



**DEVELOPMENT, CODE COMPLIANCE, AND
REDEVELOPMENT COMMITTEE**

**Friday, October 17, 2025
10:00 a.m. – 2:00 p.m. ET**

**Meeting Room: Orange Ballroom AB
Hilton Orlando
6001 Destination Parkway
Orlando, FL 32819**

FLC Staff Contact: David Cruz



FLORIDA LEAGUE OF CITIES



Agenda



Development, Code Compliance, and Redevelopment Legislative Policy Committee
Friday, October 17, from 10:00 a.m. to 2:00 p.m.
Hilton Orlando – Meeting Room: Orange Ballroom AB
6001 Destination Parkway, Orlando, Florida

AGENDA

- I.** Introduction and Opening Remarks..... **Chair Joshua D. Fuller**
Council Member, Town of Bay Harbor Islands
- II.** Potential 2026 Priority and Policy Issues
 - a. Community Redevelopment Agencies **Ryan E. Matthews**
Shareholder, Gray Robinson
 - b. Housing..... **Susan Trevarthen**
Partner, Weiss Serota
 - i. Live Local Act
 - ii. Accessory Dwelling Units
 - iii. Sadowski Coalition 2026 Priorities
 - c. Impact Fees **David Cruz, FLC Staff**
 - d. Growth Management Legislation **David Cruz, FLC Staff**
- III.** Ranking of Proposed Policies..... **David Cruz, FLC Staff**
- IV.** Other Business..... **David Cruz, FLC Staff**
- V.** Additional Information..... **David Cruz, FLC Staff**
 - a. [FLC Legislative Conference Registration](#)
 - b. Key Legislative Dates
 - c. Key Contacts – [Click HERE to sign-up](#)
 - d. [2025 Legislative Session Final Report](#)
- VI.** Closing Remarks **Chair Joshua D. Fuller**
Councilmember, Town of Bay Harbor Islands
- VII.** Adjournment

Breakfast and Lunch provided by the Florida League of Cities

WiFi is Available
Network: FLCPC1025
Access Code: FLCPC1025



Committee Roster



2025-2026 Legislative Policy Committee

Development, Code Compliance, and Redevelopment

Staffed by: David Cruz, Legislative Counsel

CHAIR:

The Honorable Joshua D. Fuller

Council Member, Town of Bay Harbor
Islands

VICE CHAIR:

The Honorable Melissa Castro

Commissioner, City of Coral Gables

MEMBERS:

The Honorable Antonio Arserio

Vice Mayor, City of Margate

The Honorable Sarah Baker

Commissioner, City of Winter Springs

The Honorable Vincent Barile

Vice Mayor, Town of Sewall's Point

The Honorable Rick Belhumeur

Commissioner, City of Flagler Beach

The Honorable Samuel Berrien

Mayor, City of Fort Meade

The Honorable Liston Bochette

Councilman, City of Fort Myers

**The Honorable Dorothea Taylor
Bogert**

Mayor, City of Auburndale

Michael Bornstein

Village Manager, Village of Palm
Springs

The Honorable Nancy Bowen

Vice Mayor, City of Coral Springs

The Honorable Michael Broderick

Commissioner, City of Fort Pierce

The Honorable Cynthia Burton

Commissioner, City of Crescent City

Patrick Callahan

Community Development
Director/Building Official, City of
Satellite Beach

Carmen Capezzuto

Director of Neighborhood Services,
City of Port St. Lucie

The Honorable Jolien Caraballo

Vice Mayor, City of Port St. Lucie

The Honorable John Carroll

Councilmember, City of Vero Beach

The Honorable Kristin Church

Commissioner, City of Dade City

The Honorable Jeremy Clark

Vice Mayor, City of Davenport

The Honorable Gary Coffin

Commissioner, Town of Longboat Key

The Honorable Tequilla Collins

Commissioner, City of Belle Glade

Nick Colonna

Community Development
Administrator, City of Pinellas Park

Dana Crosby Collier

Senior Assistant Attorney, City of
Tampa

The Honorable Bradley Dantzler

Commissioner, City of Winter Haven

The Honorable Dennis Dawson
Councilmember, City of Mount Dora

The Honorable Jack Dearmin
Commissioner, City of Lake Alfred

The Honorable Gloria DeBerry
Council Member, City of Fort Walton Beach

Pamela Durrance
City Manager, City of Bowling Green

The Honorable Bryan Eastman
Commissioner, City of Gainesville

Krista Ellingson
Building Department Administrator,
City of Satellite Beach

Antranette Forbes
Director, Economic Development, City
of Apopka

The Honorable Shawn Goepfert
Councilman, City of Port Orange

The Honorable Easton Harrison
Commissioner, City of Lauderdale
Lakes

The Honorable Jhelecia Hawkins
Councilmember, City of Jasper

Alex Hernandez
Chief Building Official, City of Coral
Springs

The Honorable Marge Herzog
Vice Mayor, Town of Loxahatchee
Groves

The Honorable Darfeness Hinds
Council Vice President, City of Williston

The Honorable Tim Horvath
Councilor, City of Neptune Beach

Jeremy Hubsch
Community Development Director,
Village of Tequesta

Heather Ireland
Director, Planning and Development
Dept., City of Jacksonville Beach

The Honorable Dan Janson
Vice Mayor, City of Jacksonville Beach

The Honorable Rahman Johnson
Councilmember, City of Jacksonville

Lynsey Jones
Deputy Building Official, City of
Melbourne

The Honorable Barbara Langdon
Commissioner, City of North Port

The Honorable Greg Langowski
Vice Mayor, City of Westlake

The Honorable Shirley Lanier
Councilperson, City of Riviera Beach

Sandra Leone
Planning and Sustainability Manager,
City of Satellite Beach

R. Max Lohman
City Attorney, City of Palm Beach
Gardens

The Honorable Karen Lythgoe
Mayor, Town of Lantana

The Honorable Lisa Martin
Vice Mayor, City of New Smyrna Beach

The Honorable Sarai "Ray" Martin
Vice Mayor, City of Lauderhill

Dan Matthys
Deputy City Manager, City of Clermont

The Honorable Matthew McMillan
Commissioner, City of Longwood

The Honorable Joseph McMullen
Commissioner, Town of Oakland

The Honorable Genece Minshew
Commissioner, City of Fernandina
Beach

Juliet Misconi
Deputy City Manager, City of Palm Bay

Fran Nachlas
Deputy Mayor, City of Boca Raton

The Honorable Danny Nugent
Commissioner, City of Starke

The Honorable Karen Ostrand
Mayor, Town of Ocean Breeze

Lucia Panica
Director of Development Services
Department, City of Sarasota

The Honorable Karen Rafferty
Commissioner, City of Belleair Bluffs

The Honorable Chelsea Reed
Councilmember, City of Palm Beach
Gardens

The Honorable Patti Reed
Councilmember, City of Pinellas Park

The Honorable Alan Reisman
Mayor, City of Leesburg

The Honorable Betty Resch
Mayor, City of Lake Worth Beach

The Honorable Cora Roberson
Councilmember, Town of Lake
Hamilton

The Honorable Dylan Rumrell
Mayor, City of St. Augustine Beach

The Honorable Seth Salver
Vice Mayor, Bal Harbour Village

The Honorable Steven Sandbergen
Commissioner, City of Dunedin

The Honorable Travis Sargent
Commissioner, City of Ormond Beach

The Honorable Bill Schaetzle
Mayor Pro Tem, City of Niceville

The Honorable Marlene Shaw
Councilmember, City of Gulfport

Brian Sherman
City Attorney, Goren, Cherof, Doody,
and Ezrol PA

The Honorable Alan Shields
Councilor, City of Seminole

Shari Simmans
Director, Economic Development,
Communications & Government
Affairs, City of DeBary

