITTEE

Thursday, February 26, 2026

CS/HB 269, VICTIMS OF DOMESTIC VIOLENCE AND DATING VIOLENCE, BY REPRESENTATIVE GOSSETT-SEIDMAN (R)

CS/HB 269 requires the Division of Telecommunications (Division) within the Department of Management Services to consult with specified entities to conduct a feasibility study regarding a web-based 911 alert system for use by victims of domestic violence and dating violence that would allow such victims to use both a nondescript telephone number to contact 911 and a user-generated code or phrase once connected with a 911-operator that would indicate the victim’s need for immediate law enforcement assistance and allow for the transfer of specified data to law enforcement. The bill requires the Division to submit the results of the study to the President of the Senate and the Speaker of the House of Representatives by January 31, 2027.



The bill also expands program participant eligibility in the Attorney General’s Address Confidentiality Program for Victims of Domestic Violence by authorizing victims of dating violence to apply to the program. Participation in this program will allow a victim of dating violence to obtain and utilize a substitute address in lieu of his or her actual address with state and local agencies and will prohibit the supervisor of elections from including his or her personal identifying information and location information on any publicly-accessible list of registered voters.

CS/HB 269 passed by a vote of 19-0.

CS/SB 298, PUBLIC RECORDS/VICTIMS OF DOMESTIC AND DATING VIOLENCE, BY SENATOR BERMAN (D)

CS/SB 298 expands two existing public record exemptions applicable to victims of domestic violence who participate in the Attorney General’s Address Confidentiality Program for Victims of Domestic Violence to include victims of dating violence who are eligible to participate in the program under linked bill SB 296. The exemptions protect the following information from public disclosure:

The addresses, corresponding telephone numbers, and social security numbers of program participants held by the Office of the Attorney General. The names, addresses, and phone numbers of program participants contained in voter registration and voting records held by the supervisor of elections and the Department of State.

The bill may have an indeterminate negative fiscal impact on state and local governments due to any costs associated with training staff on and making redactions required by the expanded public record exemptions for program participants in the Attorney General’s Address Confidentiality Program for Victims of Domestic Violence.

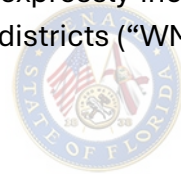
The bill requires a two-thirds vote of the members present and voting in both houses of the Legislature for final passage. The bill is effective upon the same date that SB 296 or similar legislation takes effect.

CS/SB 298 passed by a vote of 19-0.

CS/HB 1009, GOVERNMENTAL AGENCY PUBLICATION OF ADVERTISEMENTS AND PUBLIC NOTICES, BY REPRESENTATIVE GRIFFITTS (R)

CS/HB 1009 modifies provisions pertaining to legal notice publication to:

- Expand the definition of “governmental agency” to expressly include clerks of the circuit court, tax collectors, and water management districts (“WMDs”).



- Modify the definition of “publicly accessible website,” as it pertains to legal notices published by a municipality, clerk of the circuit court, tax collector, WMD, or other local government unit, to mean such an entity’s official website, a private website designated by such an entity, a county’s official website, or a private website designated by the county in which such an entity is located.
- Establish timeframes for how long public notices must appear on a publicly accessible website.
- Clarify but not substantively revise publication requirements pertaining to governmental agencies located within a county having a population of fewer than 160,000 people.
- Specify that legal notice publication requirements for a special district spanning more than one county do not apply to WMDs.

AMENDMENT 478059 BY REPRESENTATIVE GRIFFITTS

Requires that certain public bid advertisements posted on a publicly accessible website be provided at no cost to the public.

- Adds a new subsection (10) mandating free online access to governmental or special governmental agency bid advertisements.
- Renumbers former subsections (8) and (9) to (11) and (12).
- Ensures summaries of advertisements and notices published online can also appear on governmental access channels.

CS/CS/HB 1009 passed by a vote of 14-3.

