



FLORIDA LEAGUE OF CITIES ANNUAL CONFERENCE COMMITTEE REPORTS

The 2025 FLC Committee Reports include legislative updates from the last legislative session that adjourned on June 16, 2025.

REPORT OF THE DEVELOPMENT, CODE COMPLIANCE, AND REDEVELOPMENT COMMITTEE

Chair: Mayor Dorothea Taylor Bogert, City of Auburndale

Vice Chair: Vice Mayor Morris L. West, City of Haines City

Staff: David Cruz, Deputy General Counsel/Legislative Counsel

The League's membership adopted one legislative priority and one policy position for the 2025 Legislative Session recommended by the Development, Code Compliance, and Redevelopment Legislative Policy Committee.

The League adopted the following priority:

Affordable Housing

The Florida League of Cities SUPPORTS legislation that allows for a collaborative approach that balances the pressing needs for affordable and workforce housing while respecting the ability of local governments to effectively manage growth to ensure developments align with the character, capabilities, and resources of each community.

Multiple housing-related bills were filed in the 2025 Session. While many failed to gain traction, bills relating to accessory dwelling units and the Live Local Act advanced throughout the session. [CS/CS/CS/SB 184](#) (Gaetz) and [CS/CS/CS/HB 247](#) (Conerly) would have required local governments to adopt ordinances allowing accessory dwelling units by-right in any area zoned for single-family residential use. The bills came close to passing but failed on the last day of session. [HB 923](#) (V. Lopez), [SB 1594](#) (McClain), and [CS/HB 7033](#) (Ways & Means) proposed to eliminate the authority for local governments to opt out of the “missing middle” property tax exemption available to moderate income housing projects. This exemption was created in the first Live Local Act bill that passed in 2023. While support for eliminating the local government “opt out” remains strong in the House, the Senate disagreed. All three bills died. [CS/CS/SB 1730](#) (Calatayud) and [CS/CS/CS/HB 943](#) (V. Lopez) proposed policy changes to the Live Local Act but took contrasting approaches. CS/CS/SB 1730 took a measured approach and proposed targeted changes and clarifications. In contrast, CS/CS/CS/HB 943 greatly expanded the scope of the Live Local Act and created multiple new preemptions relating to housing, land use, and urban infill. After weeks of negotiation between the House and Senate, CS/CS/SB 1730 carried the day and was enacted into law. CS/CS/SB 1730 amends the Live Local Act to:

- Allow local governments to approve the development of affordable housing on parcels owned
- by religious institutions.
- Prohibit local governments from requiring a proposed multifamily development to obtain a
- transfer of density or development units, or an amendment to a development of regional
- impact.
- Provide procedures for proposed developments located within a historic district listed in the National Register of Historic Places.
- Require local governments, upon request of an applicant, to reduce parking requirements for a
- proposed development by 15% if the development is located within one-quarter of a mile
- of a transit stop, within one-half mile of a major transportation hub, or has available parking
- within 600 feet of the proposed development.

- Authorize local governments to allow an adjacent parcel of land to be included within a
- proposed multifamily development.
- Require courts to prioritize any civil action filed against a local government for a violation of
- certain affordable housing development laws and require attorney fees and costs be awarded to
- the prevailing party, with a limit of \$250,000.
- Prohibit local governments from imposing a building moratorium that delays the permitting or
- construction of a multifamily or mixed-use residential development.
- Create annual reporting requirements for local governments relating to litigation under Florida's
- affordable housing development laws.

The League adopted the following policy position:

Impact Fees

The Florida League of Cities SUPPORTS protecting municipal authority to set impact fees that safeguard existing taxpayers from incurring additional infrastructure costs.

During the 2025 Legislative Session, several bills were filed that sought to further restrict local governments' ability to impose or increase impact fees. The League opposed these efforts.

- [CS/SB 482](#) (DiCeglie) and [CS/HB 665](#) (Steele) would have limited impact fee increases beyond the existing statutory phase-in thresholds. Both bills died in committee.
- [CS/SB 1118](#) (McClain) and [HB 1209](#) (Steele) were broader growth management bills that also included new restrictions on local impact fee adjustments. These bills also failed to advance.
- [CS/SB 1080](#) (McClain) passed and was signed into law. It amends section 163.31801(6), Florida Statutes, to require unanimous approval and phased implementation (two to four years) for any increase beyond the statutory phase-in cap. Additionally, such an increase is prohibited if the fee hasn't been raised in the last five years (excluding years impacted by a hurricane disaster declaration).