C. Howard Smith
Director, Community Redevelopment
Agency, City of Bartow

The Honorable Jordan Smith
Commissioner, City of Lake Mary

The Honorable Bill Steinke
Councilmember, City of Cape Coral

The Honorable Larisa Svechin
Mayor, City of Sunny Isles Beach

The Honorable Christa Tanner
Mayor, City of Brooksville

The Honorable Judith Thomas
Commissioner, Town of Lake Park

The Honorable Johnnie Tieche

Councilmember, Village of Palm Springs

The Honorable Debbie Trice

Vice Mayor, City of Sarasota

The Honorable Kenneth Vogel

Councilman, Town of Orange Park

The Honorable Morris West

Mayor, City of Haines City

The Honorable Don Willis

Councilmember, City of Cape Canaveral

The Honorable Rosemary Wilsen

Commissioner, City of Ocoee

The Honorable Janet Wilson

Vice Mayor, City of Indian Rocks Beach

Latricia Wright

City Clerk, City of Williston



Community Redevelopment Agencies (CRAs)



Community Redevelopment Agencies (CRAs)

Draft Statement:

The Florida League of Cities **OPPOSES** legislation that limits the authority or operation of Community Redevelopment Agencies (CRAs), which are essential tools for revitalizing neighborhoods and driving local economic growth. CRAs fund critical projects such as infrastructure, roads, drainage, and public spaces that improve communities statewide. The League supports continued accountability and transparency but cautions against efforts to weaken or eliminate CRAs.

Background:

Community Redevelopment Agencies (CRAs), established under Chapter 163, Part III, Florida Statutes, are among the most effective local tools for reversing blight, attracting private investment, and improving quality of life. CRAs are funded through Tax Increment Financing (TIF), a mechanism that reinvests the increase in local property tax revenues generated within a redevelopment area back into that community. CRAs operate entirely with local funds, not state appropriations, and do not raise tax rates.

During the 2025 Legislative Session, legislation was filed that would have significantly restricted the authority and long-term viability of CRAs. **CS/CS/HB 991** (Giallombardo) and **CS/SB 1242** (McClain) initially sought to require all existing CRAs to sunset by September 30, 2045, prohibit the creation of new CRAs, and bar existing agencies from initiating new projects or issuing debt after October 1, 2025.

The Senate bill was later amended to remove the mandatory sunset and permit the creation of new CRAs but imposed several new restrictions, including:

- Requiring newly created CRAs to be governed by municipal elected officials, with up to two additional members on a seven-member board;
- Prohibiting changes to existing CRA boundaries; and
- Restricting CRA expenditures for community events such as festivals, concerts, and parades.

Although the proposed legislation did not pass, these bills demonstrated a continued legislative effort to curtail local control over CRAs and their use of TIF funds. The League anticipates similar proposals during the 2026 Legislative Session.

CRAs remain an important redevelopment for many cities across the state for some of these reasons:

- **Locally Funded – No New Taxes:** CRAs rely solely on local TIF revenues that reinvest property tax growth into community improvements without raising taxes or using state funds. Eliminating CRAs could force cities to seek alternative revenue sources, potentially leading to higher taxes or greater reliance on state aid.

- **Private Investment and Job Creation:** CRAs attract private-sector investment, revitalize business districts, support small businesses, and create local jobs—reducing government dependency through private economic growth.
- **Addressing Florida’s Housing Crisis:** CRAs promote workforce and affordable housing development without additional state dollars, helping alleviate the housing shortage through targeted local reinvestment.
- **Strong Oversight Already in Place:** The Legislature enacted **HB 9 (2019)** to enhance CRA accountability, requiring annual reporting, ethics training, and spending restrictions. Rather than dismantling CRAs, lawmakers should refine these reforms to strengthen oversight while preserving this successful redevelopment tool.

CRAs are fiscally responsible, market-driven instruments that promote local investment, job creation, and affordable housing—without raising taxes or expanding state spending. The Florida League of Cities urges the Legislature to focus on improving oversight and accountability, not eliminating or restricting CRAs, to ensure continued revitalization of Florida’s communities through local decision-making and private-sector partnership.

Professional Regulation; providing effective dates.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 163.3755, Florida Statutes, is amended to read:

163.3755 Termination of community redevelopment agencies;
prohibition on future creation and expansion.—

(1) A community redevelopment agency in existence on July 1, 2025 ~~October 1, 2019~~, shall terminate on the expiration date provided in the agency's charter on July 1, 2025 ~~October 1, 2019~~, or on September 30, 2045 ~~September 30, 2039~~, whichever is earlier, ~~unless the governing body of the county or municipality that created the community redevelopment agency approves its continued existence by a majority vote of the members of the governing body.~~

(2) A community redevelopment agency may not initiate any new projects or issue any new debt on or after October 1, 2025, unless:

(a) The new project initiated is completed by the agency's termination date.

(b) Any new debt issued to finance a new project matures on or before the agency's termination date.

For purposes of this subsection, the term "new project" means

any project for which there is no appropriation in the community redevelopment agency's budget for the fiscal year ending on September 30, 2025, or for which the community redevelopment agency has not retained appropriated funds pursuant to s. 163.387(7)(d) for the fiscal year ending on September 30, 2025.

~~(3)(2)(a) Notwithstanding subsection (1) If the governing body of the county or municipality that created the community redevelopment agency does not approve its continued existence by a majority vote of the governing body members,~~ a community redevelopment agency with outstanding bonds as of July 1, 2025 ~~October 1, 2019,~~ that do not mature until after the termination date of the agency or September 30, 2045 ~~September 30, 2039,~~ whichever is earlier, remains in existence until the date the bonds mature.

(b) A community redevelopment agency operating under this subsection on or after September 30, 2045 ~~September 30, 2039,~~ may not extend the maturity date of any outstanding bonds.

(c) The county or municipality that created the community redevelopment agency must issue an amended community redevelopment plan ~~a new finding of necessity~~ limited to timely meeting the remaining bond obligations of the community redevelopment agency.

