

State Legislative Session Weekly Digest

Week 5

February 9-13, 2026

Prepared by the Hillsborough County Government Relations Team

Overview

Week 5 brought the release of the first budget offerings by the House and the Senate. As previously reported, the Board's appropriations priorities are well-positioned for budget conference where we will work to increase the funding amounts. They are currently as follows:

BOCC Project (alphabetical order)	House First Budget	Senate First Budget
Advanced Water Metering Original Request: \$ 2,000,000	\$ 0	Water Project List TBD
African American Arts Museum Original Request: \$ 5,000,000	\$ 2,500,000	\$ 0
Balm Road Super Pump Station Original Request: \$ 10,000,000	\$ 5,000,000	Water Project List TBD
Fire Rescue / EM Original Request: \$ 3,000,000	\$ 1,500,000	\$ 0
Fallen Firefighter Memorial Original Request: \$ 675,000	\$ 337,500	\$ 675,000

In addition, the half-way point of the 2026 legislative session was reached this week. Most committees will meet for two more weeks before focus turns to bills and amendments on the floor of both chambers.

This digest touches on legislative actions relevant to local government and residents of Hillsborough County that took place this week.



Major Issues Discussed *(by Committee and Date)*

HOUSE COMMERCE COMMITTEE TUESDAY, FEBRUARY 10, 2026

HB 465, COMMUNITY ASSOCIATION MANAGEMENT, BY REPRESENTATIVE NIX (R)

HB 465 requires condominium associations, cooperative associations, and homeowners' associations with total annual revenues of \$500,000 or more to contract with a community association management firm (CAM firm). The bill requires the same for condominium associations that operate a multi-condominium, regardless of the amount of annual revenue.

The bill clarifies that CAM firms that contract with a condominium association, cooperative association, or homeowners' association must possess all applicable licenses. The bill requires each board member and officer of the foregoing associations to ensure that a CAM or CAM firm is properly licensed before entering into a contract with that CAM or CAM firm.

AMENDMENT 64163 BY REPRESENTATIVE NIX

Mandates that associations with total annual revenues of \$750,000 or more must contract with a community.

- Applies a \$750,000 threshold to define eligible associations.
- Requires such associations to enter into a community contract.

AMENDMENT 829213 BY REPRESENTATIVE PORRAS (R)

Requires community association managers to obtain errors and omissions insurance and face license revocation for specified felonies.

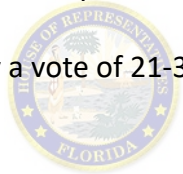
- Mandates a minimum \$1 million errors and omissions policy coverage, separate from association coverage.
- Requires license revocation and permanent bar if convicted or entering nolo contendere for certain serious felonies.

AMENDMENT 438865 BY REPRESENTATIVE NIX

Clarifies timeshare management regulations.

- Designates timeshare management firms and their employees licensed under chapter 468 as primarily governed by chapter 721.
- Limits chapter 468 oversight to licensure and discipline unless firms also manage non-timeshare properties, which remain under chapter 468.
- Specifies that, in any conflict, timeshare provisions prevail over Chapter 468

CS/HB 465 passed by a vote of 21-3.



HB 767, RESIDENTIAL PROPERTY INSURANCE, BY REPRESENTATIVE BENARROCH (R)

HB 767 requires property insurers seeking a rate change to prepare a rate transparency report with information in plain language that helps consumers have a better understanding of insurance. The report must be included with any offer of coverage and upon policy renewal. It must include a graphic breakdown of the factors affecting the insurance rate, including the cost of reinsurance, the cost of claims, and profits.

The bill requires the Office of Insurance Regulation (OIR) to create a resource center on its website to help consumers understand insurance. It must include, among other things, information on the dynamics of the insurance market, the claims process, consumer protection, disaster preparedness, and on the insurance coverage choices available to consumers.

The bill provides that the statewide average requested rate change and final approved statewide average rate change in a filing, as well as the county rating examples submitted to OIR through the rate collection system for the purpose of displaying rates on its website, are not a trade secret.

The bill provides that when establishing the coverage amount or adjudicating a claim for a dwelling or other structure under a homeowners' insurance policy, an insurer may not include the value of the land on which the dwelling or structure is located.

AMENDMENT 388655 BY REPRESENTATIVE BENARROCH

Creates a consumer-friendly online insurance resource center, excludes certain land value from coverage or claims, and clarifies roof discounts.

- Requires OIR to maintain a comprehensive website with insurer data, consumer tools, and claim guidance.
- Prohibits insurers from including land value when setting coverage or adjusting claims, except for shoreline property.
- Mandates disclosure of enhanced roof discounts for secondary water resistance.
- Updates cross-reference in the Homeowner Claims Bill of Rights.

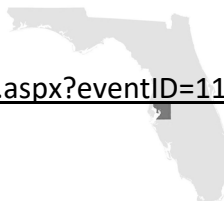
CS/HB 767 passed by a vote of 22-0.

Read the Committee Packet:

<https://www.flhouse.gov/Sections/Documents/loaddoc.aspx?MeetingId=15112&PublicationType=Committees&DocumentType=Meeting%20Packets>

View the Committee Meeting:

<https://www.flhouse.gov/VideoPlayer.aspx?eventID=11039>



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

CS/CS/HB 105 establishes a new, exclusive mechanism for challenging “enforcement actions,” as the bill defines that term, taken by counties and municipalities. The bill:

- Prohibits counties and municipalities from “initiating or threatening to initiate any enforcement action that is determined by a court...to be arbitrary or unreasonable and not authorized by an ordinance.”
- Authorizes a person subject to an enforcement action to submit a request for review of such action and specifies procedures and timelines pertaining thereto.
- Authorizes a person subject to an enforcement action to challenge such action in court in specified circumstances.
- Provides protection under the Whistle-blower’s Act to certain persons who disclose information in connection with proceedings established by the bill.
- Provides that the sections of law created by the bill “are the sole authority for challenges to arbitrary or unreasonable enforcement actions.”
- Provides that a local ordinance, rule, regulation, or other local policy that prohibits or restricts a county or municipality from complying with the bill’s requirements, or any rules adopted thereunder, is void to the extent of the conflict.

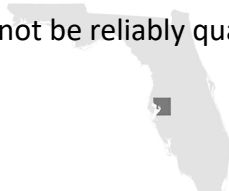
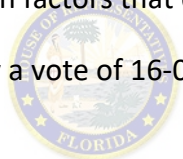
CS/CS/HB 105 passed by a vote of 17-0.

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

The bill 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 be assessed against the responsible agency rather than individual employees.

The bill will likely have a negative fiscal impact on the state and local governments and a positive fiscal impact on the private sector. The bill eliminates or limits certain fees, imposes new response timelines and documentation requirements, and revises enforcement mechanisms, judicial remedies, and attorney fee provisions. The overall fiscal impact is indeterminate at this time, as it depends on factors that cannot be reliably quantified.

CS/HB 437 passed by a vote of 16-0-



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

CS/HB 759 increases certain service charges which the Clerks of the Circuit Court may impose for court-related services rendered by the Clerk's office and certain filing and other fees which the Clerks collect in connection with certain judicial proceedings. The bill also directs that, by January 1, 2030, and every three years thereafter, the Office of Economic and Demographic Research must prepare a report with recommendations for the increase of such service charges and filing fees according to the percentage change in the Consumer Price Index and round to either the nearest \$1.00 (for service charges) or to the nearest \$5.00 (for filing fees). Further, consistent with previous legislative efforts in 2023 CS/HB 977, the bill eliminates a requirement that, by the 10th day of each month, the Clerk must submit that portion of specified fees collected in the previous month which is in excess of one-twelfth of the Clerk's total budget for the performance of court-related functions to the Department of Revenue for deposit into the Clerks of the Court Trust Fund.

The bill will have a positive impact on local government revenues by increasing the amounts of fees and service charges collected by the Clerks. The Revenue Estimating Conference reviewed a similar bill and estimated that the increases will generate approximately \$40 million in additional revenue for the Clerk's Fine and Forfeiture Fund in Fiscal Year 2026-2027, with gradual increases annually for future years.

The bill requires a two-thirds vote of the membership of both houses of the Legislature for final passage

CS/HB 759 passed by a vote of 16-0.

Read the Committee Packet:

<https://www.flhouse.gov/Sections/Documents/loaddoc.aspx?MeetingId=15128&PublicationType=Committees&DocumentType=Meeting%20Packets>

View the Committee Meeting:

<https://www.flhouse.gov/VideoPlayer.aspx?eventID=11033>



CS/SB 198, VIRTUAL CURRENCY KIOSKS, BY SENATOR ROUSON (D)

CS/SB 198 establishes a regulatory framework for virtual currency kiosks and protects users of kiosks by:

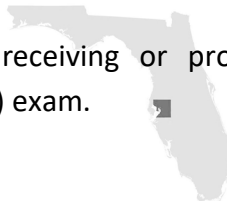
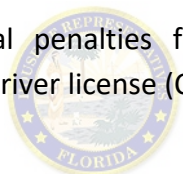
- Requiring a virtual currency kiosk business (except licensed money transmitters) to comply with registration requirements.
- Requiring that virtual currency kiosks must:
 - Ask each customer the amount of any of the customer's other virtual currency transactions conducted the same calendar day; and
 - Provide a notice to customers that fraud that begins with contact from strangers lying about their identity.
- Restricting the total dollar amount of all transactions per customer each calendar day to \$2,000 for new customers and \$10,000 for existing customers.
- Requiring a customer to be provided with an electronic receipt.
- Requiring a full refund in specified circumstances.

CS/SB 198 passed by a vote of 24-0.

CS/CS/SB 290, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BY SENATOR TRUENOW (R)

CS/CS/SB 290 makes a number of changes to laws related to the Department of Agriculture and Consumer Services (department) and related topics. Specifically, the bill:

- Prohibits a county or municipality from enacting a local policy to restrict the use of gasoline-powered farm or landscape equipment.
- Establishes density requirements for developers who seek to build in small municipalities and provides exemptions from this requirement under certain circumstances.
- Requires the Acquisition and Restoration Council to determine whether any lands surplus by a local governmental entity are suitable for bona fide agricultural purposes and prohibits local governments from transferring future development rights for such lands.
- Requires the Department of Environmental Protection (DEP) to determine whether any state- owned conservation lands are suitable for bona fide agricultural purposes, and to retain a rural-lands-protection easement for all such lands.
- Removes the Babcock Ranch Advisory Group.
- Adds penalties for contractors who fail to timely compensate their subcontractors and suppliers.
- Adds criminal penalties for receiving or providing unauthorized assistance on a commercial driver license (CDL) exam.



