

Short-Term Rentals

The Ask: Oppose HB 219 (Fischer), Neutral on Amended SB 522 (Diaz)

HB 219 preempts to the state the regulation of short-term rentals and would undo any local registration, inspection or licensing requirements specific to short-term rentals adopted since 2014. Supporters of the bill will claim this bill is about property rights. They are right. The neighbors next-door to the problem properties have property rights too.

SB 522 was amended to remove the majority of the preemptions in the bill and local governments will be able to keep their current solutions in place. The regulation of advertising platforms is preempted to the state.

Sales Tax Fairness

The Ask: Support HB 15 (Clemons) and SB 50 (Gruters)

Changes are needed to ensure in-state retailers are treated equitably and that the Florida sales and use tax law is equally enforced. This is not a new tax.

Home-based Businesses

The Ask: Oppose HB 403 (Giallombardo), Neutral on Amended SB 266 (Perry)

HB 403 preempts local government from regulating all home-based businesses. Allowing unregulated home-based businesses would mean increased customers, traffic, noise, deliveries, nuisances and health and safety issues impacting the quality of life of neighboring residents.

SB 266 was amended and the bill now gives many tools to local governments to enforce provisions to ensure the business is not negatively impacting neighborhoods.

Impact Fees

The Ask: Oppose HB 337 (DiCeglie) and SB 750 (Gruters)

The bills cap impact fee increases to no more than 3% annually. The bills allow a local government to collect an impact fee only if it has a planned or funded capital improvements within the applicable impact fee assessment district at the time the fee is collected. The legislation also requires the submittal of an affidavit by local governments that collect impact fees attesting that all impact fees were collected and expended by the local government in compliance with the bills. These provisions make it harder to collect and expend impact fees in order to ensure new growth pays for itself.

Sovereign Immunity

The Ask: Oppose HB 1129 (Fernandez-Barquin) and SB 1678 (Diaz)

HB 1129 and SB 1678 increase the statutory limits on liability for tort claims against government entities. Current law sets the statutory limits at \$200,000 per claim and \$300,000 per incident. The bills seek to increase these limits to \$500,000 per claim and \$1 million per incident. The bills will result in higher costs and will incentivize additional lawsuits against governments, resulting in less funding for city services.

Resiliency

The Ask: Support HB 7019 (Environment, Agriculture & Flooding Subcommittee) and SB 1954 (Rodrigues)

The bills create a grant program to help local governments to fund the costs for community resilience planning to prepare for threats from flooding and sea level rise.

Building Design

The Ask: Oppose HB 55 (Overdorf) and SB 284 (Perry)

The bills preempt local governments from adopting zoning and development regulations that require specific building design elements for single- and two-family dwellings, unless certain conditions are met. Unintended consequences of deregulating architectural character will have a negative impact for local communities and all homeowners. Neighborhood integrity impacts both property values and the ability to attract local businesses and residents.

Affordable Housing

The Ask: Don't sweep the funds! Support HB 13 (Killebrew) and SB 510 (Hooper)

The bills specify that funds deposited in the State Housing Trust Fund and the Local Government Housing Trust Fund may not be transferred or used for any other purpose.

Smoking in Public Places

The Ask: Support HB 239 (Altman) and SB 334 (Gruters)

No butts about it! Cities should be allowed to restrict smoking within the boundaries of any public beach or park they own.

COVID-19 Civil Liability Protection

The Ask: Support HB 7 (McClure) and SB 72 (Brandes)

The bills add lawsuit protections for businesses, local governments, universities and other public entities that may be facing exposure to claims related to COVID-19. These bills disincentivize frivolous lawsuits and protect taxpayer dollars.

Combatting Public Disorder

The Ask: Oppose HB 1 (Fernandez-Barquin) and SB 484 (Burgess)

The bills include provisions that make it difficult to reduce municipal law enforcement funding. The provisions create an additional level of bureaucracy and would disincentivize municipalities proactively identifying efficiencies or other cost-saving measures that benefit local taxpayers. Additionally, the bills create a new cause of action for civil liabilities for damages, in certain cases, arising from riots and waives sovereign immunity limits.