Read the Committee Packet:

<https://www.flhouse.gov/Sections/Documents/loaddoc.aspx?MeetingId=15195&PublicationType=Committees&DocumentType=Meeting%20Packets>

View the Committee Meeting:

<https://www.flhouse.gov/VideoPlayer.aspx?eventID=11180>



HOUSE WAYS & MEANS COMMITTEE

Thursday, February 26, 2026

HB 7031, TAXATION, BY WAYS & MEANS COMMITTEE

Effects of the bill:

- For sales tax, the bill exempts sales of certain propane tanks; temporarily exempts firearm accessories, impact-resistant windows and doors, and leases of tangible personal property owned by Space Florida; adopts a four-month sales tax holiday on certain outdoor supplies; and adjusts the dates of the Back to School Holiday.
- For property tax, the bill exempts children’s services councils from required sharing of tax revenue with community redevelopment agencies, exempts certain property used by private lessees for projects authorized by Space Florida, caps the increase on assessments for certain mobile home parks, aligns portability provisions with the state constitution, adjusts notification timing for tax exemption denials to improve protest options, clarifies homestead protection for certain individuals serving the federal government outside the state, and clarifies the voting threshold necessary for certain local governments to levy ad valorem taxes in their first year.
- The bill also reduces the pari-mutuel tax on cardrooms, reduces the tax on slot machine revenue, removes a slot machine licensing fee, temporarily reduces excise taxes on domestic beer; adopts the 2026 Internal Revenue Code with certain exceptions; adopts one new tax credit program and makes adjustments to four other tax credit programs; updates requirements for the disclosure of taxes by advertising platforms and collection of taxes by certain vacation rental platforms; extends a documentary stamp tax exemption for three years, and exempts flood insurance policies issued by surplus lines providers for three years.

Staff estimates the total state and local impact of the bill in FY 2026-27 is -\$27.6 million recurring. See Revenue Impact Chart at the end of analysis for more detail.

HB 7031 passed by a vote of 19-0.

Read the Committee Packet:

<https://www.flhouse.gov/Sections/Documents/loadoc.aspx?MeetingId=15200&PublicationType=Committees&DocumentType=Meeting%20Packets>

View the Committee Meeting:



HOUSE FLOOR: WEEK 7 OF SESSION

CS/CS/HB 105, LOCAL GOVERNMENT ENFORCEMENT ACTIONS, BY REPRESENTATIVE BRACKETT (R)

Prohibits certain enforcement actions by counties & municipalities; authorizes persons or business entities subject to such actions to submit request for review; requires counties & municipalities to review such actions & respond within specified time period; requires counties & municipalities to establish & maintain rules; authorizes filing of legal action & providing legal remedies in certain circumstances; requires that such action be filed within specified time period; provides for certain protections from retaliation; authorizes filing of certain complaints in specified circumstances; provides for preemption.

CS/CS/HB 105 passed by a vote of 104-5.

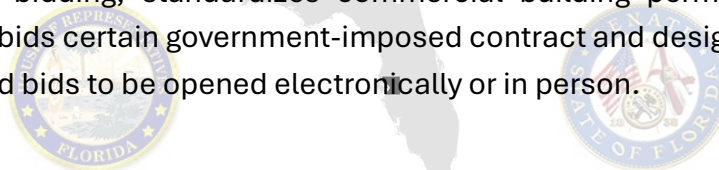
CS/CS/HB 405, COMMERCIAL CONSTRUCTION PROJECTS, BY REPRESENTATIVE GRIFFITTS (R)

Prohibits governmental entity from enforcing certain contract provisions for public works project; requires Florida Building Commission to adopt by rule uniform commercial building permit application by specified date; provides requirements for such application; requires commission to adopt by rule certain trade-specific forms; requires local enforcement agency to accept uniform application & standardized forms adopted by commission; authorizes local enforcement agency to require additional documentation or plans; requires permit fees that local enforcement agency imposes to be proportional to actual & reasonable costs incurred for performing certain functions; prohibits political subdivision from adopting or enforcing ordinance that imposes certain glazing requirements; requires local jurisdictions to include specified information on their websites; prohibits local jurisdictions from charging fees for plans review services performed by private provider; requires local enforcement agencies to reduce permit fees for commercial construction projects by certain percentages; prohibits local enforcement agencies from collecting any fees for commercial construction projects; requires specified surcharge to be calculated based on reduced permit fee.

AMENDMENT 880861 BY REPRESENTATIVE GRIFFITTS

Streamlines public bidding, standardizes commercial building permits, reduces local permit fees, and forbids certain government-imposed contract and design rules.

- Allows sealed bids to be opened electronically or in person.



- Permits online notices for soliciting higher-cost projects.
- Prevents certain public works contract clauses limiting delay compensation.
- Requires uniform commercial building permit applications statewide.
- Caps local permit fees to actual costs and reduces them for private provider usage.
- Prohibits mandated glazing over 15% on certain commercial facades.
- Requires the commission to propose updated code requirements from the 2026 NEC for new commercial pools.