(4) Subsections (1), (2), and (3) do not apply to a community redevelopment agency created by a county if the county that created such agency is the only taxing authority that

contributes to the community redevelopment agency's
redevelopment trust fund pursuant to s. 163.387 and the county
charter establishes a limitation on the amount of revenue the
county may collect. However, such community redevelopment agency
may not issue any new bond debt on or after October 1, 2025.

(5) (a) A community redevelopment agency may not be created
on or after July 1, 2025.

(b) A community redevelopment agency, or the governing
body of the county or municipality that created the community
redevelopment agency, may not expand the boundaries of its
community redevelopment area on or after July 1, 2025.

(c) A community redevelopment agency in existence before
July 1, 2025, may continue to operate within its community
redevelopment area as provided in this part.

Section 2. Section 20.165, Florida Statutes, is amended to
read:

20.165 Department of Business and Professional
 Regulation.—There is created a Department of Business and
 Professional Regulation.

(1) The head of the Department of Business and
 Professional Regulation is the Secretary of Business and
 Professional Regulation. The secretary shall be appointed by the
 Governor, subject to confirmation by the Senate. The secretary
 shall serve at the pleasure of the Governor.

(2) The following divisions of the Department of Business

FLORIDA HOUSE OF REPRESENTATIVES

BILL ANALYSIS

This bill analysis was prepared by nonpartisan committee staff and does not constitute an official statement of legislative intent.

BILL #: [CS/CS/HB 991](#)

TITLE: Community and Economic Development

SPONSOR(S): Giallombardo

COMPANION BILL: None

LINKED BILLS: None

RELATED BILLS: [CS/SB 110](#) (Simon); [CS/SB 1242](#) (McClain); [SB 1452](#) (Truenow)

Committee References

[State Affairs](#)

17 Y, 8 N, As CS



[Commerce](#)

13 Y, 8 N, As CS

SUMMARY

Effect of the Bill:

The bill promotes the development of communities and economic growth in Florida by promoting the advancement and growth of rural communities and removing regulatory barriers for businesses and professionals.

Fiscal or Economic Impact:

The Revenue Estimating Conference has not yet met to estimate the impacts of the bill on state and local government revenues.

The bill creates new programs and expands existing programs to provide additional funding opportunities to support rural community advancement and growth. Funding for these programs is subject to appropriation. Local governments in rural areas of the state will likely benefit from participating in the new and expanded programs provided for in the bill to the extent that funding is appropriated for those programs. Local governments may also benefit from the retention of funds that would otherwise be deposited in a redevelopment trust fund. Citizens in rural communities will benefit indirectly from programs designed to increase community investment.

The bill will likely reduce state and local government revenues associated with certain permitting and licensing fees, though these reductions may be offset in whole or in part due to reduced operational and administrative costs associated with these activities. The bill may have a positive impact on the private sector by lowering costs for businesses and professionals.

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ANALYSIS

EFFECT OF THE BILL:

The bill promotes the responsible development of communities and economic growth in Florida by removing regulatory barriers for businesses and professions and promoting the advancement of rural communities and opportunity therein. The provisions of the bill are addressed in detail below.

Rural Communities

The Office of Rural Prosperity

The bill creates the Office of Rural Prosperity (Office) within the [Department of Commerce](#) (Department) for the purpose of supporting rural communities, helping them navigate available state and federal resources, and representing rural interests across state government. The Office will serve as the state point of contact for rural local governments and will administer various rural-focused grant programs currently administered by the Department, as well as new programs created in the bill. The Office will be led by a director, who will be appointed by the Governor and confirmed by the Senate. (Section [297](#)).

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DATE: 4/22/2025

The Office will create and maintain an interactive tool, the “Rural Resource Directory,” designed for rural local governments to navigate state and federal grants and resources.

The Office of Program Policy Analysis and Government Accountability (OPPAGA) will review the effectiveness of the Office by December 15, 2026, and each year thereafter until 2028. Beginning in 2029, OPPAGA shall review and evaluate the Office every three years and shall submit a report¹ based on its findings. (Section [297](#)).

The bill transfers the administration of the following programs from the Department to the Office:

- [Regional Rural Development Grants Program](#) (Section [300](#));
- Rural Community Development Revolving Loan Fund (Section [303](#));
- Rural Infrastructure Fund (Section [304](#));
- Rural Economic Development Strategy Grants (Section [307](#)).

Regional Rural Community Liaison Centers

The bill requires the Office, by October 1, 2025, to establish and staff seven regional rural community liaison centers across the state for the purpose of providing in-person state support to rural local governments. The Office must, by rule, divide the state into seven regions and assign a liaison center to each region. Each liaison center will be staffed with at least two full-time department personnel who will be responsive to the rural local governments within the respective region. Specifically, liaison centers are required, at a minimum, to do the following:

- Work with local governments to plan and achieve goals for local or regional growth, economic development, and rural prosperity;
- Facilitate access to state and federal resources, such as grants, loans, and other aid or resources;
- Advise on waivers for rural local governments for certain requirements for state and federal programs, such as local financial match waivers;
- Coordinate technical assistance needs with the Department and other state or federal agencies;
- Promote model ordinances, policies, and strategies related to economic development;
- Regularly engage with the Rural Economic Development Initiative; and
- Assist local governments with regulatory and reporting compliance. (Section [297](#))

Rural Communities Report

The bill requires OPPAGA and the Office of Economic and Demographic Research (EDR) to prepare a report on the impact of the Florida Statutes on rural communities. Specifically, the two entities must review definitions in the Florida Statutes of terms such as “rural community,” “rural area of opportunity,” and similar terms used to define rural areas of the state to assess whether the current definitions are appropriate, whether appropriate metrics are used to describe these communities, and if statutory changes are needed. OPPAGA and the EDR must also survey rural local governments to evaluate the statutory advantages of qualifying as a rural local government and assess perceived unmet needs in the implementation of current statutory provisions designed to support rural communities. OPPAGA and the EDR must submit a report and recommendations to the President of the Senate and the Speaker of the House of Representatives by December 31, 2025. These provisions expire on July 1, 2026. (Section [294](#))

Fiscally-Constrained Counties

The bill updates definitions related to fiscally constrained counties (FCC). For example, the bill increases the FCC threshold from a county that raises \$5 million in property tax revenue per 1 mill, to \$10 million per 1 mill. (Section [293](#))

The bill changes the formula for distributions to fiscally-constrained counties to use the following [distribution factors](#): sales tax collections, per capita personal income, and population. An FCC with declining per capita sales tax collections or per capital personal income will receive a relatively larger share of the total distribution. Finally, the bill adds spending requirements. Specifically, 50% of the distribution must be used for public safety, 30% for infrastructure, and 20% for any public purpose. Debt service is prohibited. (Section [293](#))

¹ OPPAGA must submit each report to the President of the Senate and the Speaker of the House of Representatives in accordance with the schedule.