- Repeals statutes requiring Florida’s participation in the Southern States Energy Compact.
- Prohibits land application of classes of biosolids besides Class AA biosolids and removes the requirement that rules adopted by the department with respect to biosolids be ratified by the Legislature.
- Increases insurance requirements and maximum fine amounts for fumigation providers.
- Adds obstruction to the prohibited acts involving permitting entry or inspection.
- Repeals the Healthy Food Financing Initiative.
- Prohibits commercial solicitation on properties that comply with “no solicitation” signage requirements and provides penalties for violation.
- Allows the department to reorganize itself upon approval of the commissioner.
- Modifies eligibility requirements for the Agriculture and Aquaculture Producers Emergency Recovery Loan Program.
- Directs the establishment of the Florida Native Seed Research and Marketing Program.
- Creates the Food Animal Veterinary Medicine Loan Repayment Program to help offset loans incurred for studies leading to a veterinary degree with a specialization in food animal veterinary medicine.
- Adds the Welaka Training Center as a site that the Florida Forest Service (FFS) may operate to train fire and forest resource managers, adds that the FFS may assess appropriate fees to meet its operational costs regardless of the training location, and renames the Bonifay Forestry Station.
- Allows the FFS to pay the CDL renewal costs for employees whose positions require them to operate equipment requiring a CDL.
- Establishes the Farmers Feeding Florida Program and restricts Feeding Florida from allowing an opposed candidate for elective office to host a food distribution event.
- Prohibits the department from renewing a certificate of registration for an aquaculture facility that is not in compliance.
- Revises various regulations of fairs and fair associations.
- Adds “concealed weapon permit” or “concealed weapon permitholder” to the list of words a person is prohibited from wearing or displaying with the intention to mislead and provides criminal penalties for violation.
- Removes the word “perishable” from the agricultural food products for which agricultural producers can seek to recover damages for disparagement and adds that the term “agricultural food product” includes any agricultural practices used in the production of such products.
- Prohibits the possession, use, manufacture, import, sale, or distribution of signal jamming devices.



AMENDMENT 789224 BY SENATOR TRUENOW

Revises the definition of a nonprofit agricultural organization to require tax-exempt status under s. 501(c)(5).

- Eliminates references to s. 501(c)(3).
- Requires that nonprofit agricultural organizations be exempt under s. 501(c)(5).

AMENDMENT 203322 BY SENATOR TRUENOW

Removes references to outdated fair exhibits and adds a new organization name.

- Removes references to the women's department and Future Homemakers of America.
- Adds references to Family, Career and Community Leaders of America.
- Makes technical and punctuation changes to s. 616.251, F.S.

AMENDMENT 667770 BY SENATOR TRUENOW

Establishes the Florida Food Animal and Equine Veterinary Medicine Loan Repayment Program to encourage specialized veterinarians to practice and remain in the state.

- Provides loan principal repayments up to \$25,000 annually for a maximum of five years.
- Requires a Florida veterinary license, USDA Category II Accreditation, and at least 20 weekly hours in food or equine veterinary care.
- Limits annual new participants to three, contingent on continued in-state employment.

AMENDMENT 248378 BY SENATOR TRUMBULL (R)

Require licensed contractors to compensate subcontractors and suppliers within a specified timeframe and face disciplinary action for nonpayment.

- Mandate payment within 45 days of receiving payment or under the terms of the contract.
- Provide an exception for bona fide disputes regarding the amount due.
- Subject contractors who knowingly or willfully violate these requirements to disciplinary proceedings.

AMENDMENT 423906 BY SENATOR TRUENOW

Renames the Citrus Research and Development Foundation, revises membership, merges the nonprofits, updates definitions, and creates the Farmers Feeding Florida Program.

- Replaces University of Florida references with the Department of Agriculture.
- Merges the old foundation into the Citrus Research and Field Trial Foundation.
- Revises 'dealer' thresholds for egg and poultry sales.
- Authorizes Florida Forest Service to manage the Welaka Training Center.
- Creates the Farmers Feeding Florida Program for distributing fresh food.
- Tightens aquaculture certificate renewal requirements.
- Makes shellfish lease fee increases optional.
- Expands wine research eligibility.



AMENDMENT 212138 BY SENATOR MARTIN (R)

Strengthens protections for Florida agricultural producers by replacing “perishable” with “real” agricultural food products, refining definitions, and clarifying the scope of disparagement claims.

- Removes references to “perishable” products, adopting the definition of “real” agricultural food products under 7 U.S.C. s. 7412(1).
- Excludes hemp, hemp extract products, and products derived from scheduled substances from coverage.
- Retains cause of action and two-year statute of limitations for disparagement claims.

AMENDMENT 528392 TO THE AMENDMENT BY SENATOR MARTIN (R)

Deletes certain sections of the amendment and clarifies that authorized individuals may wear or display the specified item.

- Removes lines 3–47 of the prior amendment text.
- Eliminates lines 1856–1894 from the underlying bill.
- Revises the title to specify that authorized persons may wear or display the item.

AMENDMENT 528760 BY SENATOR PIZZO (NPA)

Extend the compliance deadline for biosolid permit requirements while allowing certain local governments more time if they do not transport biosolids outside the county.

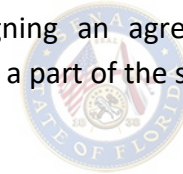
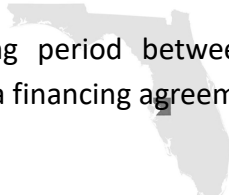
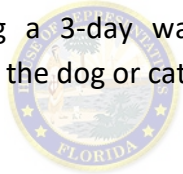
- Changes the compliance date for all permits from July 1, 2022, to July 1, 2028.
- Allows local governments that keep biosolids within their county to comply by July 1, 2031.
- Clarifies that transporting Class B biosolids out of county remains permissible if going to Class AA or waste-to-energy facilities.

CS/CS/CS/SB 290 passed by a vote of 24-0.

SB 1004, SALE OF DOGS AND CATS, BY SENATOR GAETZ (R)

SB 1004 implements consumer protections related to the sale of cats and dogs in the state by:

- Mandating that a pet dealer selling a dog or cat must ensure that a pet financing arrangement is terminated without penalty to the consumer if the animal is found to be unfit for purchase due to illness or disease and the consumer elects to return the animal.
- Requiring all financing terms to be disclosed to a consumer.
- Repealing the limit on the amount of veterinary costs that a consumer may seek from a pet dealer related to discovery of disease or defect. Current law limits such recovery to the amount of the sale price.
- Implementing a 3-day waiting period between signing an agreement and taking possession of the dog or cat if a financing agreement is a part of the sale.



- Repealing a limited remedy in current law related to consumers who elect to waive the right to return a dog or cat within 1 year if a congenital or hereditary disorder is discovered.
- Requiring a pet dealer to provide copies of certain medical records to a consumer purchasing a dog or cat.
- Simplifying a notice furnished to a consumer regarding consumer rights and requiring the notice be on a separate form.
- Requiring a pet dealer to maintain records of information provided to a consumer for 7 years after the sale.
- Providing that a violation of s. 828.29, F.S., is a violation of the Florida Deceptive and Unfair Trade Practices Act.
- Creating a civil cause of action to remedy violations of the law on sale of dogs and cats.

SB 1004 passed by a vote of 24-0.

Read the Committee Packet:

<https://www.flsenate.gov/Committees/DownloadMeetingDocument/8266>

View the Committee Meeting:

<https://www.flsenate.gov/media/VideoPlayer/6129>

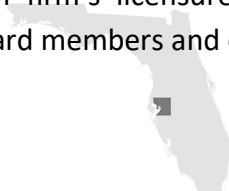
SENATE COMMITTEE ON REGULATED INDUSTRIES

TUESDAY, FEBRUARY 10, 2026

SB 822, COMMUNITY ASSOCIATION MANAGEMENT, BY SENATOR GRUTERS (R)

SB 822 requires that condominium associations regulated under Ch. 718, F.S., including multi-condominiums, cooperative associations regulated under Ch. 719, F.S., and homeowners' associations regulated under Ch. 720, F.S., with total annual revenues of \$500,000 or more must contract with a community association management firm (CAM firm).

The bill provides that each board member or officer of a multi-condominium association, cooperative association, and homeowners' association that contracts with a CAM or a CAM firm has a duty to ensure that the CAM or a CAM firm is properly licensed before entering into a contract. The duty to ensure a CAM firm's licensure under the bill is comparable to the requirement under current law for board members and officers of a condominium association.



AMENDMENT 871556 BY SENATOR BRADLEY (R)

Requires associations with \$750,000 or more in annual revenues and 100 or more units to secure licensed and certified management and obligates boards to verify compliance.

- Applies to condominiums, multi-condominiums, cooperatives, and homeowners' associations.
- Mandates use of community association managers or firms with specified professional certifications.
- Commands boards to ensure licensure and certification before entering contracts.
- Updates relevant statutes to enforce these new requirements

CS/SB 822 passed by a vote of 9-0.

SB 1234, BUILDING PERMITS AND INSPECTIONS, BY SENATOR DICGLIE (R)

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 180 days after the latter of the issuance of the permit or the effective date of the next edition of the Building Code.
- Exempting residential hurricane and flood protection walls or barriers meeting certain requirements or certain work valued at \$7,500 or less from permitting requirements.
- 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 to develop a uniform building permit application.
- 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 homeowner 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.

AMENDMENT 269350 BY SENATOR DiCEGLIE

Streamlines building permit processes, expands private provider options, and limits local government permit requirements and fees.

- Sets a 1-year expiration for single-family dwelling permits or until the next Florida Building Code edition.
- Exempts minor or temporary structures, including certain walls and barriers, from permit requirements.
- Allows private providers to handle plan reviews, with reduced fees and fewer local government restrictions.
- Requires electronic permit applications, uniform forms, and faster permit processing times.
- Prohibits associations from requiring local permits before approving parcel improvements.

AMENDMENT 263612 TO THE AMENDMENT BY SENATOR DiCEGLIE

Expand authorized providers for local building inspection services to include private provider firms, licensed building inspectors, or equally qualified professionals.

- Permits local jurisdictions to employ licensed building inspectors or private provider firms.
- Authorizes individuals with equivalent licensure or certification to provide inspection services.
- Makes technical revisions.

CS/SB 1234 passed by a vote of 8-0.

SB 1260, BUILDING INSPECTIONS DURING AN EMERGENCY, BY SENATOR DiCEGLIE (R)

SB 1260 authorizes the Governor to allow the following persons to act in specified positions, if such persons are qualified for such work in a state that has a mutual aid agreement entered into pursuant to s. 252.40(2), F.S., and have taken a training program as described in the bill:

- Building code inspector.
- Building inspector.
- Coastal construction inspector.
- Commercial electrical inspector.
- Electrical inspector.
- Mechanical inspector.
- Plumbing inspector.
- Residential electrical inspector.



- Residential inspector.
- Plans examiner.
- Building plans examiner.
- Plumbing plans examiner.
- Mechanical plans examiner.
- Electrical plans examiner.

The bill requires the Division of Emergency Management (division) within the Executive Office of the Governor and the Department of Business and Professional Regulation to develop a Florida Building Code training program.

Local governments with a local amendment to the Florida Building Code are required by the bill to develop a training program on all local amendments applicable within their jurisdiction.

The bill also requires the division to approve any training program for the listed professionals if the training is provided by a foundation that is a not-for-profit corporation under s. 501(c)(3) of the Internal Revenue Code and has a governing board that includes in its membership county commissioners and professional county staff.

Under the bill, the post-storm permitting plan that each county and municipality is required to develop under current law must also include training programs for the listed professionals.

AMENDMENT 672238 BY SENATOR DiCEGLIE

Mandates that the Department of Management Services enter and maintain state term contracts for building code inspection services.

- Creates a new subsection (4) in s. 287.056 requiring the Department to contract with building code inspection service vendors.
- Redesignates the current subsection (4) as subsection (5).
- Takes effect July 1, 2026.