CS/CS/HB 405 passed by a vote of 113-2.

CS/CS/CS/HB 589, ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM PERMITS, BY REPRESENTATIVE NIX (R)

Prohibits a municipality or political subdivision of a state from requiring owners & builders of certain residences to receive construction permits from DEP as a condition of issuing building or plumbing permits; requires such owners & builders to provide certain proof to the municipality or political subdivision.

CS/CS/CS/HB 589 passed by a vote of 113-0.

HB 593, GOVERNMENTAL AGENCIES AND PERSONNEL, BY REPRESENTATIVE ANDRADE (R)

Prohibits state agency or officer from directing funds offered to state to third party as condition of settlement; provides that state agency or officer must provide written notification of terms of settlement to Legislature & Attorney General within specified time; prohibits authorization or approval of reimbursements for travel expenses to & from person's residence & his or her headquarters for specified positions; requires that official headquarters for specified positions be city or town in which department's official headquarters is located; prohibits persons serving in specified positions from being reimbursed for certain travel expenses; prohibits lobbyist or principal from making, & prohibiting district governing board member, executive director, or any district employee who qualifies as local officer from accepting, any expenditure; removes provision prohibiting state residency requirements for university board members.

HB 593 passed by a vote of 116-0.



CS/HB 755, AREAS OF CRITICAL STATE CONCERN, BY REPRESENTATIVE MOONEY (R)

Provides exemption from specified payment & performance bond requirements for specified entities; extends specific Florida Forever appropriations to be used for the purchase of lands in the Florida Keys Area of Critical State Concern.

CS/HB 755 passed by a vote of 113-0.

CS/HB 759, COURT FEES, BY REPRESENTATIVE SMITH (R)

Increases service charges clerk of circuit court charges for certain services rendered by clerk's office; increases certain filing fees & service charges that may be charged by clerk in probate matters; increases certain filing fees & service charges in trial & appellate proceedings; increases certain filing fees & service charges for civil actions, suits, or proceedings in county court; revises distribution formula for additional filing fees; increases service charge clerk is entitled to for disbursement of surplus proceeds for certain judicial sales procedures; increases filing fee for additional timeshare interests joining consolidated timeshare foreclosure action; increases fee clerk of circuit court may charge for auditing of return of ward's estate; requires Office of Economic & Demographic Research to prepare certain report; requires such report to be submitted to Legislature.

CS/HB 759 passed by a vote of 114-0.

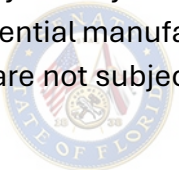
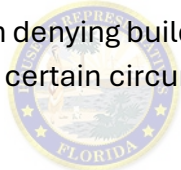
CS/HB 767, RESIDENTIAL PROPERTY INSURANCE, REPRESENTATIVE BENARROCH (R)

Requires OIR to establish & maintain comprehensive resource center on its website; provides requirements for resource center; specifies that certain information is not trade secret & is not subject to certain public records exemptions; requires residential property insurers to provide notice of comprehensive resource center on office's website with any offer of coverage & policy renewal; prohibits insurer from including value of certain land when establishing homeowner's policy coverage amount or adjusting certain claims; provides construction; provides that notice of premium discounts for hurricane loss mitigation must include information about whether insurer offers enhanced discounts for roof systems that use secondary water resistance.

CS/HB 767 passed by a vote of 114-0.

CS/CS/HB 803, BUILDING PERMITS AND INSPECTIONS, BY REPRESENTATIVE TRABULSY (R)

Provides for expiration of certain building permits issued by county & local government; prohibits DBPR from denying building permit for certain residential manufactured buildings; provides that under certain circumstances certain persons are not subject to discipline for



performing job without applicable permits & inspections; prohibits local governments from requiring building permit for installation of certain walls or barriers; revises provisions relating to building code inspection services provided by private provider & private provider firms, including permit & administrative fees, responsibilities of private providers, permitting & inspection documents & reports, timeframes for issuing permits & notices, authority of local building official, notices of incomplete forms, authority of private providers acting as local building official, emergency inspection services, creation of uniform forms, audits, immunity, civil causes of action, posting of permits on specified websites, & adoption of specified registration system; requires Florida Building Commission to develop uniform commercial & residential building permit applications; provides permit requirements for backup power systems & distributed energy generation systems; prohibits association or certain committees from requiring building permit as prerequisite for certain review.