Renaissance Grants for Counties with Declining Population

The bill establishes the Renaissance Grant Program to be administered by the Office of Rural Prosperity (Office). Under the program, the Office, subject to appropriation, will provide block grants to counties that are “growth-impaired,” meaning a county that has had a declining population over the last ten years, as certified by the EDR. By October 1, 2025, the EDR must certify to the Office which counties are growth-impaired. After the initial certification, the EDR shall annually certify whether each participating county remains growth-impaired, until the county has three consecutive years of population growth. (Section [298](#))

Participating counties must enter into an agreement with the Office to receive a block grant and have broad authority to design a specific plan to achieve population growth within the specified parameters. Participating counties must design a plan to make targeted investments in the community to achieve population growth and increase the economic vitality of the community. The plan must incorporate certain features. (Section [298](#))

Each participating county must hire a renaissance coordinator who is responsible for overseeing the use of funds, coordinating with other entities, and complying with reporting requirements. Upon request, the regional rural community liaison center staff must provide training and assistance to the renaissance coordinator. (Section [298](#))

The bill directs the Auditor General to conduct an operational audit of each participating county’s grant program every two years, beginning in 2026. Additionally, on December 31, 2026, and each year thereafter, the EDR must submit an annual report of grant recipients by county to the President of the Senate and the Speaker of the House of Representatives. (Section [298](#))

The Renaissance Grant Program expires June 30, 2040. (Section [298](#))

Rural Economic Development Initiative (REDI)

The bill requires REDI to meet at least monthly and requires each REDI representative or his or her designee to be physically present or available electronically. The bill provides a legislative finding that rural communities are the essential conduits for the economy’s distribution, manufacturing, and food supply. The bill removes a reference to “economically distressed” rural communities which broadens REDI’s reach to all rural communities. The bill requires:

- Enhanced reporting on projects being coordinated by REDI and enhanced reporting on program requirement waivers granted to rural communities, and
- REDI to provide legislative recommendations for statutory waivers or reductions for economic development programs for rural applicants. (Section [305](#))

The bill removes language regarding rural enterprise zones, catalyst projects, and catalyst sites. (Section [305](#))

Agreements Funded with Federal or State Assistance

The bill clarifies provisions regarding the payment of invoices due and requires agencies to expedite such payment requests for local governments. (Section [292](#))

The bill requires each state agency to annually report to the Office, by August 1, a summary of the implementation of this provision for the previous fiscal year, which shall be incorporated in the office annual report (Section [292](#)).

Small Business Development Center Network

The [Small Business Development Center Network \(Network\)](#) currently funds staff in rural areas to “ride the circuit” of their region and work with local governments and communities to provide services, including access to capital, technical assistance, and other small business services. The bill requires the Network to use funds directly appropriated for the specific purpose of expanding service in rural communities in addition to any funds allocated by the network from other sources. The bill also requires the Network to use such funds to develop, in collaboration with regional economic development organizations, an activity plan focused on network consultants and resources in rural communities. The plan must provide for either full- or part-time consultants to be available for at least 20 hours per week in rural areas or be permanently stationed in rural areas. This may include establishing a circuit in specific rural locations to ensure the consultants’ availability on a regular basis. The bill provides that the Network may dedicate funds to facilitate local or regional events that focus on small business

topics, provide consulting services, and leverage partner organizations, such as the regional economic development organizations, local workforce development boards as described in [s. 445.07, F.S.](#), and Florida College System institutions (Section [295](#)).

[Inventory of Communities Seeking to Recruit Businesses](#)

The bill requires each local government within a [Rural Area of Opportunity \(RAO\)](#) or its local economic development organization to submit certain required information to the Department for inclusion in the inventory of communities seeking to recruit businesses. (Section [296](#))

Rural Housing

[Minimum Allocations for SHIP](#)

Currently, allocations are population-based, with the minimum allocation for each county within the [State Housing Initiatives Partnership \(SHIP\) Program](#) set at \$350,000. The bill increases the minimum allocation for each county to \$1 million, subject to appropriation, which will provide additional funding to rural communities (Section [319](#)).

[Rental Housing in Rural Communities](#)

The bill removes statutory restrictions on the use of SHIP funds. It allows counties and municipalities to use up to 25 percent of their SHIP funds to preserve existing multifamily affordable rental housing financed with USDA loans. This provision expires on June 30, 2031. (Section [320](#))

The bill appropriates \$30 million in nonrecurring funds from the General Revenue Fund to the Florida Housing Finance Corporation (FHFC) to preserve affordable multifamily rental housing funded through [USDA loans](#). Funds must be used to issue competitive requests for application for the rehabilitation or acquisition of such properties to ensure continued affordability. By October 1, 2026, the FHFC must submit a report to the President of the Senate and the Speaker of the House of Representatives on projects funded pursuant to this section. The report must include the number of units preserved and the financing portfolio for each project.

Rural Infrastructure

[Rural Infrastructure Fund](#)

The bill:

- Specifically provides that, subject to appropriation, Rural Infrastructure Fund grant funds may be awarded to a unit of local government within a rural community or an RAO, or to a regional economic development organization, a unit of local government, or certain economic development organizations for an infrastructure project located within an unincorporated area that has a population of 15,000 or less, has been in existence for 100 years or more, is contiguous to a rural community, and has been adversely affected by a natural disaster or presents a unique economic development opportunity of regional impact.
- Clarifies that grant funds may be awarded for “site readiness” expenses, which may include clearing title, surveys, permitting, environmental studies, and regulatory compliance costs.
- Requires the Office to consult with the Department of Transportation (FDOT) instead of Visit Florida when reviewing applications for funding.
- Requires enhanced annual reporting of the program. (Section [304](#))

[Rural Community Development Revolving Loan Fund](#)

The bill requires the Office to include in its annual report detailed information about the Rural Community Development Revolving Loan Fund, including loans made during the previous fiscal year, active loans, repaid loans, and unobligated funds. (Section [303](#)).

[Coordination for Broadband Programs](#)

The bill improves coordination and technical assistance between the [Office of Broadband](#) at the Department and rural communities in need of broadband services. The bill requires the Office of Broadband:

- To consult with each regional rural community liaison center and with the Office to develop and update its strategic plan to increase broadband internet service.