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

SB 1706, MY SAFE FLORIDA CONDOMINIUM PILOT PROGRAM, BY SENATOR PIZZO (NPA)

SB 1706 expands the scope of the My Safe Florida Condominium Pilot Program (program) statewide by eliminating the requirement that eligible condominium property must be within 15 miles inward of a coastline. However, the bill restricts participation in the program to condominium associations in which:

- The structures or buildings on the condominium property were constructed before January 1, 2008, and



- At least 80 percent of the occupied units within the condominium property are owned and occupied by a person or family whose household annual income is at or below 80 percent of the area median income, adjusted for household size, applicable to the county in which the condominium is located.

The bill specifies that the program grant funds must be used only for a mitigation improvement that addresses the common elements of the condominium property.

The bill repeals the requirement that grant funds must be used for mitigation improvements that will result in a mitigation credit, discount, or other rate differential for the building or structure to which the improvement is made. The bill instead requires that a condominium association receiving a grant must complete 100 percent of the opening protection improvements to the common elements which were recommended in the final hurricane mitigation inspection report. Given that mitigation credits generally are only awarded if all openings are hurricane resistant, this new requirement should have the same effect as under current law, to ensure that mitigation grants harden the structure against hurricane risk.

The bill also allows mitigation grants to be awarded for water intrusion mitigation devices, which generally do not result in mitigation credits.

SB 1706 passed by a vote of 9-0.

Read the Committee Packet:

<https://www.flsenate.gov/Committees/DownloadMeetingDocument/8265>

View the Committee Meeting:

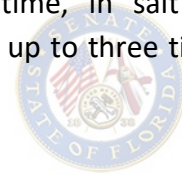
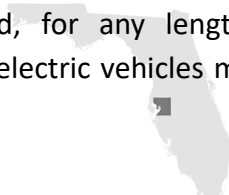
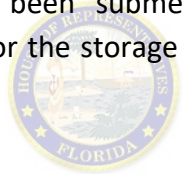
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SENATE COMMITTEE ON COMMUNITY AFFAIRS

TUESDAY, FEBRUARY 10, 2026

CS/SB 260, REMOVAL, STORAGE, AND CLEANUP OF ELECTRIC VEHICLES, BY SENATOR BURGESS (R)

CS/SB 260 requires counties, and authorizes municipalities, to establish a daily administration fee for the proper storage of electric vehicles which have been involved in a crash that results in visible damage to the batteries or battery compartment, or when the batteries or battery compartment have been submerged, for any length of time, in salt water. The daily administration fee for the storage of electric vehicles may be up to three times the maximum



standard storage rates already established by counties and municipalities. The daily administration fee shall be applied in the event that the electric vehicle owner or operator is incapacitated, is unavailable, or leaves the procurement of wrecker service to the law enforcement officer at the scene or otherwise does not consent to the removal of the electric vehicle. The daily administration fee may not be applied unless the electric vehicle is properly stored as defined.

The bill provides definitions for the terms “daily administration fee” and “proper storage.” The bill also stipulates that the storage requirements relating to electric vehicles do not require a motor vehicle insurer to pay any costs beyond costs covered pursuant to a contract with its insured.

AMENDMENT 406908 BY SENATOR BURGESS

Establishes a daily administration fee for storing damaged or submerged electric vehicles and clarifies safety requirements.

- Creates a new daily administration fee, up to triple the towing rate, for storing damaged or submerged electric vehicles.
- Requires local inspection to confirm battery safety before removing or ending storage.
- Defines “proper storage,” mandating a 50-foot separation or fixed barrier around the electric vehicle.
- Preempts county fees if a municipality establishes its own ordinance.

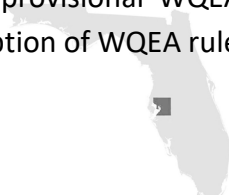
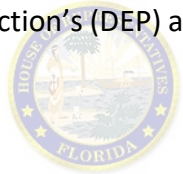
CS/CS/SB 260 passed by a vote of 8-0.

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

CS/SB 848 provides that the use of a water quality enhancement area (WQEA) credit transfers the legal responsibility for complying with applicable regulatory water quality treatment requirements from the purchaser and user of such credit to the generator of such credit.

The bill authorizes environmental resource permit (ERP) applicants to use compensating stormwater treatment as a mitigation measure when existing ambient water quality prevents compliance with water quality standards. Such treatment must meet statutory requirements for WQEAs unless the treatment and discharging parcels are commonly owned, operated, and maintained, or the treatment area directly receives and treats stormwater from parcels within the total land area before the discharge leaves the treatment parcel.

The bill provides that mitigation measures or enhancement credits may be generated by third parties and sold to ERP applicants only as authorized under the section of law related WQEAs. The bill allows entities to apply for provisional WQEA permits pending the Department of Environmental Protection’s (DEP) adoption of WQEA rules. DEP and water management districts



must allow the use of WQEA enhancement credits generated under such provisional permits, provided applicable statutory requirements are met.

The bill also provides that, beginning July 1, 2026, if a public landowner authorizes a private entity to construct, modify, or operate stormwater management systems on public lands for offsite compensatory treatment, the landowner must require the entity to cease such activities if

DEP or a water management district determines by final agency action that the use of the land is contrary to the public interest. Operations may resume upon a subsequent determination that compensatory treatment is no longer contrary to the public interest.

CS/SB 848 passed by a vote of 8-0.

SB 1566, LOCAL GOVERNMENT SPENDING, BY SENATOR DiCEGLIE (R)

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

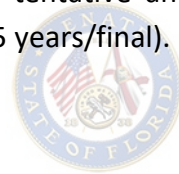
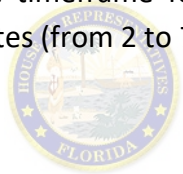
The bill requires county and municipal tentative and final budgets, and budget amendments be posted on their official websites to allow the public to search, review, filter, download, and compare data and view graphs. County and municipal budget officers must perform a budget cutting exercise to identify reductions outside of essential public services before adoption of the budget. The bill revises timeframes for posting budget information and noticing public budget hearings.

Local governments are prohibited under the bill from expending any funds, regardless of source, for the purpose of diversity, equity, and inclusion. Contracts with private vendors for diversity, equity and inclusion purposes are prohibited and existing contracts must be terminated. Local governments must notify the Chief Financial Officer of their compliance annually beginning September 1, 2026. The bill provides a procedure for any person to report suspected local government violations of the prohibition to the Chief Financial Officer who may impose fines if a violation occurs.

AMENDMENT 148420 BY SENATOR DiCEGLIE

Enhances local government transparency requirements, mandates reinvestment of utility revenues, extends public posting periods for budgets, and expands online budget data accessibility.

- Names the act "Local Government Financial Transparency and Accountability Act."
- Requires counties and municipalities to reinvest certain utility revenues into operational improvements.
- Increases the timeframe for posting and maintaining tentative and final budgets on official websites (from 2 to 7 days/tentative; from 2 to 5 years/final).



- Requires publicly accessible, user-friendly online budget data, including salary information.

CS/SB 1566 passed by a vote of 7-1.

Read the Committee Packet:

<https://www.flsenate.gov/Committees/DownloadMeetingDocument/8268>

View the Committee Meeting:

<https://www.flsenate.gov/media/VideoPlayer/6136>

HOUSE WAYS & MEANS COMMITTEE

TUESDAY, FEBRUARY 10, 2026

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

The bill 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.

CS/HB 185 passed by a vote of 19-0.

PCS FOR HB 311, TAX CREDITS FOR CONTRIBUTIONS TO ASSIST HOMEBUYERS, BY REPRESENTATIVE EDMONDS (D)

The bill creates a new Homebuyer Workforce Tax Credit which can be applied against Corporate Income Tax or Insurance Premium Tax liability for contributions made by taxpayers to their own employees with income below specified limits to assist with the purchase of a homestead property. The tax credit program is capped at \$5 million per year for three years. The bill provides additional administrative guidance, provides permanent and emergency rulemaking authority to the Department of Revenue, and makes conforming changes.

CS/HB 311 passed by a vote of 18-0.



HB 937, TRANSPORTATION, BY REPRESENTATIVE YARKOSKY (R)

The bill updates current law to reflect changes in Federal regulations pertaining to the International Fuel Tax Agreement; increases the damage threshold for crash reports; revises motor vehicle registration requirements to ensure that proof of address are unexpired and comply with the REAL ID standards; authorizes the Department of Highway Safety and Motor Vehicles to send their customers certain notices through electronic means; and revises the term “tank vehicle” by clarifying individual and aggregate capacity limits.

AMENDMENT 593909 BY REPRESENTATIVE YARKOSKY

Clarifies that license plates’ primary features must remain visible and permits plate frames that do not obscure the issuing state.

- Specifies that no substance or covering may block or interfere with the license plate number or validation sticker.
- Recognizes that plate frames may cover plate edges so long as officers can identify the state of issuance.
- Maintains a second-degree misdemeanor penalty for violations.

CS/HB 937 passed by a vote of 19-0.

Read the Committee Packet:

<https://www.flhouse.gov/Sections/Documents/loaddoc.aspx?MeetingId=15125&PublicationType=Committees&DocumentType=Meeting%20Packets>

View the Committee Meeting:

<https://www.flhouse.gov/VideoPlayer.aspx?eventID=11043>

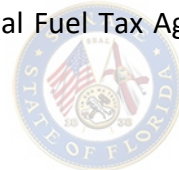
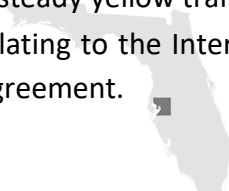
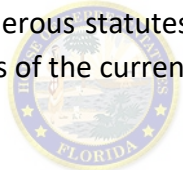
SENATE COMMITTEE ON TRANSPORTATION

TUESDAY, FEBRUARY 10, 2026

SB 1274, TRANSPORTATION, BY SENATOR DiCEGLIE (R)

SB 1274 addresses a range of issues related to transportation. Specifically, the bill:

- Requires the Florida Department of Transportation (FDOT) to increase the minimum perception reaction time of all steady yellow traffic signals in this state by 0.4 seconds.
- Updates numerous statutes relating to the International Fuel Tax Agreement to reflect the provisions of the current agreement.



- Expands the definition of “off-highway vehicle” and increases penalties for operating such vehicles at locations where they are prohibited.
- Requires seaports located near spaceports using facilities to support space-related activities to annually submit a report on space-related activities to the chair of the Space Florida’s board of directors.
- Requires certain conditions to be met prior to seaports converting infrastructure used for space-related purposes to other purposes.
- Revises the definition of “micromobility device.”
- Authorizes Automated License Plate Recognition Systems to be used by private entities on private property and provides guidelines for such use.
- Revises motor vehicle noise standards from a decibel level standard to a plainly audible standard.
- Authorizes a golf cart to be converted to a low-speed vehicle without an inspection by the Department of Highway Safety and Motor Vehicles.
- Provides for verification integrity for digital driver licenses and identification cards.
- Authorizes FDOT to make direct payments to first-tier subcontractors if specified conditions are met.
- Requires completion contractors, in the event of a contract default, to meet the same prequalification requirements as provided in the original contract.
- Establishes a Traffic Signal Modernization Grant program and annually appropriates \$20 million for the program.

AMENDMENT 181278 BY SENATOR DiCEGLIE

Requires new transportation changes by adjusting traffic signal timing, restricting seaport cargo conversions, refining traffic device rules, and creating a modernization grant program.