The League was actively engaged throughout session to oppose efforts to restrict local control of impact fees.

REPORT OF THE FINANCE AND TAXATION COMMITTEE

Chair: Commissioner Robert Stuart, City of Orlando

Vice Chair: Mayor Molly Young, Village of Tequesta

Staff: Charles Chapman, Legislative Consultant

The League's membership adopted one legislative priority and one policy position for the 2025 Legislative Session recommended by the Finance and Taxation Legislative Policy Committee.

The League adopted the following priority:

Property Taxes

The Florida League of Cities SUPPORTS the levy of property taxes by municipalities to provide critical services such as infrastructure, police, fire and emergency services. Further changes or exemptions to the property tax system and tangible personal property taxes would create inequities and unfairly shift the tax burden onto families, homeowners, renters, businesses and our most vulnerable population.

Several property tax-related bills were introduced during the 2025 Legislative Session. Of those, only one, [HB 7031](#) (Ways & Means), passed the full Legislature. HB 7031 is a broad tax reform measure that amends various sections of

Florida's tax and revenue laws. It requires the Office of Economic and Demographic Research to conduct a study on eliminating or reducing homestead property taxes, with a report due by November 1, 2025. Although the Legislature included \$1 million in the state budget to fund the study, the Governor vetoed the funding while still signing HB 7031 into law.

During session, House Speaker Daniel Perez announced the creation of a House Select Committee on Property Taxes. The goal of the Select Committee is to bring forth one or more proposed constitutional amendments for the November 2026 ballot. He would like the House to consider proposed amendments in the first week of the 2026 Legislative Session. [Five draft House proposals](#) were given to the Select Committee for consideration. The League is closely monitoring the committee's work and is urging municipalities to engage with their House and Senate members to educate them on property taxes and how those revenues are used.

The League adopted one policy position:

Local Business Taxes

The Florida League of Cities SUPPORTS preserving municipal ability to collect local business taxes in order to foster economic growth, ensure public safety, deliver emergency services, and drive community development.

This past session, the League opposed [HB 503](#) (Botana) and [SB 1196](#) (Truenow) relating to local business taxes. The bills would have proposed to include the collection of local business taxes in the audit review process of the State Auditor General. The bills set a base Local Business Tax revenue year for Fiscal Year 2024. There was a requirement for the reduction of fees and refunds to be issued to businesses if local government revenues exceed the revenue base year annually. The local government would be required to provide an affidavit stating compliance with these provisions in each annual audit. The bills would have provided an exemption for fiscally constrained counties and the municipalities within them. HB 503 passed two of three committee references. SB 1196 was not considered in the Senate.

REPORT OF THE INTERGOVERNMENTAL RELATIONS, MOBILITY, AND EMERGENCY MANAGEMENT COMMITTEE

Chair: Commissioner Curtis Johnson, City of Fort Pierce

Vice Chair: Mayor Chris Cloudman, City of DeLand

Staff: Matt Singer, Legislative Advocate

The League's membership adopted one legislative priority for the 2025 Session recommended by the Intergovernmental Relations, Mobility, and Emergency Management Legislative Policy Committee.

The League adopted the following priority:

Electric Vehicles

The Florida League of Cities SUPPORTS legislation that ensures all vehicles, regardless of fuel type, contribute fairly to the funding of Florida's transportation infrastructure, which will allow cities to maintain safe and reliable roads for all residents.

The Florida League of Cities advocated for legislation that ensures electric vehicles contribute fairly to Florida's transportation infrastructure, consistent with the League's adopted priority. During the 2025 Legislative Session, several transportation-related bills included such provisions. As filed, [CS/CS/CS/SB 462](#) (DiCeglie) and [CS/CS/CS/SB 1662](#) (Collins) would have established monthly distributions from the sales tax collected on electricity consumed at public electric vehicle charging stations to the State Transportation Trust Fund, dedicating an estimated \$50–75 million annually to offset the impact of these vehicles on transportation infrastructure. The proposed funding structure was supported by

the League. However, this language was ultimately removed from the bill prior to final passage amid broader legislative discussions about limiting new spending.

The League adopted one policy position:

Annexation

The Florida League of Cities SUPPORTS legislation that facilitates the municipal annexation of unincorporated areas in a manner that respects municipal boundaries, protects private property rights, and encourages cooperation between municipal and county governments.