- To submit a quarterly report on the implementation of broadband activities in rural communities and an annual report to the Governor, the President of the Senate, and the Speaker of the House of Representatives. (Section [310](#))

Public Infrastructure Smart Technology Grants

The bill creates the Public Infrastructure Smart Technology Grant Program, which will be administered by the Office to fund and support infrastructure projects in rural communities that utilize smart technology to increase efficiency, enhance public services, and promote sustainable development. (Section [299](#))

The bill directs the Office to contract with one or more not-for-profit entities (smart technology lead organization) that specialize in smart regional planning to provide grants to counties and municipalities within a RAO for public infrastructure smart technology projects. The bill defines “public infrastructure smart technology” as systems and applications that use connectivity, data analytics, automation to improve public infrastructure by increasing efficiency, enhancing public services, and promoting sustainable development. (Section [299](#))

Rural Economic Development Strategy Grants

The bill provides that grants may be provided to assist with costs associated with marketing sites to potential businesses for an economic development project. The bill requires the regional rural community liaison centers within the Office to aid those applying for grants. The bill provides that marketing grants may include funding to deploy materials through advertising campaigns and costs associated with marketing, site preparation, meetings, trade missions, and professional development. (Section [307](#))

Florida Arterial Road Modernization (FARM) Program

The bill creates the Florida Arterial Road Modernization (FARM) Program within FDOT to provide capacity and safety improvements to two-lane [arterial roads](#) located in rural communities. (Sections [317](#), [318](#))

Beginning in fiscal year 2025-2026, subject to appropriation, the bill directs FDOT to allocate from the State Transportation Trust Fund a minimum of \$50 million annually to fund the FARM Program. The bill directs FDOT to use certain criteria to prioritize funding projects under the program. (Section [317](#))

Beginning January 1, 2027, and every two years thereafter, FDOT must issue a report to the Governor, the President of the Senate, and the Speaker of the House of Representatives evaluating the condition of arterial roads in rural communities and the implementation of the FARM Program. (Section [317](#))

Small County Road Assistance Program

The [Small County Road Assistance Program \(SCRAP\)](#) assists small county governments in resurfacing and reconstructing county roads. The bill amends powers and duties of FDOT to specifically authorize the department to provide technical assistance and support to counties that are not located in a metropolitan planning organization. (Section [312](#))

The bill requires FDOT to use the additional vehicle title fee revenues allocated by [s. 339.0801, F.S.](#), which are currently directed to the state’s general revenue fund, to the State Transportation Trust Fund to increase funding available for SCRAP. The bill provides that the current requirement for FDOT to expend \$25 million annually on the program is subject to appropriation. (Sections [313](#), [314](#), [318](#)).

Small County Outreach Program

The bill amends provisions relating to the [Small County Outreach Program \(SCOP\)](#) to remove obsolete statutory provisions and correct cross-references. Similarly, the bill revises the SCOP funding eligibility requirements to repeal an existing category for certain local governments located within the Everglades Agricultural Area or designated river basins. (Section [316](#)).

Community Redevelopment Agencies

The bill prohibits the creation of new [community redevelopment agencies](#) (CRAs) on or after July 1, 2025. It also prohibits a CRA, or the governing body of the county or municipality that created the CRA, from expanding the boundaries of the agency's community redevelopment area on or after July 1, 2025. (Section [1](#))

The bill revises the current [schedule for termination](#) of existing CRAs to provide that CRAs in existence as of July 1, 2025, terminate on the earlier of the date provided in the CRA's charter as of July 1, 2025, or September 30, 2045 (instead of September 30, 2039), whichever date is earlier. The bill removes the ability of the governing body of a county or municipality that created the CRA to approve its continued existence by a majority vote. (Section [1](#))

The bill prohibits a CRA from initiating new projects or issuing new debt on or after October 1, 2025, unless the new project is completed by, and any new debt issued to finance a new project matures on or before, the agency's termination date. The bill defines a "new project" as any project for which a CRA has not appropriated funds in its budget for the fiscal year ending September 30, 2025, or for which the CRA does not retain [redevelopment trust fund](#) monies as authorized by law for the fiscal year ending September 30, 2025. (Section [1](#))

The bill provides that if a CRA has outstanding [bonds](#) that will not mature until after the earlier of its dissolution date or September 30, 2045, the CRA will remain in existence until the bonds mature. A CRA operating in this manner on or after September 30, 2045, is prohibited from extending the maturity date of any outstanding bonds. The bill revises the current requirement for counties or municipalities that created a CRA that has outstanding bonds that mature after the dissolution deadline to issue a new finding of necessity to instead require those local governments to issue an amended community redevelopment plan. (Section [1](#))

The provisions of the bill, except those limiting the creation of new CRAs and expansion of a CRA's boundaries, do not apply to a CRA created by a county if the county that created the CRA is the only taxing authority that contributes to the CRA's redevelopment trust fund and the county's charter establishes a limitation on the amount of revenue the county may collect each year. A CRA that meets this definition may not issue any new bond debt on or after October 1, 2025. (Section [1](#))

Regulation of Businesses and Professions

The bill repeals the following boards, commissions, and councils within the [Department of Business and Professional Regulation \(DBPR\)](#) and shifts the authority for such boards, commissions, and councils to DBPR:

- [Board of Pilot Commissioners \(Harbor Pilots\).](#)
- [Florida Board of Auctioneers.](#)
- [Regulatory Council of Community Association Managers.](#)
- [Board of Employee Leasing Companies.](#)
- [Florida Building Code Administrators and Inspectors Board \(Building Officials\).](#)
- [Board of Professional Engineers.](#)
- [Board of Veterinary Medicine.](#)
- [Board of Accountancy.](#)
- [Florida Real Estate Commission.](#)
- [Florida Real Estate Appraisal Board](#)
- [Barbers' Board.](#)
- [Board of Cosmetology.](#)
- [Board of Architecture and Interior Design.](#)
- [Board of Landscape Architecture.](#)
- [Construction Industry Licensing Board.](#)
- [Electrical Contractors' Licensing Board.](#)
- [Board of Professional Geologists.](#)
- [Drug Wholesale Distributor Advisory Council.](#) (Sections [2](#), [3](#), [359](#))

The bill repeals the following boards and councils within the [Department of Agriculture and Consumer Services \(DACS\)](#) and shifts the authority for such boards and councils to DACS:

- [Board of Professional Surveyors and Mappers.](#)

- [Pest Control Enforcement Advisory Council.](#)
- [Motor Vehicle Repair Advisory Council.](#)
- [Agricultural Economic Development Project Review Committee.](#)
- [Babcock Ranch Advisory Group.](#) (Sections [3](#), [268](#))

Continuing Education

The bill repeals provisions requiring continuing education for the following professions and occupations licensed by DBPR and DACS:

- Barbers. (Section [3](#))
- Cosmetology. (Sections [3](#), [144](#), [146](#))
- Home Inspectors. (Section [3](#))
- Mold-Related Services. (Section [3](#))
- Contractors. (Sections [185](#), [187](#), [188](#))
- Electrical contractors. (Sections [216](#), [217](#), [218](#), [219](#))
- Engineers. (Section [88](#))
- Landscape architects. (Sections [171](#), [172](#))
- Accountants. (Section [3](#))
- Asbestos contractors (Sections [80](#), [81](#), [82](#))
- Architects. (Sections [157](#), [158](#))
- Community Association Managers. (Section [3](#), [50](#), [51](#))
- Building officials. (Section [74](#))
- Harbor Pilots. (Section [16](#))
- Real Estate Brokers and Sales Associates. (Sections [352](#), [355](#), [356](#))
- Veterinarians. (Section [120](#))
- Surveyors and Mappers. (Section [3](#))

Private Investigator, Security Officers, and Recovery Agents Secondary Licenses

The bill removes licensure requirements for secondary license types for the following licenses issued by DACS, while maintaining the main license type:

- Private Investigator Interns.
- Private Investigative Agencies.
- Private Investigative Agency Branch Offices.
- Private Investigative Agency Managers.
- Private Investigative/Security Agency Managers.
- Security Agencies.
- Security Agency Branch Offices.
- Security Managers.
- Security Agency/Private Investigative Agency Branch Offices.
- Recovery Agent Interns.
- Recovery Agencies.
- Recovery Agency Branch Offices.
- Recovery Agency Managers. (Sections [247](#), [250](#), [255](#))

The bill **does not** repeal the licensure requirement for private investigators, security officers, and recovery agents.