- Increases yellow light timing by 0.4 seconds.
- Requires legislative approval before converting seaport cargo facilities.
- Updates micromobility definitions.
- Allows private automated license plate systems within limits.
- Permits lower residential speed limits.
- Clarifies license plate frame usage.
- Expands airport funding in rural areas.
- Authorizes direct payments to subcontractors.
- Creates a \$20 million modern signal grant.

CS/SB 1274 passed by a vote of 8-0.



Read the Committee Packet:

<https://www.flsenate.gov/Committees/DownloadMeetingDocument/8251>

View the Committee Meeting:

<https://www.flsenate.gov/media/VideoPlayer/6133>

SENATE COMMITTEE ON JUDICIARY

TUESDAY, FEBRUARY 10, 2026

SB 218, LAND USE REGULATIONS, BY SENATORS GAETZ (R) AND TRUMBULL (R)

SB 218 amends certain provisions in Section 28 of CS/CS/SB 180 (2025), 1 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.

The bill’s changes apply retroactively to August 1, 2024.

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.

SB 218 passed by a vote of 10-0.



SB 532, COURT FEES, BY SENATOR SIMON (R)

SB 532 increases numerous civil court filing fees and service charges that are paid by litigants in cases filed in the state court system. The increases benefit the clerks of court, none directly accrue to the state. The bill also requires the Office of Economic and Demographic Research to prepare reports with recommendations for increasing filing fees and service charges collected by the clerks of court. The first report is due January 1, 2030, and future reports are required every 3 years thereafter.

The bill will increase revenues to the clerks of courts by approximately \$47 million annually.

This bill requires approval by a two-thirds vote of the membership of each chamber on final passage, pursuant to Article VII, section 19 of the State Constitution.

The bill increases fees and thus is subject to Article VII, section 19 of the State Constitution. The bill will increase the filing fees and service charges paid by the private sector by \$47 million annually. The bill will increase revenues of the clerks of court by \$47 million annually.

AMENDMENT 758790 BY SENATOR SIMON

Remove the recurring transfer of clerks' excess funds to the General Revenue Fund, retaining those funds for court-related functions.

- Eliminates the requirement to transfer 50 percent of excess to General Revenue.
- Retains all cumulative excess in the Clerks of the Court Trust Fund for clerk budgets.
- Requires holding 10 percent of excess in reserve until reaching 16 percent of total budget authority.
- Revises references in relevant statutes to reflect the new procedure.
- Effective July 1, 2026

CS/SB 532 passed by a vote of 11-0.

CS/SB 692, CYBERSECURITY STANDARDS AND LIABILITY, BY SENATOR LEEK (R)

CS/SB 692 provides protections from liability for a cybersecurity incident to counties, municipalities, political subdivisions, private entities, and their third-party agents. To avail themselves of this protection, the local government or private entity must have implemented policies that substantially comply or align with specific cybersecurity standards or frameworks. A local government must also have adopted a disaster recovery plan for cybersecurity incidents and multi-factor authentication. A private entity and their third-party agent must additionally comply with applicable state and federal laws, such as the Florida Information Protection Act, which requires consumer notification of a breach, and applicable privacy laws.



A local government is afforded a total limitation on liability in connection with a cybersecurity incident if it meets the bill's cybersecurity requirements. A covered entity or a third-party agent is instead granted a presumption against liability in a class action that results from a cybersecurity incident. In either case, the initial burden of proof shifts to the defendant to establish substantial compliance with the bill's cybersecurity requirements.

The bill also provides that local governments may only impose the same or lower cybersecurity standard or process as it applies to itself to its information technology commodity or service vendors, unless otherwise required by state or federal law, or industry-specific requirements that apply to regulated sectors.

There is no impact expected on state revenues and expenditures. Local governments may experience an indeterminate impact on their expenditures related to decreased liability and costs for cyber liability insurance.

The bill is effective upon becoming law but provides for applicability to any putative class action filed before, on, or after the effective date.

CS/SB 692 passed by a vote of 9-2.

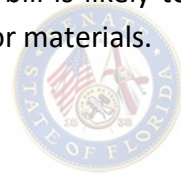
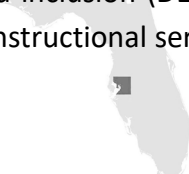
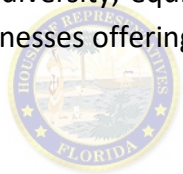
SB 1134, OFFICIAL ACTIONS OF LOCAL GOVERNMENTS, BY SENATOR YARBOROUGH (R)

SB 1134 prohibits counties and municipalities from funding, promoting, or taking official actions such as adopting ordinances, resolutions, rules, regulations, programs, or policies, related to diversity, equity, and inclusion (DEI). It also prohibits a county or municipality from expending any funds, regardless of the source, to establish, support, sustain, or staff a DEI office or officer.

The bill provides that a member of a county or municipal governing body acting in his or her official capacity who violates the prohibitions commits misfeasance or malfeasance in office. An action may be brought by a resident against a county or municipality that violates the bill's provisions. The bill does not prohibit official action required for compliance with general or federal law and includes a series of exceptions.

The bill also requires the potential recipients of a county or municipal contract or grant to certify that they do not and will not use local government funds to require employees, contractors, volunteers, vendors, or agents to ascribe to, study, or be instructed using materials related to DEI.

Because the bill prohibits recipients of local government contracts or grants from using government funds to require employees and others to ascribe to, study, or be instructed using materials related to diversity, equity, and inclusion (DEI), the bill is likely to result in negative fiscal impacts to businesses offering DEI instructional services or materials.



To the extent any local government in Florida currently funds or promotes a diversity, equity, and inclusion (DEI) program, maintains a DEI office, or employs an inclusion officer, enactment of the bill is likely to result in indeterminate cost savings to the local government.

AMENDMENT 403934 BY SENATOR YARBOROUGH

Prohibits counties and municipalities from funding or promoting DEI-related actions.

- Voids existing local DEI ordinances, rules, and policies.
- Bars public funding of DEI offices or officers.
- Deems violators guilty of misfeasance or malfeasance.
- Permits resident lawsuits for injunctive relief and damages.
- Requires contract recipients to certify no DEI training is funded.
- Effective January 1, 2027.

CS/SB 1134 passed by a vote of 8-3.

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

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 in certain counties. They must also be environmentally impacted, such as with a brownfield designation or within a dry cleaner site cleanup program.

Under the bill, local governments must allow, using an administrative approval process, a qualifying parcel to be developed up to the highest density and intensity allowed in any adjacent zoning district within the same jurisdiction that permits residential uses as of right. If the qualifying parcel is not adjacent to such a district, local governments must approve single-family homes or townhomes with specified minimum densities and non-restrictive standards.

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 retroactively to any local law, ordinance, or regulation that is contrary to the bill or its intent and must be liberally construed to effectuate its intent. Moreover, it expressly preempts any local law, ordinance, or regulation applying a more restrictive or burdensome requirement or procedure to the development of a qualifying parcel.



The bill will make it more cost-effective for property owners to redevelop certain “qualifying” infill parcels in urban areas by streamlining the approval process. By requiring the administrative approval of certain “qualifying” urban infill redevelopment projects, the bill will reduce the time and cost spent by local government staff reviewing and approving such projects.

AMENDMENT 631582 BY SENATOR CALATAYUD

Creates the Infill Redevelopment Act to expedite residential development on environmentally impacted parcels in certain large counties.

- Applies to 5+ acre environmentally impacted parcels adjacent to residentially zoned areas in counties exceeding 1.475 million population with at least 15 municipalities.
- Requires administrative approval for subdivisions, sets density limits matched to surrounding areas, and prohibits stricter local rules.
- Mandates a 20-foot buffer near single-family homes or townhouses and double park impact fees for inactive recreational parcels.
- Requires opportunity for adjacent owners to purchase former recreational land with a 30-year deed restriction preserving open space.

CS/SB 1434 passed by a vote of 11-0.

Read the Committee Packet:

<https://www.flsenate.gov/Committees/DownloadMeetingDocument/8269>

View the Committee Meeting:

<https://www.flsenate.gov/media/VideoPlayer/6130>

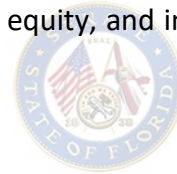
HOUSE CIVIL JUSTICE & CLAIMS SUBCOMMITTEE

WEDNESDAY, FEBRUARY 11, 2026

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

HB 1001 prohibits counties and municipalities from taking the following actions relating to diversity, equity, and inclusion:

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



The bill requires potential recipients of county or municipal contracts or grants to certify that they will not use county or municipal funds for diversity, equity, and inclusion materials.

The bill provides that county and municipal officials acting in their official capacities who violate the bill's provisions commit misfeasance or malfeasance in office and authorizes residents of the county or municipality to bring action in circuit court against counties and municipalities who violate the bill's provisions. The bill does not prohibit a county or municipality from recognizing state and federal holidays or complying with state and federal laws or regulations. The bill does not apply to the actions of a body composed of non-elected volunteers.

AMENDMENT 730403 BY REPRESENTATIVE BLACK

Prohibits official county and municipal DEI actions, offices, or employees, imposes penalties for violations, and restricts DEI-related contract usage starting January 1, 2027.

- Bars local governments from adopting or enforcing any DEI-related ordinances, policies, or programs.
- Voids existing DEI programs, except for certain community events allowed until June 30, 2027.
- Prohibits public funds for DEI offices or officers.
- Allows residents to bring legal action in circuit court.
- Exempts compliance with anti-discrimination requirements, recognized holidays, and volunteer-based events.
- Requires contract recipients to certify nonuse of public funds for DEI training or materials.

CS/HB 1001 passed by a vote of 12-4.

Read the Committee Packet:

<https://www.flhouse.gov/Sections/Documents/loaddoc.aspx?MeetingId=15090&PublicationType=Committees&DocumentType=Meeting%20Packets>

View the Committee Meeting:

<https://www.flhouse.gov/VideoPlayer.aspx?eventID=11052>



HOUSE HOUSING, AGRICULTURE & TOURISM SUBCOMMITTEE

WEDNESDAY, FEBRUARY 11, 2026

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

HB 1389 amends the Live Local Act to:

- Require local governments to authorize multifamily and mixed-use residential as allowable uses, if at least 40% of the units are affordable for moderate-income persons for at least 30 years, or if at least 20% of the units in a proposed multifamily development are affordable for low-income persons for at least 30 years, on any parcel: with a future land use designation that allows for commercial, industrial or mixed uses; that is located within ¼ mile of a transit stop; or that is located within ½ mile of a major transportation hub.
- Require local governments to eliminate all parking requirements for certain developments, rather than requiring local governments to eliminate 15 percent of the parking requirements for such developments upon request of an applicant.

The bill allows local governments to set a minimum residential unit threshold to qualify for the affordable housing tax exemption for properties that exceed 15,000 square feet and have a minimum of 5 residential units, not to exceed 50 residential units.

The bill provides that accessory dwelling units (ADUs) may qualify for the affordable housing tax exemption, provided that certain other requirements are met, and creates an exemption for up to 100% of the assessed value of a qualifying ADU that is used to provide affordable housing.

AMENDMENT 208403 BY REPRESENTATIVE REDONDO

Expands affordable housing by requiring local governments to allow such developments on public property, adjusting height and farmland definitions, and strengthening anti-discrimination and sovereign immunity provisions.