During the 2025 Legislative Session, [CS/CS/SB 384](#) (Martin) was the only measure affecting municipal annexation to advance through both chambers. The bill requires municipalities to notify all members of the county's legislative delegation in writing or by email when proposing to annex state-owned land. The Governor approved the bill, and it takes effect on July 1, 2025.

REPORT OF THE MUNICIPAL OPERATIONS COMMITTEE

Chair: Councilwoman Sandy Golding, City of Jacksonville Beach

Vice Chair: Vice Mayor Mac Fuller, City of Lake Alfred

Staff: Sam Wagoner, Legislative Advocate

The League's membership adopted one legislative priority for the 2025 Session recommended by the Municipal Operations Legislative Policy Committee.

The League adopted the following priority:

Sovereign Immunity

The Florida League of Cities SUPPORTS preserving reasonable sovereign immunity liability caps for municipal governments to protect taxpayer funds and ensure delivery of public services.

During the 2025 Legislative Session, both the House and Senate filed bills relating to sovereign immunity. The League opposed the bills. [CS/HB 301](#) (McFarland) and [SB 1570](#) (DiCeglie) would have increased the statutory caps on tort claims against government entities from \$200,000 per person and \$300,000 per incident to \$1 million and \$3 million, respectively, for claims arising between 2025 and 2030. After 2030, the caps would have increased again. The bills also narrowed the statute of limitations for negligence claims from four years to two and shortened the pre-suit notice period to 18 months. CS/HB 301 was amended to reduce the cap increases to \$500,000 per person and \$1 million per incident for claims through 2030, and \$600,000 and \$1.1 million thereafter. CS/HB 301 passed all committees of reference and passed the full House of Representatives. The Senate did not consider SB 1570 or CS/HB 301.

The League adopted one policy position:

Public Safety Recruitment and Retention

The Florida League of Cities SUPPORTS legislation and funding to enhance recruitment and retention of municipal public safety personnel, which will help communities maintain effective emergency response and public safety services.

The final State budget for Fiscal Year 2025-2026 does not include funding for municipal public safety personnel.

REPORT OF THE UTILITIES, NATURAL RESOURCES, AND PUBLIC WORKS COMMITTEE

Chair: Councilwoman Teresa Watkins Brown, City of Fort Myers

Vice Chair: Mayor Lois Paritsky, Town of Ponce Inlet

Staff: Rebecca O'Hara, Deputy General Counsel

The League's membership adopted one legislative priority for the 2025 Session recommended by the Utilities, Natural Resources, and Public Works Legislative Policy Committee.

The League adopted the following priority:

Enterprise Fund Transfers and Extraterritorial Surcharges

The Florida League of Cities SUPPORTS preserving municipal authority over utility revenues and the ability to realize a reasonable rate of return on utility assets. Legislation should honor current practices, existing contracts, utility operation and maintenance costs, service territory obligations and revenues obligated for debt service and planned projects.

Legislation was filed during the 2025 Session relating to utility services. [SB 1704](#) (Calatayud) and [CS/CS/HB 1523](#) (Busatta) would have provided that a municipality that provides extraterritorial electric, gas, water, or wastewater utility services may not use more than 10% of the gross revenues generated from such services for general government functions. If any utility revenues generated from extraterritorial service remain after payment of the utility's costs to provide the services, these excess revenues must be either reinvested in the utility or returned to the extraterritorial customers. The bills would have eliminated current law authorization for a municipal water or wastewater utility to impose a surcharge of up to 25% on extraterritorial service. The bills would have retained current law authority for a municipal water or wastewater utility to charge the same rates, fees, and charges for extraterritorial services as consumers inside the municipal boundaries. The bills would have required a new agreement, renewal, or material amendment of an existing agreement between a municipal utility (gas, electric, water, sewer) and another government for the provision of extraterritorial service by the utility to be written. Such an agreement would not have been effective until a public meeting is organized and held within each municipality and unincorporated areas served or to be served. The bills would have required a municipal utility that provides extraterritorial service to provide an annual report to the Florida Public Service Commission that identifies the number and percentage of extraterritorial customers, the volume and percentage of sales to such customers and the gross revenues generated from such sales, and the difference between rates, fees, and charges for extraterritorial customers versus customers within the municipality's corporate limits.

CS/CS/HB 1523 passed all committees of reference and passed the full House of Representatives (80-31). The Senate did not consider CS/CS/HB 1523 or SB 1704. The League opposed both bills.