Division of Alcoholic Beverages and Tobacco (ABT) within DBPR

The bill expands the jurisdiction of ABT's law enforcement bureau to include the investigation, enforcement, and prosecution of crimes related to a business or profession regulated by DBPR including unlicensed activity of a business or profession. (Section [2](#))

The bill allows ABT to discipline a retail tobacco products dealer or retail nicotine products dealer's permit for any violation of the laws of this state or any state or territory of the United States. (Sections [287](#) and [288](#))

The bill authorizes ABT to assist DACS in enforcing the distribution and retail sale of consumable hemp in Florida, including entering any public or private premises during regular business hours in the performance of its duties relating to the retail sale of consumable hemp. (Section [289](#))

[Division of Hotels and Restaurants](#)

The bill allows DBPR's Division of Hotel and Restaurants to discipline a public food service establishment or public lodging establishment for violation of Florida's hemp laws. (Section [285](#))

[Licensure of Engineers and Architects by Endorsements](#)

The bill allows DBPR to approve engineers and architects licensed outside the country for licensure by endorsement. (Sections [275](#) and [281](#))

Applicants for endorsement as an engineer must hold a valid license from a foreign jurisdiction and hold an active Council Record with the National Council of Examiners for Engineers and Surveying. Applicants seeking licensure as an architect must hold a valid license from a foreign jurisdiction, pass the licensure examination for architects, and hold a valid certificate issued by the National Council of Architectural Registration Boards. (Sections [275](#) and [281](#))

[Barbers](#)

The bill provides for the licensure, operation, and inspection of mobile barbershops, as follows:

- Requires DBPR to adopt rules governing the licensure, operation, and inspection of mobile barbershops, including their facilities, personnel, and safety and sanitary requirements.
- Requires mobile barbershops to comply with all licensure and operating requirements specified in the chapter of law governing barbershops, DBPR's general statutes, or DBPR rules that apply to barbershops at fixed locations.
- Requires mobile barbershops to maintain a permanent business address, located in the inspection area of the local department office, at which records of appointments, itineraries, license numbers of employees, and vehicle identification numbers of the licenseholder's mobile barbershop must be kept and made available for verification purposes by department personnel, and where correspondence from the department can be received.
- To facilitate periodic inspections, the bill requires before the beginning of each month, each mobile barbershop license holder to file with DBPR a written monthly itinerary listing the locations where and the dates and hours when the mobile barbershop will be operating.
- Requires the license holder to comply with all local laws and ordinances regulating business establishments, with all applicable requirements of the Americans with Disabilities Act relating to accommodations for persons with disabilities, and with all applicable requirements of the Occupational Safety and Health Administration.
- Pursuant to DBPR rules, authorizes the practice of barbering to be performed in a location other than a licensed barbershop when performed in connection with a special event and by a person who holds the proper license.
 - Barbers are already allowed to shampoo, cut, or arrange hair in locations outside of barbershops. (Section [279](#))

[Certified Public Accountants](#)

The bill revises the requirements for the licensure of Certified Public Accountants (CPAs), as follows:

- Revises the requirements for licensure of CPAs, including licensure by endorsement and of international applicants, by providing four separate pathways to qualify for a license based on education and work experience criteria. Effective January 1, 2026, a person may qualify for a CPA license if he or she:
 - Completes at least 150 semester hours of college education, including a baccalaureate or higher degree conferred by an accredited college or university, with a concentration in accounting and business as prescribed by the department, and have one year of work experience;
 - Holds a master's degree in accounting or finance conferred by an accredited college or university with a concentration in accounting and business as prescribed by the department, and have one year of work experience;

- Holds a baccalaureate degree in accounting or finance conferred by an accredited college or university with a concentration in accounting and business as prescribed by the department, and have two years of work experience; or
- Holds a baccalaureate degree in any major course of study conferred by an accredited college or university, have completed coursework required for a concentration in accounting and business as prescribed by the department, and have two years of work experience. (Sections [276](#) and [277](#))

The bill requires the department to prescribe the coursework required for a concentration in accounting and business. Under the bill, an applicant may satisfy the coursework requirement if the applicant receives a baccalaureate or higher degree in accounting or finance conferred by an accredited college or university in a state or territory of the United States. If the applicant has received a baccalaureate or higher degree with a major course of study other than accounting or finance, the applicant must complete the coursework required for a concentration in accounting and business as prescribed by the department. (Section [276](#))

The bill revises the licensure by endorsement requirements for applicants who are licensed in any state or territory of the United States. Under the bill, a person holding a license in another state or a territory of the United States may qualify for licensure by endorsement if they have maintained good moral character and, at the time of licensure by the other state or territory, were required to show evidence of having obtained at least a baccalaureate degree from an accredited college or university and having passed the Uniform CPA Examination. (Section [276](#))

The bill revises the requirements for the licensure of international applicants. The bill requires international applicants for licensure as a certified public accountant in this state to meet the requirements for education, work experience, and good moral character under [s. 473.308, F.S.](#) (Section [277](#))

Effective January 1, 2026, the bill permits, a person who holds an active CPA license in good standing in another state or territory to provide accountancy services without obtaining a state license if at the time of licensure by the other state or territory, the individual was required to show evidence of having obtained at least a baccalaureate degree and having passed the Uniform CPA Examination. (Section [278](#))

[Florida Drug and Cosmetic Act](#)

The bill removes the requirement that every prescription drug wholesale distributor must have at least one designated representative, who must be certified by the department. (Section [282](#))

The bill provides that a permitted entity applying for a new permit from the Division of Drugs, Devices, and Cosmetics because of a sale or transfer of ownership in the permitted entity must apply within 30 days of the sale or transfer instead of before the sale or transfer. (Section [282](#))

[DBPR Information on Professions](#)

The bill requires DBPR to e-mail and post information on their website at the end of each legislative session explaining new laws related to each profession. (Section [2](#))

[Auctioneer Fees](#)

Effective July 1, 2026, requires all fees established by DBPR related to auctioneers to be reduced by 50 percent. (Section [273](#))

[Veterinary Telehealth Prescriptions](#)

The bill extends the duration of treatment for flea and tick control that a licensed veterinarian may prescribe via telehealth from one month to one year. (Section [117](#))

[Building Permits](#)