AMENDMENT 725319 BY REPRESENTATIVE TRABULSY

Streamlines the use of private providers for building inspections and plans review, reducing local enforcement requirements and fees, and requiring uniform building permit applications.

- Bars local jurisdictions from demanding contracts or charging certain extra fees.
- Provides specific permit fee reductions for commercial projects using private providers.
- Requires registration systems for private providers and sets new deadlines for local officials.
- Mandates uniform commercial and residential permit applications by 2027.

CS/CS/HB 803 passed by a vote of 114-0.

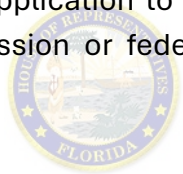
CS/HB 841, MOTOR VEHICLE REGISTRATION RENEWAL, BY REPRESENTATIVE FABRICIO (R)

Requires renewal to be recorded electronically & removes provisions relating to validation stickers.

CS/HB 841 passed by a vote of 93-17.

CS/CS/HB 991, ELECTIONS, BY REPRESENTATIVE PERSONS-MULICKA (R)

Revises definitions; revises information DOS is required to include in specified report; requires persons to swear or affirm they have reviewed voter registration instructions, are United States citizen, and understand penalties for providing false information; requires voter registration application to elicit documentation required by United States Election Assistance Commission or federal law; requires that applicant's citizenship status be



verified by records of DHSMV; provides that applicant will be registered as unverified voter, but may not vote, if his or her legal status as United States citizen cannot be verified through DHSMV; requires online voter registration system to transmit certain information to supervisor of elections and generate certain notices; requires supervisor of elections to verify legal status of certain applicants & provide certain notice; provides that,, online voter registration system may populate applicant's information into printable voter registration application; requires applicant's legal status to be verified for voter registration application to be valid; provides that applicant will be deemed unverified voter if his or her application fails to meet specified requirements.

AMENDMENT 658561 BY REPRESENTATIVE PERSONS-MULICKA

Strengthens voter citizenship verification, modifies auditing and recount processes, and restricts foreign influence.

- Requires unverified voters to vote provisional ballots and present citizenship proof.
- Mandates supervisors to verify legal status and recheck previously ineligible applicants.
- Creates new automated, independent audits instead of random manual audits.
- Updates candidate qualification rules, requiring longer party membership and clarifying removal procedures.
- Restricts foreign nationals' contributions and imposes penalties for violations.
- Sets a 5-year limit to prosecute election fraud.
- Adds citizenship notation to driver licenses.

CS/CS/HB 991 passed by a vote of 83-31.

CS/CS/HB 1019, PERFLUOROALKYL AND POLYFLUOROALKYL SUBSTANCES, BY REPRESENTATIVE CONERLY (R)

Prohibits, beginning on specified date, certain use & sale, purchase, or distribution of aqueous film-forming foam; requires, beginning on specified date, certain entities to submit aqueous film-forming foam inventories & disposal plans to DEP; prohibits, beginning on specified date, possession & use of aqueous film-forming foam; authorizes DEP to administer certain grants or cost share programs; provides penalties & injunctive relief; requires certain public entities disposing of domestic wastewater biosolids and treated effluent to quarterly conduct specified samplings & submit results to DEP; limits purpose such samplings until specified standards are established by EPA & adopted by DEP.

CS/CS/HB 1019 passed by a vote of 113-0.



CS/HB 4061, HILLSBOROUGH COUNTY, BY REPRESENTATIVE OWEN (R)

Creates Land Reserve Stewardship District; establishes compliance with minimum requirements for creation of independent special district; establishes legal boundaries of district; provides for jurisdiction & charter & governing board; provides method for transition of board from landowner control to control by resident electors of district; provides for district manager, district employees, district treasurer, selection of public depository, & district budgets & financial reports; provides general powers of district; provides special powers of district to plan, finance, & provide community infrastructure & services within district; provides for bonds, borrowing, trust agreements, future ad valorem taxation, special assessments, issuance of certificates of indebtedness & tax liens; provides requirements for termination, contraction, or expansion of district; authorizes mergers; provides for required notices to purchasers of residential units within district; provides for referendum.

CS/HB 4061 passed by a vote of 110-4.

Watch the House in Session:

<https://www.flhouse.gov/VideoPlayer.aspx?eventID=11166>

SENATE FLOOR: WEEK 7 OF SESSION

CS/CS/SB 118, ASSESSMENTS LEVIED ON RECREATIONAL VEHICLE PARKS, BY SENATOR TRUENOW (R)

Prohibiting counties, municipalities, and special districts, respectively, from levying certain special assessments against more than a specified square footage amount per recreational vehicle parking space or campsite, etc.