- Requires multifamily and mixed-use developments to include at least 40% affordable units for 30 years.
- Bans lowering building heights below the current maximum or using stricter setbacks.
- Excludes farms from commercial and industrial use definitions.
- Prohibits discrimination in land use decisions based on financing or affordable housing plans.
- Waives state sovereign immunity for housing discrimination causes of action.

CS/HB 1389 passed by a vote of 15-0.



Read the Committee Packet:

<https://www.flhouse.gov/Sections/Documents/loaddoc.aspx?MeetingId=15113&PublicationType=Committees&DocumentType=Meeting%20Packets>

View the Committee Meeting:

<https://www.flhouse.gov/VideoPlayer.aspx?eventID=11059>

SENATE COMMITTEE ON GOVERNMENTAL OVERSIGHT & ACCOUNTABILITY

WEDNESDAY, FEBRUARY 11, 2026

CS/SB 332, PUBLIC MEETINGS/PRIVATE PROPERTY RIGHTS, BY SENATOR BRADLEY (R)

CS/SB 332 creates a public meetings exemption to allow the members of a governmental entity board to meet privately to review a claim made against the government pursuant to the Bert J. Harris, Jr., Property Rights Protection Act. Once the claim is resolved or has expired, the records of the meeting, including a transcript, will be open to the public.

The Bert Harris Act creates a means for a landowner to seek compensation in certain instances where a local government entity has taken an action that has reduced the fair market value of the property. A claimant must make a claim prior to filing a lawsuit and the local government must respond to the claim.

Under current law, the meeting among government officials to discuss a Bert Harris claim and determine potential settlement offers must be open to the public. However, similar meetings of a public body to discuss lawsuit strategies and settlement offers in the same type of matter are closed to the public during the course of the lawsuit but open when the litigation is concluded.

The bill is expected to have an indeterminate impact on state and local government expenditures.

The bill is subject to Article I, section 24 of the State Constitution, which requires a two-thirds vote of each house of the Legislature on final passage.

AMENDMENT 328364 BY SENATOR BRADLEY

Creates an exemption from public meetings and records requirements for attorney-client sessions addressing prelitigation property rights claims.

- Applies to sessions held during the 90-day notice period under the Bert J. Harris Act.



- Requires these meetings be recorded and transcribed, with transcripts becoming public once claims are settled or time expires.
- Preserves the confidentiality of all records from these sessions until that point.
- Sunsets on October 2, 2031, unless reenacted, and takes effect July 1, 2026.

CS/CS/SB 332 passed by a vote of 8-0.

SB 576, LOCAL GOVERNMENT CYBER SECURITY, BY SENATOR HARRELL (R)

SB 576 creates the Local Government Cybersecurity Protection Program, which will be administered by the Florida Digital Service (FLDS), within the Department of Management Services (DMS), to provide local governments and law enforcement access to programs and software to protect against cybersecurity threats and ransomware incidents. The FLDS must secure federal grants to further the program.

Local governments are required to participate in and apply for the program; fiscally constrained counties will be given priority. The bill grants the DMS rulemaking authority to adopt an application form for the grant program.

The impact on local government revenues and expenditures is indeterminate. Local government may experience cost savings if it receives programs and software that would otherwise be funded with local revenues, but it may be required to expend funds to accommodate the programs and software if that chosen by the FLDS does not comport with its current information technology strategy.

AMENDMENT 104076 BY SENATOR HARRELL

Creates the Local Government Cybersecurity Protection Program to provide grants for cybersecurity resources to local governments.

- Places the program within the Florida Digital Service to address threats including ransomware.
- Requires data-sharing agreements with local governments for security-related information exchange.
- Directs the Florida Digital Service to contract and provide IT commodities and services under objective criteria.
- Gives preference to fiscally constrained counties and sets annual grant awards by October 1.
- Authorizes seeking federal funds to support the new program.

CS/SB 576 passed by a vote of 9-0.



SB 830, PUBLIC RECORDS/ COMMUNITY ADMINISTRATORS AND CITY MANAGERS, BY SENATOR LEEK (R)

SB 830 creates a public records exemption for certain personal identifying and location information of current county administrators, deputy county administrators, assistant county administrators, city managers, deputy city managers, and assistant city managers. Specifically, the bill exempts from public records inspection and copying requirements the home addresses, telephone numbers, and dates of birth of these personnel.

Additionally, the bill exempts from public records inspection and copying requirements the following personal information of the spouses and children of such personnel:

- Names, home addresses, telephone numbers, dates of birth, photographs, and places of employment of the spouses and children; and
- Names and locations of schools and day care facilities attended by the children.

The bill is subject to the Open Government Sunset Review Act and stands repealed on October 2, 2031, unless reviewed and saved from repeal through reenactment by the Legislature. The bill provides a statement of public necessity as required by the State Constitution. The bill creates a new public records exemption; therefore, it requires a two-thirds vote of the members present and voting in each house of the Legislature for final passage.

Although the bill may increase the workload on state and local agencies relating to the redaction of the exempt information, the bill is not expected to impact state and local government revenues and expenditures.

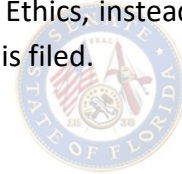
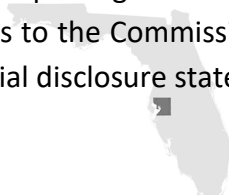
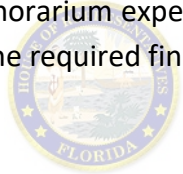
SB 830 passed by a vote of 8-1.

SB 964, FINANCIAL DISCLOSURES, BY SENATOR WRIGHT (R)

SB 964 revises requirements for reporting of certain gifts and honoraria. Current law requires individuals who must file a financial disclosure under the Code of Ethics, as well as procurement employees, to report certain gifts and honoraria in conjunction with the annual financial disclosure.

To clarify requirements for reporting of such gifts and honoraria, the bill:

- Decouples the annual reporting requirement for certain gifts from the filing of the required annual financial disclosure.
- Changes the entity with whom reporting individuals who have left office or employment must file the annual report to the Commission on Ethics, instead of at the same location as their financial disclosure statement.
- Changes the entity with whom reporting individuals must disclose specified information regarding honorarium expenses to the Commission on Ethics, instead of with the entity with whom the required financial disclosure statement is filed.



The bill is not expected to impact state and local government revenues and expenditures.

SB 964 passed by a vote of 9-0.

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

SB 984 amends eligibility requirements for disability and death benefits available to current and former firefighters after a cancer diagnosis. Current law provides, as a disability benefit resulting from a cancer diagnosis, a \$25,000 one-time payout. The bill expands the eligibility for this payout to include a former firefighter for up to 10 years after terminating employment, regardless of whether the firefighter elects to continue coverage in an employer-sponsored health plan or group health insurance trust fund. Additionally, the payout will no longer expressly be limited to a current or former firefighter's "initial" diagnosis.

The bill also requires that the payment of the \$75,000 firefighter cancer death benefit to a firefighter's beneficiary be made available for one year after employment, provided the former firefighter otherwise met the criteria at the time of termination of employment and was not subsequently employed as a firefighter.

The bill removes a duplicative grant of rulemaking authority to the Division of State Fire Marshal within the Department of Financial Services.

AMENDMENT 493180 BY SENATOR DiCEGLIE

Declares that this act fulfills an important state interest.

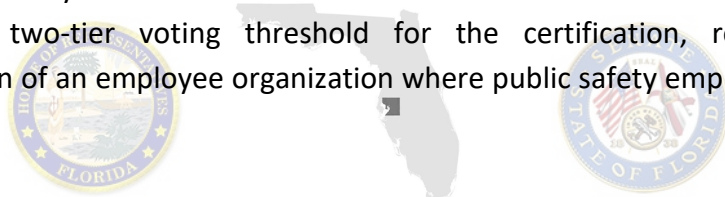
- Adds a legislative finding and declaration of important state interest
- Amends the bill title to reflect the legislative finding

CS/SB 984 passed by a vote of 9-0.

PCS FOR SB 1296, PUBLIC EMPLOYEES RELATIONS COMMISSION, BY SENATOR MARTIN (R)

PCS for SB 1296 amends several provisions relating to Ch. 447, F.S., which governs public employee unions in the state. Specifically, the bill:

- Updates the Public Employee Relations Commission's registration, certification, and recertification processes for employee organizations (unions).
- Requires a showing of interest form, signed by a bargaining unit employee within the last 12 months, to be submitted with an application for certification or recertification.
- Clarifies the bargaining unit process which allows determination of the unit after a change in case or statutory law.
- Institutes a two-tier voting threshold for the certification, recertification, and decertification of an employee organization where public safety employee organizations



may be certified or recertified by a majority of the employees who vote in the election, and non-public safety employee organizations may be certified or recertified by a majority vote of the employees in the bargaining unit.

- Narrows paid union leave for non-public safety union members to only those situations where the union fully reimburses the public employer for the employee's time performing duties that are directly related to the union, such as engaging in collective bargaining, participating in grievances, or representing other employees in disciplinary proceedings. This does not apply to unions for public safety field workers, whose members may still engage in paid union leave for these activities without the union having to fully reimburse the public employer.
- Requires a public employer to allow equal access to any employee organization or not-for-profit organization to access its communal spaces or communications systems that it allows other employee organizations or its affiliates.
- Institutes a fast-track impasse process for local government salary increases as specifically appropriated by the Legislature which require modification of a bargaining agreement. This does not apply to public safety units.
- Conforms various hearing procedures and timeframes to those in ss. 120.569 and 120.57, F.S., of the Administrative Procedures Act.

CS/SB 1296 passed by a vote of 6-3.

SB 1612, ELECTRONIC PAYMENTS TO LOCAL GOVERNMENTS, BY SENATOR DiCEGLIE (R)

SB 1612 amends s. 215.322, F.S., to require each unit of local government and each department, subagency, and division of such units of local government to accept electronic payment online by use of credit cards, charge cards, bank debit cards, and electronic fund transfers for payments received by and financial obligations owed to the local government. 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 and subdivisions thereof to surcharge the payor using a credit card, charge card, bank debit card, or electronic funds transfer for certain payments. Currently, local governments are authorized, but not required, to surcharge payors in these instances.

AMENDMENT 948168 BY SENATOR DiCEGLIE

Mandate units of local government to accept electronic payments and provide mandatory online payment options.



- Requires local governments to accept credit cards, debit cards, and electronic funds transfers.
- Removes prior optional language regarding acceptance of these payment methods.
- Provides an exception if a specific payment form is required by law.
- Allows surcharges to cover service fees.
- Takes effect on January 1, 2027.

CS/SB 1612 passed by a vote of 9-0.

Read the Committee Packet:

<https://www.flsenate.gov/Committees/DownloadMeetingDocument/8274>

View the Committee Meeting:

<https://www.flsenate.gov/media/VideoPlayer/6153>

HOUSE TRANSPORTATION & ECONOMIC DEVELOPMENT BUDGET SUBCOMMITTEE

THURSDAY, FEBRUARY 12, 2026

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

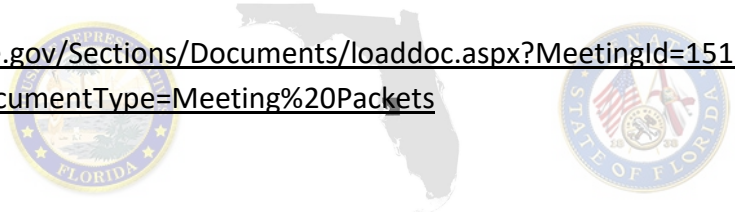
The bill addresses various matters related to community, workforce, and economic development and the Florida Department of Commerce (Department). The bill revises provisions related to:

- 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 15-0.