Home Repairs During States of Emergency

The bill prohibits local governments from requiring a permit for repairs and renovations completed within one year after the issuance of a state of emergency for a natural disaster for single family homes as long as the damage being repaired does not have a total cost that exceeds more than 50 percent of the value of the home, does not include more than 50 percent of such home, and does not change the footprint of the home. (Section [351](#))

Landscaping Violations During States of Emergency

The bill prohibits local governments from denying a certificate of occupancy based on noncompliance with a Florida-friendly landscaping ordinance for residential or commercial properties issued a permit within one year of a state of emergency for a natural disaster for the county in which the property is located. (Section [351](#))

Building Permits for Playgrounds, Fences, or Landscape Irrigation

The bill prohibits local enforcement agencies from requiring a building permit for the construction of playground equipment, a fence, or a landscape irrigation system on single-family residential property. (Section [351](#))

Building Permits for Work Valued Under \$7,500

The bill prohibits local governments from requiring an owner or the owner's contractor to obtain a building permit for work, which is valued at less than \$7,500, on a parcel containing a single-family dwelling. This does not apply to larger or major projects where the work is divided up into amounts less than \$7,500. (Section [351](#))

Local governments may still require a building permit for any electrical, plumbing, or structural work, not including the repair or replacement of exterior doors or windows, performed on the parcel regardless of the value of the work. (Section [351](#))

Uniform Permit Applications

The bill requires DBPR to recommend a uniform permit application form for most routine types of building permits and inspections for common building permits and to recommend a uniform process for video inspections. (Section [4](#))

Landscape Architects Services

The bill requires state agencies and local governments to accept the seal of a landscape architect for any professional services within a landscape architect's scope of work, including, but not limited to, grading and drainage. (Section [357](#))

Elevator Accessibility

The bill revises elevator accessibility requirements to align with the Florida Building Code. (Section [269](#))

Licensure Fingerprint Requirements

The bill eliminates the current fingerprint requirement for active duty military personnel, as well as their spouses, who seek licensure in those professions that do not otherwise require fingerprinting for initial licensure. (Section [271](#))

The bill authorizes the [FDLE](#) to accept and process fingerprints and exchange criminal history records for individuals involved in the insurance industry. The bill requires background checks for a wide range of persons associated with insurers or insurance-related entities, including officers, employees, contractors, or persons who control insurance operations. Fingerprints must be submitted to the OIR or an authorized vendor and will be processed by both the FDLE and the Federal Bureau of Investigation. The results of the background checks will be used by the OIR to determine whether individuals meet eligibility requirements for licensure, certification, or authority to operate under the Florida Insurance Code. The bill also provides procedures for submission, retention, and cost responsibilities associated with fingerprint processing and background checks. (Section [358](#))

RULEMAKING:

The bill requires the Office of Rural Prosperity within the Department of Commerce to promulgate by rule the division of Florida into seven different regions and assign a regional rural community liaison center to each region.

Lawmaking is a legislative power; however, the Legislature may delegate a portion of such power to executive branch agencies to create rules that have the force of law. To exercise this delegated power, an agency must have a grant of rulemaking authority and a law to implement.

FISCAL OR ECONOMIC IMPACT:

STATE GOVERNMENT:

The Revenue Estimating Conference has not yet met to estimate the impacts of the bill on state revenues.

Rural Communities, Housing, and Infrastructure

The bill creates new programs and expands existing programs to provide additional funding opportunities that support rural community advancement and growth. Funding for these programs is subject to appropriation.

Regulation of Businesses and Professions

The bill may have a positive fiscal impact for DBPR and DACS due to the following:

- Reduced operational and administrative costs associated with maintaining the repealed boards, commissions, and councils.
- Decreased continuing education (CE) oversight expenses needed to administer, monitor, or enforce CE requirements.

While the state may lose some fee revenue (e.g., CE-related or certain secondary license fees), this is likely offset by lower enforcement and processing expenses.

DACS estimates an annual revenue decrease of \$1,152,033 associated with the repeal of new and renewal intern licenses, agency licenses (including branch agencies) and agency manager licenses. This estimated reduction is based on actual FY 2023-24 revenue collections and final license counts. This revenue decrease does not contemplate decreases at the Florida Department of Law Enforcement for applicant background screenings.²

DBPR may incur short-term costs related to reorganizing oversight functions, updating rules, systems, and internal processes that may be absorbed by current resources.

The bill requires DBPR and DACS to conduct studies on uniform permitting processes and licensure pathways based on experience. The cost of these studies may likely be absorbed in existing budgets.

LOCAL GOVERNMENT:

The Revenue Estimating Conference has not yet met to estimate the impacts of this bill on local government revenues.

Rural Communities, Housing, and Infrastructure

Local governments in rural areas of the state will benefit from participating in the new and expanded programs provided for in the bill to the extent that funding is appropriated for those programs.

Community Redevelopment Agencies

The CRA provisions of the bill will have a positive fiscal impact on counties, municipalities, and special districts that currently contribute to the redevelopment trust fund of a CRA by allowing those local governments to retain funds that would otherwise be deposited in the redevelopment trust fund.

Regulation of Businesses and Professions

² Email from Thomas Poucher, Deputy Commissioner, Department of Agriculture & Consumer Services, Info Request (April 11, 2025).

Some portions of the bill may have a negative fiscal impact on local governments due to reduced permit fee revenue from small building permits prohibited in the bill. However, these changes may reduce local enforcement burdens and administrative costs, especially after natural disasters.

PRIVATE SECTOR:

Rural Communities, Housing, and Infrastructure

The bill creates new programs and expands existing programs to provide additional funding opportunities that support rural community advancement and growth. Subject to appropriation of funds for these new and expanded programs, these programs may directly or indirectly fund private sector activity, primarily in the transportation, education, and healthcare fields. Citizens in rural communities will benefit indirectly from programs designed to increase community investment as guided by local governments.

Regulation of Businesses and Professions

The bill may have a positive impact on the private sector by lowering costs for professionals. Eliminating required continuing education saves professionals time and money. Private investigators and security firms may experience lower overhead costs through the elimination of secondary licenses. Easier licensure may increase competition in some professions, which could affect wages or business volume for existing licensees.

RELEVANT INFORMATION

SUBJECT OVERVIEW:

The Department of Commerce

The Department of Commerce (Department) is Florida's lead agency for working with the Legislature, state agencies, business leaders, and economic development professionals to formulate and implement coherent and consistent policies and strategies designed to promote economic opportunities for all Floridians.³ The Department is also the state's chief agency for business recruitment and expansion.⁴ The department must also promote viable, sustainable communities by providing technical assistance and guidance on growth and development issues, grants, and other assistance to local communities.⁵

The head of the Department is the Secretary of Commerce, who is appointed by the Governor and confirmed by the Senate.⁶ The secretary may create offices within the Office of the Secretary and within the divisions to promote efficient and effective operation of the Department.⁷ The Department must also ensure that the state's goals and policies relating to economic development, workforce development, community planning and development, and affordable housing are fully integrated with appropriate implementation strategies.⁸

There are seven divisions and offices within the Department:

- Economic Development
- Community Development
- Workforce Services
- Finance and Administration
- Information Technology
- Office of the Secretary
- Office of Economic Accountability and Transparency⁹

³ S. [20.60\(4\), F.S.](#)

⁴ *Id.*

⁵ S. 20.60(4)(c), F.S.