The League adopted the following policy position:

One Water

The Florida League of Cities SUPPORTS the state legislature's endorsement of One Water policies that seek to enhance integration between different water systems while maintaining local flexibility.

This past legislative session, the League supported [CS/HR 661](#) (Albert) and [SB 1846](#) (Truenow). The bills were resolutions expressing the State of Florida's support of a One Water approach toward this state's water supply. One Water is an emerging initiative seeking to manage all water in a collaborative, integrated, inclusive, and holistic manner to support the future growth of this state's water supply and avoid any projected shortages. CS/HR 661 advanced through its first

committee of reference; however, both measures ultimately died in committee and did not progress further during the session.

For a comprehensive report of bills that the Florida League of Cities tracked during the 2025 Legislative Session, view the [2025 Legislative Session Final Report](#).

REPORT OF THE FEDERAL ACTION STRIKE TEAM

Chair: Vice Mayor Greg Langowski, City of Westlake

Vice Chair: Council Member Yvette Drucker, City of Boca Raton

Staff: Allison Payne, Manager, Advocacy Programs & Federal Affairs

The Federal Action Strike Team (FAST) was created to support the League's strategic plan objective to strengthen federal relations. The primary purpose of the committee is to establish proactive and reactive communications with the Florida congressional delegation in support of federal municipal policy.

The FAST committee has made a strong commitment to shaping federal municipal policy and has taken action on several federal issues, including:

- Tax-Exempt Municipal Bonds – Preserve the tax-exempt status of municipal bonds, which are essential tools for local governments to finance critical infrastructure projects.
- National Flood Insurance Program (NFIP) – Support a long-term NFIP reauthorization package that provides affordability, more accurate flood mapping, and resiliency incentives.
- Per- and Polyfluoroalkyl Substances (PFAS) – Support legislation and federal funding that addresses the growing concerns about PFAS in soil and water.
- Simplifying Local Government Grants – Support legislation that simplifies the process for local governments to apply for federal grants.
- Community Development Block Grant (CDBG) – Fully fund CDBG and support the flexible use of CDBG funds to address certain immediate and unanticipated needs for its communities.

Earlier this year, FAST organized its largest-ever Fly-In to Washington, D.C., held on February 4–5, 2025. More than 50 city officials from across Florida participated, meeting with members of Florida's congressional delegation to advocate for key federal issues impacting municipalities (see issues above).

The National League of Cities (NLC) City Summit is November 20-22, 2025, in Salt Lake City. Conference information is available at citysummit.nlc.org. The following Florida municipal officials currently serve on the NLC Board of Directors: FLC President Mayor Michael C. Blake, Cocoa; Commissioner Joshua Simmons, Coral Springs; and Vice Mayor Greg Langowski, Westlake.

REPORT OF THE ADVOCACY COMMITTEE

Chair: Councilman Shaun Ferguson, City of Rockledge

Vice Chair: Mayor Pro Tem Dan Janson, City of Jacksonville Beach

Staff: Allison Payne, Manager, Advocacy Programs & Federal Affairs

The Advocacy Committee engaged 55 members in four virtual meetings held during the interim legislative committee meetings and the 2025 Regular Session, keeping the committee informed on key legislative issues. The committee

played a key role in providing the FLC legislative team with data on how proposed bills would impact municipal operations. It remains focused on strengthening relationships and communication with legislators.

Lobbying in Tallahassee during Interim Committee Meetings/Legislative Session

This year, FLC legislative staff held 15 different legislative briefings for city officials who came to Tallahassee to meet with legislators. 2025 Legislative Action Days had our largest turnout to date, with over 375 registered, nearly 100 more than last year, and more than 120 first-time attendees.

Lawmakers are considering property tax reform for the 2026 Legislative Session, which begins January 13. The League urges municipal officials to meet with legislators now to explain how cities operate, where revenue comes from, and how it's used. Officials are also encouraged to visit Tallahassee during interim committee weeks and the regular session to help advocate for the League's 2026 Legislative Platform. A strong presence of municipal leaders is key to delivering a unified message in support of the League's priorities.

Home Rule Hero Award

This year, more than 180 municipal officials received the 2025 Home Rule Hero Award. Recipients of the Home Rule Hero Award are local government officials, both elected and nonelected, who consistently responded to the League's request to reach out to members of the Legislature and help give a local perspective on an issue. They worked throughout the legislative session to promote local voices making local choices, protect Home Rule powers of Florida's municipalities, and advance the League's legislative platform. To view the 2025 Home Rule Hero Award recipients, click [here](#).