Read the Committee Packet:

<https://www.flhouse.gov/Sections/Documents/loaddoc.aspx?MeetingId=15129&PublicationType=Committees&DocumentType=Meeting%20Packets>



View the Committee Meeting:

<https://www.flhouse.gov/VideoPlayer.aspx?eventID=11079>

HOUSE INDUSTRIES & PROFESSIONAL ACTIVITIES SUBCOMMITTEE

THURSDAY, FEBRUARY 12, 2026

PCS FOR HB 1109, SERVICES DURING A STATE OF EMERGENCY, BY REPRESENTATIVE CROSS (R)

PCS for HB 1109 authorizes the Department of Management Services to enter into and maintain state term contracts with multiple vendors for the purpose of performing building code inspection services and debris removal services for the purposes of recovery following a natural disaster that is subject to a state of emergency declared by the Governor.

The bill authorizes a person that is qualified for work in any state that has entered into a state term contract or a mutual aid agreement, or who has held a valid license in any state for the five years immediately preceding the date of the declaration, to act in certain positions for up to one year after the declaration of a state of emergency for a natural emergency.

CS/HB 1109 passed by a vote of 17-0.

Read the Committee Packet:

<https://www.flhouse.gov/Sections/Documents/loaddoc.aspx?MeetingId=15111&PublicationType=Committees&DocumentType=Meeting%20Packets>

View the Committee Meeting:

<https://www.flhouse.gov/VideoPlayer.aspx?eventID=11075>



CS/SB 330, DISABILITY PROVISIONS FOR FIREFIGHTERS AND LAW ENFORCEMENT AND CORRECTIONAL OFFICERS, BY SENATOR BRADLEY (R)

CS/SB 330 amends the disability in the line of duty presumption of eligibility for workers' compensation or disability retirement benefits for firefighters, law enforcement officers, correctional officers, or correctional probation officers. The bill reorganizes existing definitions and adds definitions for the terms "employing agency" and "heart disease."

The bill also amends provisions related to requirements for law enforcement officers, correctional officers, or correctional probation officers to complete and pass physical examinations to satisfy the presumption. Under the bill, officers will be allowed to use physical examinations from previous employing agencies to satisfy the requirement under the presumption if they did not complete an examination upon entering service with their current employing agency, if the examination did not show evidence of tuberculosis, heart disease, or hypertension. The bill allows use of such examinations from previous employing agencies only if the current employing agency did not require the officer to undergo an examination upon entering service with that employing agency.

The bill provides a legislative finding and declaration that the act fulfills an important state interest. The bill has an indeterminate fiscal impact to state and local governments. See Section V., Fiscal Impact Statement. The bill takes effect on July 1, 2026.

AMENDMENT 137586 BY SENATOR BRADLEY

Clarifies that an officer or correctional probation officer was not required to undergo a specific procedure.

- Removes existing text on line 81.
- Inserts language confirming that an officer or correctional probation officer is exempt from that requirement.

CS/CS/SB 330 passed by a vote of 18-0.

CS/SB 480, INFORMATION TECHNOLOGY, BY SENATOR HARRELL (R)

CS/SB 480 establishes the Division of Integrated Government Innovation and Technology (DIGIT) under the Executive Office of the Governor. The Florida Digital Service (FLDS) is transferred to DIGIT via a Type 2 transfer. The state Chief Information Officer (CIO) will serve as the DIGIT's executive director, appointed by the Governor and confirmed by the Senate.



The DIGIT will absorb non-operational functions of the FLDS, adding responsibilities such as master data management, legacy system needs assessments, and information technology (IT) expenditure tracking. The DIGIT will also develop career training programs for the state's IT workforce.

The bill also mandates biennial cybersecurity risk assessments for state agencies, including vulnerability and penetration testing, with leadership acknowledgment of the risks. It eliminates the Cybersecurity Advisory Council, removes outdated data center management language from law, requires the Northwest Regional Data Center (NWRDC) to meet or exceed the standards established by the DIGIT, and requires the NWRDC to provide projected state data center costs to the Executive Office of the Governor's Office of Policy and Budget and the Legislature by November 15 each year.

AMENDMENT 298590 BY SENATOR HARRELL

Expand and clarify the state data center's authority, require agencies to relinquish certain administrative rights, prioritize cloud-computing, and set new cost and compliance procedures.

- Designates the state data center as custodian of equipment and resources.
- Mandates agencies relinquish administrative rights; Department of Law Enforcement arbitrates criminal justice access disputes.
- Requires preference for cost-effective, compliance-focused cloud solutions and assistance with third-party transitions.
- Mandates annual budget disclosures, cost projections, and compliance with security, privacy, and auditing standards.

AMENDMENT 426186 BY SENATOR HARRELL

Establishes uniform standards, metrics, and evaluation tools to measure IT vendor performance and prioritize high-performing vendors when awarding future contracts.

- Requires performance measures organized by vendor category and role.
- Sets measurable criteria, including timeliness, quality, cost control, security, responsiveness, and customer satisfaction.
- Collects and analyzes vendor performance data across agencies for consistent evaluations.
- Creates a scoring mechanism for procurements, including a preferred vendor list.
- Publishes preferred vendor rankings.
- Gives priority in future contracts to top-performing vendors if allowed by law.
- Updates standards to align with changing technology and market conditions.

CS/CS/SB 480 passed by a vote of 18-0.



SB 1120, WATER MANAGEMENT DISTRICTS, BY SENATOR BRODEUR (R)

SB 1120 amends laws concerning water management district funding, budgeting, and business practices.

District Funding

The bill provides that water management districts may not use state funds as a local match for any state grant program unless specifically appropriated for that purpose.

The bill authorizes a district to levy ad valorem taxes by referendum to finance the construction of capital improvement projects related to water supply, water quality, flood protection and floodplain management, and natural systems.

The bill limits the water management districts to 25 percent of available funding for projects included in the Statewide Flooding and Sea Level Rise Resilience program, annually.

District Budgets

Concerning preliminary budgets: the bill requires a section for each water management district's capital improvement plan for the current fiscal year and the next fiscal year, which will be incorporated in the district's five-year capital improvement plan. The bill requires the South Florida Water Management District (SFWMD) to include a separate section in its preliminary budget for all projects within the Comprehensive Everglades Restoration Plan.

Concerning tentative budgets: the bill authorizes the Legislative Budget Commission to reject district budget proposals for any portion of the budget funded with state appropriations and any individual project in a district's five-year capital improvement plan, with an exception for any project fully funded with ad valorem taxes approved by voters.

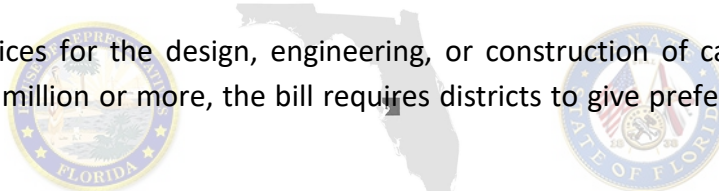
The bill requires the SFWMD to incorporate the amount of state revenues appropriated for the fiscal year in the sections of its tentative budget document on the costs associated with the Everglades Construction Project and the Comprehensive Everglades Restoration Plan.

District Business Practices

The bill prohibits a lobbyist or a principal from making, and a water management district governing board member, executive director, or district employee who qualifies as a local officer from knowingly accepting, any expenditure from a lobbyist for the purpose of lobbying.

The bill specifies that a quorum is necessary for a water management district governing board to conduct official business. It defines quorum as a majority of the members of the board, including appointed members and any vacancies.

For contractual services for the design, engineering, or construction of capital improvement projects costing \$20 million or more, the bill requires districts to give preference to the lowest



responsible and responsive bid, proposal, or reply that includes proof of district-defined acceptable minimum work experience, project-specific payment and performance bonds, and minimum warranty of two years beginning at substantial completion, or that includes proof of a comparable financial assurance mechanism, as defined by district rule.

Everglades Restoration

The bill requires the SFWMD to include the total estimated remaining cost to implement the comprehensive plan for the Central and Southern Florida Project Comprehensive Review Study in its progress report on the comprehensive plan.

The bill provides that state and local members of the South Florida Ecosystem Restoration Task Force must identify whether funding sources for projects included in the Integrated Delivery Schedule will be recurring state funds provided by the Land Acquisition Trust Fund or nonrecurring state funds.

SB 1120 passed by a vote of 18-0.

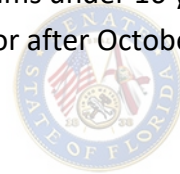
SB 1366, CLAIMS AGAINST THE GOVERNMENT, BY SENATOR BRODEUR (R)

SB 1366 revises the statutory cap, attorney fee, and filing timeframe provisions of s. 768.28, F.S., which is the state's limited waiver of sovereign immunity statute.

Under common law, the state and its agencies and subdivisions (i.e. the "sovereign") are immune from lawsuits for the tortious conduct of their agents and employees. However, the statute modifies the common law by generally allowing for suits in tort against the State of Florida (State) and its agencies and subdivisions but generally limits the payment of claims and the collectability of judgments absent the approval of a claim bill by the Legislature.

Specifically, the bill:

- Increases the statutory caps on payment of claims or the collectability of judgments against the state or its agencies or subdivisions, from \$200,000 per person and \$300,000 per incident, to \$300,000 per person and \$450,000 per incident.
- Requires the Department of Financial Services to adjust, beginning July 1, 2031, and every five years thereafter, the limitations of liability in the statute to reflect changes in the Consumer Price Index.
- Provides that the Legislature has the sole discretion to determine attorney fees and costs that are payable from the proceeds of a claim bill.
- Revises certain statutes of limitation and pre-suit procedures for certain types of claims against government entities, including claims for negligence, contribution, medical malpractice, wrongful death, and sexual battery on victims under 16 years of age.
- Provides that it applies to causes of action accruing on or after October 1, 2026.



The bill has an indeterminate, significant negative impact to state and local revenues and expenditures. The bill takes effect October 1, 2026.

SB 1366 passed by a vote of 16-2.

View the Committee Meeting:

<https://www.flsenate.gov/media/VideoPlayer/5731>

SENATE APPROPRIATIONS COMMITTEE ON TRANSPORTATION, TOURISM, AND ECONOMIC DEVELOPMENT THURSDAY, FEBRUARY 12, 2026

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

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.
- 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 local governments to develop and review local applications for federal funding to ensure that each project will benefit the state’s transportation system.
- Authorizes the FDOT to acquire, own, operate or construct airports, including for purposes of supporting 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.
- 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 343364 BY SENATOR MASSULLO

Prohibit local fees for personal delivery devices, repeal digital license rules, expand FDOT authority for advanced air mobility, revise turnpike toll allocation, and reshape local drone regulation.

- Bans local operating fees and ad restrictions for personal delivery devices and sets operational criteria.
- Repeals digital proof-of-license and electronic insurance verification provisions.
- Enables rental trucks to choose permanent registration.
- Empowers FDOT to develop advanced air mobility corridors, coordinate federal funding applications, and operate airports.