CS/CS/SB 118 passed by a vote of 36-0.

CS/SB 382, ELECTRIC BICYCLES, BY SENATOR TRUENOW (R)

Providing requirements for the operation of electric bicycles; prohibiting the operation of an electric bicycle above a certain speed under certain circumstances; creating the Electric Bicycle Safety Task Force adjunct to the Department of Highway Safety and Motor Vehicles; requiring the Florida Highway Patrol and each police department and sheriff's office to maintain a certain list, beginning on a certain date, etc.



AMENDMENT 324266 BY SENATOR TRUENOW

Creates a Micromobility Device Safety Task Force to review and enhance laws governing micromobility device use while requiring agencies to track and report related crashes.

- Establishes the Task Force under the Department of Highway Safety and Motor Vehicles, detailing membership, meetings, and purpose.
- Requires monthly meetings and submission of a legislative recommendations report by October 1, 2026, after which the Task Force expires.
- Mandates law enforcement agencies to maintain and report micromobility crash data, culminating in a statewide summary report.

CS/SB 382 passed by a vote of 37-0.

CS/SB 546, CONSERVATION LANDS, BY SENATOR MAYFIELD (R)

Requiring the Division of State Lands to publish certain information on its website before the Acquisition and Restoration Council or the Board of Trustees of the Internal Improvement Trust Fund meets to review the proposed sale of conservation lands; requiring that certain parcels proposed for exchange be appraised in accordance with certain criteria; requiring the governing board of a water management district to publish certain information on its website before meeting to review the proposed sale or exchange of certain lands, etc.

CS/HB 441 IS SUBSTITUTED FOR CS/SB 546

CS/HB 441, CONSERVATION LANDS, BY REPRESENTATIVE KENDALL (R)

Requires Division of State Lands to publish certain information on its website before Acquisition & Restoration Council or Board of Trustees of Internal Improvement Trust Fund meets to review proposed sale of conservation lands; requires that certain parcels proposed for exchange be appraised in accordance with certain criteria; removes provisions requiring division to submit certain requests to Acquisition & Restoration Council for review; removes provisions requiring division to provide certain recommendations to board of trustees; requires division to publish certain information on its website before council or board of trustees meets to review proposed land exchange; requires division to submit certain requests to council for review & requiring council to provide recommendations to division in certain circumstances; requires division to provide certain recommendations to board of trustees in certain circumstances; requires governing board of water management district to publish certain information on its website before meeting to review proposed sale or exchange of certain lands.

CS/HB 441 passed by a vote of 37-0.



CS/CS/CS/SB 686, AGRICULTURAL ENCLAVES, BY SENATOR MCCLAIN (R)

Authorizing certain persons to apply to the governing body of the local government for certification of certain parcels as agricultural enclaves; requiring the local government to hold a public hearing within a specified timeframe to approve or deny such certification; authorizing certain persons to submit certain development plans; authorizing the development of certain parcels for commercial, industrial, or single-family residential purposes under certain circumstances, etc.

CS/CS/CS/SB 686 passed by a vote of 34-2.

CS/SB 774, 911 PUBLIC SAFETY TELECOMMUNICATOR EMPLOYMENT-RELATED MENTAL OR NERVOUS INJURIES, BY SENATOR PIZZO (NPA)

Defining the term “911 public safety telecommunicator”, providing that specified provisions relating to certain medical benefits for mental or nervous injuries for first responders also apply to 911 public safety telecommunicators, etc.

CS/SB 774 passed by a vote of 37-0.

CS/CS/SB 848, STORMWATER TREATMENT, BY SENATOR TRUENOW (R)

Prohibiting certain stormwater treatment and net improvement activities; defining the term “regional stormwater management system”; requiring that the Department of Environmental Protection or a water management district require an applicant to provide certain documentation of adequate financial responsibility in order to meet certain requirements; authorizing water quality enhancement credits to be used by governmental entities to meet environmental resource permit stormwater treatment performance standards or achieve net improvement, pursuant to specified provisions, etc.

AMENDMENT 598430 BY SENATOR TRUENOW

Restricts certain stormwater treatment options for specific seaports and updates rules for regional systems, financial assurances, and water quality enhancement credits.