- Extends turnpike toll revenue reinvestment timeline and raises it to 100% after 2029.
- Restricts local rules on drone delivery service siting and preserves standard land use regulations.

CS/CS/SB 1220 passed by a vote of 13-0.

HOUSE INTERGOVERNMENTAL AFFAIRS SUBCOMMITTEE

THURSDAY, FEBRUARY 12, 2026

CS/CS/HB 519, GOLF CART CROSSINGS, BY REPRESENTATIVE YEAGER (R)

CS/CS/HB 519 authorizes a local government entity to allow operation of a golf cart to cross a street or highway at a signalized intersection if:

- The intersection is located wholly within the boundaries of the local government entity;
- The local governmental entity in which the intersection is located has designated the roadways on both sides of the street or highway for golf cart operation; and
- The local government entity has approved the operation of golf carts for the purpose of crossing at the intersection and has posted signs at the intersection to indicate that the operation is authorized.

AMENDMENT 941889 BY REPRESENTATIVE YEAGER

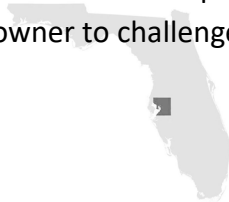
Authorize golf cart crossing of a street or highway at a signalized intersection when local government requirements are met.

- Require that the intersection lie wholly within one local governmental entity.
- Mandate the designation of adjacent streets or roads for golf cart operation by the local entity.
- Condition crossing on local approval and proper signage at the intersection.

CS/CS/CS/HB 519 passed by a vote of 11-0.

PCS FOR HB 1075, MUNICIPAL UTILITY CONNECTIONS, BY REPRESENTATIVE SIROIS (R)

PCS for HB 1075 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.

CS/HB 1075 passed by a vote of 8-3.

CS/HB 1089, WASTE FACILITIES, BY REPRESENTATIVE BARTLEMAN (D)

The bill prohibits the Department of Environmental Protection (DEP) or a local government from issuing a construction permit for a new solid waste disposal facility that uses an ash-producing incinerator or for a waste-to-energy facility if the proposed location is within one mile of certain impoundment areas authorized by Congress.¹ Such impoundment areas are those with an effective interior storage of at least 100 acres for purposes of capturing, storing, and distributing surface water, improving hydroperiods and hydro patterns in any water conservation area, increasing spatial extent of wetlands, benefiting any federally listed threatened and endangered species, flood mitigation, or groundwater recharge.

The provisions of the bill do not apply to any canals and any construction, current operation, or modification to structures or operations that exist as of July 1, 2026. The bill's provisions also do not apply to any parcel located in a county with a population of less than 1.7 million according to the United States 2020 decennial census.

CS/HB 1089 passed by a vote of 16-0.

PCS FOR HB 1143, LOCAL GOVERNMENT LAND DEVELOPMENT REGULATIONS AND ORDERS, BY REPRESENTATIVE NIX (R)

PCS for HB 1143 creates the Florida Starter Homes Act, which limits the ability of local governments to restrict the development of dwellings containing four or fewer dwelling units. Specifically, the bill:

- Restricts the development regulations a local government may adopt for residential property that is connected to a public water or sewer system.



- Prohibits local governments from requiring more than one parking space per dwelling unit for residential lots under a certain size or any parking requirements for lots located near a public transit stop.
- Requires local governments to allow the placement of off-site constructed residential dwelling according to the same standards that apply to site-built homes.
- Requires local governments to adopt a process for lot splits.
- Provides an expedited timeline for the review of development applications, including development permits, orders, and plats.

The bill also revises requirements concerning the placement of manufactured homes to provide that such homes placed on a lot in a recreational vehicle park are not subject to taxation as mobile homes or required to make payments to the Florida Mobile Home Relocation Fund.

CS/HB 1143 passed by a vote of 14-2.

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

CS/HB 1169 provides that a local government is not eligible to receive state funds through a local funding initiative request if:

- It has been subject to a legislative committee's audit concerning the use of excess funds for enforcing the Florida Building Code within one year after the local government's request; or
- It does not submit an affirmation stating that it is no longer the subject of such state audit.

AMENDMENT 897697 BY REPRESENTATIVE TRAMONT

Prohibit a local government from receiving additional state funds if it has been audited by a legislative committee within a year or fails to affirm that it has no excess funds for stormwater management services.

- Prevents local governments from accessing new state funds under certain circumstances.
- Requires local governments to include an affirmation in their local funding initiative request that they have expended all relevant funds and have no surplus for stormwater repairs.
- Obligates legislative committees to report any noncompliant local governments to legislative leaders and appropriations chairs.
- Effective Date: July 1, 2026

CS/CS/HB 1169 passed by a vote of 14-1.



HB 1217, PROHIBITED GOVERNMENTAL POLICIES REGULATING GREENHOUSE GAS EMISSIONS, BY REPRESENTATIVES SNYDER (R) AND JACQUES (R)

HB 1217 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.

HB 1217 passed by a vote of 11-4.

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

CS/HB 1451 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.

CS/HB 1451 passed by a vote of 12-3.

Read the Committee Packet:

<https://www.flhouse.gov/Sections/Documents/loaddoc.aspx?MeetingId=15116&PublicationType=Committees&DocumentType=Meeting%20Packets>

View the Committee Meeting:

<https://www.flhouse.gov/VideoPlayer.aspx?eventID=11074>

HOUSE STATE ADMINISTRATION BUDGET SUBCOMMITTEE

THURSDAY, FEBRUARY 12, 2026

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

CS/HB 1221 enacts comprehensive reforms across multiple Department of Financial Services (“DFS”) administered programs and statutes. 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.

AMENDMENT 137601 BY REPRESENTATIVE LAMARCA

Renames property from “unclaimed” to “abandoned” and clarifies that funds must be deposited immediately rather than forthwith into the trust fund.

- Replaces all references to “unclaimed” with “abandoned” property.
- Substitutes “forthwith” with “immediately” regarding the deposit requirement.
- Retains the \$15 million set-aside for claim payments and administrative expenses.
- Continues deposit of remaining funds into the State School Fund.

AMENDMENT 340435 BY REPRESENTATIVE LAMARCA

Revises financial processes, renames the Florida Accounting Information Resource Subsystem, clarifies warrant replacement, and refines interest payments.

- Renames Florida Accounting Information Resource Subsystem to Financial Management Subsystem.
- Requires replacing, not duplicating, lost or destroyed CFO warrants.
- Eliminates semimonthly salary payment option.
- Mandates agencies pay overdue interest from available or alternate appropriations.
- Removes outdated chart-of-accounts provisions.
- Directs public records requests to agencies, not subsystem owners.
- Updates references to “object code,” voucher numbers, and removes trust fund “FLAIR” references.

CS/CS/HB 1221 passed by a vote of 11-0.



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.

CS/HB 1329 passed by a vote of 11-0.

Read the Committee Packet:

<https://www.flhouse.gov/Sections/Documents/loaddoc.aspx?MeetingId=15109&PublicationType=Committees&DocumentType=Meeting%20Packets>

View the Committee Meeting:

<https://www.flhouse.gov/VideoPlayer.aspx?eventID=11078>

SENATE COMMITTEE ON FISCAL POLICY

THURSDAY, FEBRUARY 12, 2026

CS/CS/SB 302, NATURE-BASED COASTAL RESILIENCY, BY SENATOR GARCIA (R)

CS/CS/SB 302 creates several provisions related to using nature-based methods to improve coastal resiliency. Specifically, the bill:



- Requires the Department of Environmental Protection (DEP) to initiate rulemaking to establish a statewide permitting process for such nature-based methods.
- Requires the DEP to develop design guidelines and standards for using green or hybrid green-gray infrastructure to address coastal resiliency.
- Requires the DEP and local governments to promote public awareness and education of the value of nature-based solutions for coastal resiliency.
- Authorizes structures to be erected for nature-based solutions to improve coastal resiliency in all state preserves.
- Authorizes dredging and filling of submerged lands and placement of living shorelines and seawalls in Biscayne Bay Aquatic Preserve for coastal resiliency purposes.

The bill may have an indeterminate negative fiscal impact on the Department of Environmental Protection (DEP) related to the bill's rulemaking requirements and the feasibility study. This cost can be absorbed within existing resources. The bill has an effective date of July 1, 2026.

CS/CS/SB 302 passed by a vote of 19-0.

View the Committee Meeting:

<https://www.flsenate.gov/media/VideoPlayer/6159>

SENATE COMMITTEE ON FINANCE AND TAX

THURSDAY, FEBRUARY 12, 2026

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

CS/SB 118 changes the way special assessments may be levied against recreational vehicle parks 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.

The bill also requires that counties, municipalities, and special districts consider occupancy rates of the RV park to ensure fair and reasonable apportionment of the special assessment among the RV parking spaces and campsites receiving the special benefit.

The Revenue Estimating Conference (REC) has not estimated the bill. The bill may decrease local government revenue from special assessments levied on RV parks. The changes made by the bill first apply to the 2026 property tax roll, and the bill takes effect upon becoming a law.

AMENDMENT 131878 BY SENATOR TRUENOW

Prohibits municipalities and districts from treating recreational vehicle parks as residential for special assessments, imposes a 400-square-foot assessment cap per vehicle space or campsite, and replaces “shall not” with “may not.”

- Ensures municipalities treat RV parks as commercial entities
- Caps possible square footage for assessment at 400 sq ft per site
- Requires the same approach in independent and dependent special districts

CS/CS/SB 118 passed by a vote of 6-0.

CS/SB 680, ELECTRIC VEHICLE CHARGING TAXATION, BY SENATOR MAYFIELD (R)

CS/SB 680 provides that the sale of electricity from a utility to an electric vehicle charging station for the purposes of providing charging to an electric vehicle consumer, is exempt from both sales tax and gross receipts tax. Such exemption also includes electricity used for necessary supporting equipment and infrastructure for such an electric vehicle charging station.

The sale of electricity from an electric vehicle charging station to an electric vehicle consumer remains taxable under the bill.

The Revenue Estimating Conference has not estimated CS/SB 680. The bill may reduce state and local revenue from sales tax and may reduce collections from the gross receipts tax and subsequent distributions to the Public Education Capital Outlay and Debt Service Trust Fund.

CS/SB 680 passed by a vote of 6-0.

SB 1520, AFFORDABLE HOUSING PROPERTY TAX EXEMPTION, BY SENATOR CALATAYUD (R)

SB 1520 amends the “Missing Middle” property tax exemption’s opt-out provision to:

- Require a taxing authority make a finding that Shimberg’s annual reports for each of the 3 previous years identify that the number of affordable and available units in the metropolitan statistical area or region (MSA) is greater than the number of renter households in the MSA for the category entitled “0-120 percent AMI.”
- Provide that an exemption may be granted to a project that received final site plan approval within 1 year 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.



The Revenue Estimating Conference determined that the bill would reduce local government property tax revenue by an indeterminate amount beginning in Fiscal Year 2027-2028 and thereafter. There is no effect in Fiscal Year 2026-2027 due to the effective date of the bill and the date of first application.

The bill takes effect July 1, 2026, and the amendments first apply to the 2027 property tax roll.

SB 1520 passed by a vote of 6-0.

View the Committee Meeting:

<https://www.flsenate.gov/media/VideoPlayer/6180>

HOUSE AGRICULTURE & NATURAL RESOURCES BUDGET SUBCOMMITTEE

THURSDAY, FEBRUARY 12, 2026

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.
- Increases the membership of the Acquisition and Restoration Council (ARC) from 10 members to 12 members.
- Requires the Florida Communities Trust to be administered by ARC.
- 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 the water management districts, as provided in the Department Environmental Protection's statement of estimated regulatory costs sections of this bill analysis.

AMENDMENT 926119 BY REPRESENTATIVE BOYLES (R)

Tighten requirements for onsite sewage systems in specified areas and expand mandatory upgrades or sewer connections.

- Prohibit new conventional onsite sewage systems in Indian River Lagoon plan areas if central sewer is available; require advanced systems otherwise.
- Require by July 1, 2030, that commercial and =10-acre residential properties connect to central sewer or upgrade to advanced systems, with permitting agencies notifying owners of these requirements.
- Expand remediation plans to mandate onsite system upgrades for certain springs basin properties outside and within priority focus areas.
- Repeal s. 373.811, F.S., removing statutory prohibitions on certain activities within basin management action plan areas.

CS/CS/HB 1417 passed by a vote of 12-2.

Read the Committee Packet:

<https://www.flhouse.gov/Sections/Documents/loaddoc.aspx?MeetingId=15108&PublicationType=Committees&DocumentType=Meeting%20Packets>

View the Committee Meeting:

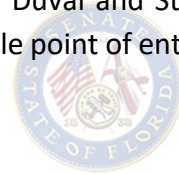
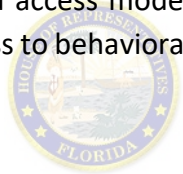
<https://www.flhouse.gov/VideoPlayer.aspx?eventID=11087>

HOUSE INFORMATION TECHNOLOGY BUDGET & POLICY SUBCOMMITTEE

THURSDAY, FEBRUARY 12, 2026

CS/HB 783, COORDINATED ACCESS MODEL PILOT PROGRAM, BY REPRESENTATIVE SAPP (R)

The bill requires the Department of Children and Families (DCF) to contract with an entity to create a coordinated access model pilot program within Clay, Duval and St. Johns counties to improve timely access to behavioral health services using a single point of entry. The bill requires



the coordinated access model to coordinate access among multiple service providers and social service entities for individuals requesting assistance, and to provide timely referral, provider navigation and connection to appropriate levels of care using a single, electronic referral and resource platform. The bill requires the coordinated access model to use a platform to standardize the collection of data and referral outcomes and that has the capability to integrate with other data systems and facilitate data sharing and interoperability.

The bill specifies the qualifications and level of experience that the contracted entity must have to contract with DCF and requires the contractor to subcontract with a state university to provide clinical staff.

The bill requires DCF to submit quarterly status reports, until the pilot program is fully implemented, to the Governor and Legislature, and annual reports on the effectiveness of the program beginning November 30, 2027, and annually thereafter.

The bill will have an indeterminate, positive fiscal impact on the private sector. The bill requires DCF to contract with local entities to provide services to create and operate the pilot program, which will generate revenue for local entities that contract with DCF.

AMENDMENT 238949 BY REPRESENTATIVE SAPP

Requires awarding the contract by a specified date and mandates data portability, documentation, and cost transparency.

- Award the contract no later than December 1, 2026.
- Ensure data portability in a machine-readable format.
- Provide comprehensive operational documentation to enable continued operation and maintenance.
- Offer transition assistance upon request.
- Document all software license fees and maintenance costs.

CS/CS/HB 783 passed by a vote of 14-0.

Read the Committee Packet:

<https://www.flhouse.gov/Sections/Documents/loaddoc.aspx?MeetingId=15123&PublicationType=Committees&DocumentType=Meeting%20Packets>

View the Committee Meeting:

<https://www.flhouse.gov/VideoPlayer.aspx?eventID=11088>



HOUSE NATURAL RESOURCES & DISASTERS SUBCOMMITTEE

THURSDAY, FEBRUARY 12, 2026

PCS FOR HB 669, PUBLIC WATERS, BY REPRESENTATIVE GOSSETT-SEIDMAN (R)

PCS for HB 669 prohibits counties, municipalities, and special districts from applying to establish or maintain a mooring field outside of its territorial boundaries. The PCS also prohibits counties from applying to establish or maintain mooring fields within an incorporated area.

CS/HB 669 passed by a vote of 16-0.

HB 1173, BOATING-RESTRICTED AREAS, BY REPRESENTATIVE SIROIS (R)

HB 1173 removes the ability of cities and counties to establish certain boating-restricted areas regulating wake-related activities. Instead, the bill now allows cities and counties to regulate vessel speed and operation within 300 feet of a confluence of water bodies presenting a blind corner up to a distance of 1000 feet (if the extended area is necessary to ensure safe navigation and visibility for approaching vessels). The bill also narrows when boating-restricted areas can be established generally by removing a provision of law that provided that such areas can be established “for any purpose necessary to protect the safety of the public” if certain criteria are met.

Lastly, the bill removes the requirement that FWC approve an ordinance establishing such boating-restricted areas before the ordinance may take effect. The bill has no fiscal impact.

AMENDMENT 182811 BY REPRESENTATIVE SIROIS

Expands local authority to create extended boating-restricted areas to enhance public safety.

- Authorizes municipalities and counties to regulate vessel speed and operation within 300 feet—or up to 1,000 feet as needed—of waterway confluences presenting blind corners.
- Requires uniform waterway regulatory markers to clearly mark these extended restricted areas.
- Revises existing subsections to accommodate the new ordinance option while retaining statewide review.
- Maintains the requirement for Florida Fish and Wildlife Conservation Commission approval based on substantial evidence.

CS/HB 1173 passed by a vote of 16-0.



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

HB 1457 adds compensating stormwater treatment to the mitigation measures that environmental resource permit applicants may use to comply with water quality standards. The bill further provides that a user of an enhancement credit— a unit of measure that represents a quantity of pollutant removed—transfers the legal responsibility for compliance with water quality treatment requirements to the generator of the enhancement credit; however, this responsibility does not apply outside the use of the enhancement credit.

The bill provides that public landowners that authorize private entities to construct, modify, or operate stormwater management systems on public lands for the purposes of offsite compensatory treatment must require the private entity to cease activities if the Department of Environmental Protection or a water management district provides written notice that the use of public land is contrary to public interest.

The bill may have an indeterminate negative economic impact on private entities that sell allocations from offsite regional stormwater management systems and that provide off-site compensation. The bill may have an indeterminate positive economic impact on private entities that provide compensating stormwater treatment.

AMENDMENT 447909 BY REPRESENTATIVE GONZALEZ PITTMAN

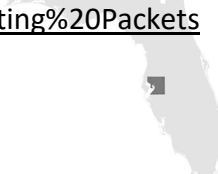
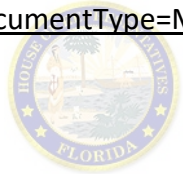
Prohibit certain offsite stormwater treatment for excluded seaports, define new stormwater terms, require financial assurances for regional systems, and authorize provisional permits.

- Bar unlisted seaports from using regional systems or enhancement credits for net improvement.
- Introduce “compensating stormwater treatment,” “enhancement credit,” and “pollutant reduction allocation.”
- Mandate documented financial responsibility for regional stormwater management systems.
- Allow eligible applicants to purchase pollution reduction allocations to meet permit standards.
- Provide a provisional permit process for water quality enhancement areas pending final rulemaking.

CS/HB 1457 passed by a vote of 15-1.

Read the Committee Packet:

<https://www.flhouse.gov/Sections/Documents/loaddoc.aspx?MeetingId=15134&PublicationType=Committees&DocumentType=Meeting%20Packets>



View the Committee Meeting:

<https://www.flhouse.gov/VideoPlayer.aspx?eventID=11082>

SENATE APPROPRIATIONS COMMITTEE ON AGRICULTURE, ENVIRONMENT, AND GENERAL GOVERNMENT

THURSDAY, FEBRUARY 12, 2026

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

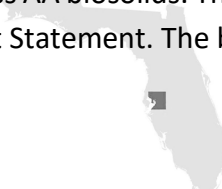
CS/SB 1294 provides that the land application of bulk Class AA biosolids may not exceed the agronomic rate. The bill requires land application site operators to maintain application records. The bill directs the University of Florida's Institute of Food and Agricultural Sciences to publish recommended agronomic rates for bulk Class AA biosolids.

The bill provides that, effective July 1, 2028, bulk Class AA biosolids products may be distributed or marketed as fertilizer or soil amendments and land applied only if transferred pursuant to a bona fide sale and in compliance with applicable labeling and registration requirements. If the Class AA biosolids compost products are enrolled and certified under the United States Composting Council's Seal of Testing Assurance program, they are not required to be distributed or marketed as soil amendment if their labeling does not claim any plant nutrients or beneficial plant growth properties. Additionally, bulk Class AA biosolids compost and fertilizer products that are not distributed, marketed, or sold through a bona fide sale may only be land applied at sites approved by the Department of Environmental Protection (DEP) unless they are enrolled and certified under the United States Composting Council's Seal of Testing Assurance program.

The bill also creates exceptions for sales or exchanges between importers, manufacturers, or licensees.

The bill also provides that the bona fide sale requirement does not apply when a biosolids treatment facility owns or controls the land where the bulk Class AA biosolids are land applied; however, such products must still comply with all applicable registration and labeling requirements before land application.

The bill has no fiscal impact on state revenues or expenditures; however, the University of Florida's Institute of Food and Agricultural Sciences may incur indeterminate costs to publish recommended agronomic rates for Class AA biosolids. This cost can be absorbed through existing resources. See Section V., Fiscal Impact Statement. The bill has an effective date of July 1, 2026.



AMENDMENT 419922 BY SENATOR BRADLEY

Prohibits the disposal-based bulk land application of biosolids exceeding agronomic rates and sets labeling, recordkeeping, and compliance requirements.

- Disallows bulk Class AA biosolids application above the established agronomic rate.
- Requires five years of recordkeeping at land application sites, to be made available upon request.
- Mandates the University of Florida IFAS to publish updated agronomic rate recommendations biennially starting November 1, 2027.
- Extends existing inspection fees and tonnage reporting to Class AA biosolids fertilizers and compost products.
- Prohibits marketing or distribution for bulk land application unless labeling and registration requirements are met, with exceptions for certain compost products.

CS/CS/SB 1294 passed by a vote of 10-0.

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.

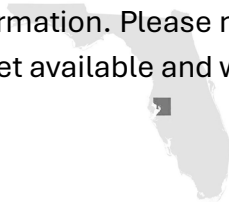
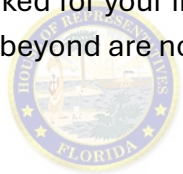
CS/SB 1474 passed by a vote of 9-0.

View the Committee Meeting:

<https://www.flsenate.gov/media/VideoPlayer/6177>

Key Information and Dates

The [Week 6: February 16 – 20](#) 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:

- February 27, 2026 Committee or Subcommittee Notice Deadlines During Session: After the 45th day (February 26) of regular session, notice shall be provided no later than 5:00 p.m. on the day (including Saturdays, Sundays, and official state holidays) before the committee or subcommittee meeting
- February 28, 2026 Immediate Certification of Bills: Unless otherwise directed by the Speaker, during the last 14 days of a regular session, all measures acted on by the House shall be transmitted to the Senate without delay
- 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.