- Prohibits specific non-local government stormwater treatment and enhancement credits for seaports not listed in s. 403.021(9)(b), excluding Citrus or Putnam Counties.
- Adds definitions for “compensating stormwater treatment,” “enhancement credit,” and “pollutant reduction allocation.”
- Requires regional stormwater permit applicants to maintain ongoing financial assurance.
- Allows provisional water quality enhancement area permits before final rules are adopted by 2026.



- Recognizes compensating stormwater treatment as mitigation for existing water quality shortfalls.

AMENDMENT 626924 TO THE AMENDMENT BY SENATOR TRUENOW

Clarifies the pollutant reduction reference on line 162.

- Deletes existing text on line 162.
- Inserts language specifying that it is used to refer to pollutant reduction achieved through specific means.

CS/CS/SB 848 passed by a vote of 37-0.

CS/SB 856, DISCLOSURE OF ESTIMATED AD VALOREM TAXES, BY SENATOR DiCEGLIE (R)

Defining the terms “listing platform” and “property”; requiring that certain property listings include estimated ad valorem taxes; requiring the Department of Revenue to maintain on its website a table of links to each county’s property appraiser’s homepage and tax estimator; requiring the department to develop a formula that may be used by listing platforms to calculate the estimated ad valorem taxes; requiring the department to annually develop a countywide aggregate average millage rate for each county for use by listing platforms, etc.

CS/SB 856 passed by a vote of 37-0.

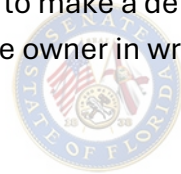
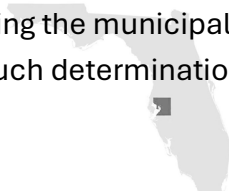
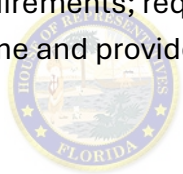
CS/CS/SB 984, FIREFIGHTER CANCER BENEFITS AND PREVENTION, BY SENATOR DiCEGLIE (R)

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.

CS/CS/SB 984 passed by a vote of 37-0.

CS/CS/CS/SB 1014, PROVISION OF MUNICIPAL UTILITY SERVICE TO OWNERS OUTSIDE THE MUNICIPAL LIMITS, BY SENATOR MAYFIELD (R)

Prohibiting a municipal utility from declining to extend service to properties outside its corporate limits under certain circumstances; requiring a municipal utility to expand its service to an owner who makes such a request under certain circumstances, subject to the utility’s service requirements; requiring the municipal utility to make a determination within a specified timeframe and provide such determination to the owner in writing; requiring the



municipal utility to provide the owner with specified information and to connect properties in a timely manner; authorizing a municipal utility to establish minimum application filing requirements, etc.

CS/CS/CS/SB 1014 passed by a vote of 37-0.

View the Senate in Session:

<https://www.flsenate.gov/Media/VideoPlayer/6247>

<https://www.flsenate.gov/media/VideoPlayer/6251>

Key Information and Dates

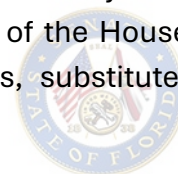
The [Week 8: March 2 - 6](#) calendar for the House and Senate combined as it is currently available is hyperlinked for your information. Please note that committee meeting agendas for Wednesday and beyond are not yet available and will be populated soon.

Here are other important session dates:

- March 3, 2026 50th day – Last day for regularly scheduled committee meetings

- March 9, 2026 After the 55th day (March 8) of a regular session, the Special Order Calendar shall be published in one Calendar of the House and may be taken up on the day the Calendar is published

After the 55th day (March 8) of a regular session: Main floor amendments must be submitted to the House Bill Drafting Service no later than 1 hour before the applicable filing deadline and approved with the Clerk not later than the earlier of the following deadlines: 8:00 a.m. on the day session is scheduled to convene on the day the bill appears on the Special Order Calendar in the Calendar of the House, or 2 hours before session is scheduled to convene on the day the bill appears on the Special Order Calendar of the House. Amendments to main floor amendments, substitute amendments for



main floor amendments, and amendments to substitute amendments must be approved for filing not later than 1 hour after the applicable main floor amendment deadline."

After the 55th day (March 8) of a regular session, no House bills on second reading may be taken up and considered by the House.

- March 12, 2026

After the 58th day (March 11) of a regular session, the House may consider only: Returning Messages, Conference Reports, and Concurrent Resolutions

- March 13, 2026

60th day – Last day of Regular Session

Contact Information

For more information, or if we can be of assistance, please contact Brandon Wagner at WagnerB@hcf.gov, and (813) 276-2640 or (813) 777-7232.