⁶ S. [20.60\(2\), F.S.](#)

⁷ S. [20.60\(3\)\(b\), F.S.](#)

⁸ S. [20.60\(3\), F.S.](#)

⁹ *Id.*

The Department is charged with managing the activities of public-private partnerships and state agencies in order to avoid duplication and promote coordinated and consistent implementation of programs, including rural community development.¹⁰ This includes stimulation of economic development and job creation in rural areas, including strategies for rural marketing and the development of infrastructure in rural areas.¹¹ Additionally, the Department runs a number of financial and grant programs aimed at helping small rural communities in Florida.

Rural Economic Development Initiative (REDI)

The Rural Economic Development Initiative (REDI) was established by the Legislature to encourage and facilitate the location and expansion of major economic development projects of significant scale in rural communities.¹² REDI operates as a statewide initiative led by the Department to serve Florida's rural communities by providing a more focused and coordinated effort among state and regional agencies to improve the fiscal, economic, and community viability of these areas.¹³

Specified agencies and organizations¹⁴ are required to designate a high-level staff person to serve as their REDI representative. Each REDI representative is responsible for ensuring that their agency or organization is informed about REDI and helps to identify opportunities to accommodate or include rural local governments in their agency programs.

REDI is required to review and evaluate the impact of statutes and rules on rural communities and work to minimize any adverse impact and undertake outreach and capacity-building efforts.¹⁵ A rural community is defined as:

- A county with a population of 75,000 or fewer;
- A county with a population of 125,000 or fewer, if the county is contiguous to a county with a population of 75,000 or fewer;
- Any municipality in a county that meets the above criteria; or
- An unincorporated federal enterprise community or an incorporated rural city with a population of 25,000 or fewer, with an employment base focused on traditional agriculture or resource-based industries, located in a county not defined as rural, and which has at least three or more economic distress factors.¹⁶

Each REDI member agency is required to review financial match requirements for projects in rural areas, develop a proposal to waive or reduce match requirements, and submit such proposals to REDI.¹⁷ REDI must call a meeting within 30 days of receipt of such proposals for comment and recommendation.¹⁸ Waivers and reductions must be requested by the county or community, and to the fullest extent possible member organizations must expedite rule and amendment adoption to incorporate the reduction in match by rural areas in financial distress.¹⁹ REDI must prepare an annual report as a supplement to the Department's annual report which includes in an evaluation on the status of changes to rules, number of awards made with waivers, and recommendations for future changes.²⁰

¹⁰ S. [20.60\(4\)\(e\), F.S.](#)

¹¹ S. 20.60(5)(a)4.c., F.S.

¹² S. [288.0656\(1\)\(a\), F.S.](#)

¹³ S. [288.0656\(3\), F.S.](#)

¹⁴ The Department of Transportation, Department of Environmental Protection, Department of Agriculture and Consumer Services, Department of State, Department of Health, Department of Children and Families, Department of Corrections, Department of Education, Department of Juvenile Justice, Fish and Wildlife Conservation Commission, each water management district, CareerSource Florida, Inc., VISIT Florida, the Florida Regional Planning Council Association, Agency for Health Care Administration, and the Institute of Food and Agricultural Sciences. See [s. 288.0656\(6\)\(a\), F.S.](#)

¹⁵ S. [288.0656\(4\), F.S.](#)

¹⁶ S. [288.0656\(2\)\(e\), F.S.](#)

¹⁷ S. [288.06561, F.S.](#)

¹⁸ S. [288.06561\(3\), F.S.](#)

¹⁹ S. 288.06561(4) and (7), F.S.

²⁰ S. [288.06561\(8\), F.S.](#)

Based on recommendations of the REDI, the Governor may designate up to three rural areas of opportunity (RAOs) by executive order,²¹ which establishes certain local governments as a priority for the Department. The orders also permit all state agencies and departments to use all available tools and resources to the extent permissible by law to promote the creation and development of projects designated by the RAO that has been recommended by the department.²²

Rural Area of Opportunity

An RAO is a rural community,²³ or region comprised of rural communities that has been adversely affected by an extraordinary economic event, severe or chronic distress, or a natural disaster.²⁴ An area may also be designated as an RAO if it presents a unique economic development opportunity of regional impact.²⁵ The designation of an RAO must be agreed upon by the Department, as well as the county and municipal governments to be included in the RAO.²⁶

This designation establishes these areas as priority assignments for REDI and allows the Governor, acting through REDI, to waive criteria, requirements, or similar provisions of any economic development initiative. Such incentives include, but are not limited to, the Quick Response Training Program²⁷, the Quick Response Training Program for participants in the welfare transition program²⁸, transportation projects,²⁹ the brownfield redevelopment bonus refund³⁰, and the rural job tax credit program.³¹

Currently, there are three designated RAO areas:

- **Northwest RAO:** Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Liberty, Wakulla, and Washington counties, and portions of Walton County (the City of Freeport and lands north of the Choctawhatchee Bay and intercoastal waterway).
- **South Central RAO:** DeSoto, Glades, Hardee, Hendry, Highlands, and Okeechobee counties, and the cities of Pahokee, Belle Glade, and South Bay in Palm Beach County and the city of Immokalee in Collier County.
- **North Central RAO:** Baker, Bradford, Columbia, Dixie, Gilchrist, Hamilton, Jefferson, Lafayette, Levy, Madison, Putnam, Suwannee, Taylor, and Union counties.³²

Fiscally Constrained Counties

Fiscally constrained counties are counties entirely within a RAO or where a 1-mill levy would raise no more than \$5 million in annual tax revenue.³³ There are 29 counties that currently meet these conditions; Baker, Bradford, Calhoun, Columbia, Desoto, Dixie, Franklin, Gadsden, Gilchrist, Glades, Gulf, Hamilton, Hardee, Hendry, Highlands, Holmes, Jackson, Jefferson, Lafayette, Levy, Liberty, Madison, Okeechobee, Putnam, Suwannee, Taylor, Union, Wakulla, and Washington.³⁴ Highlands' and Putnam's 1-mill levy currently surpass the \$5 million threshold.

²¹ S. [288.0656\(7\)\(a\), F.S.](#)

²² Executive Orders 20-170, 21-149, and 23-132 available at https://www.flgov.com/eog/sites/default/files/executive-orders/2024/EO_20-170.pdf, https://www.flgov.com/eog/sites/default/files/executive-orders/2024/EO_21-149.pdf, and <https://www.flgov.com/eog/sites/default/files/executive-orders/2024/EO-23-132.pdf> (last visited Mar. 21, 2025)

²³ S. [288.0656\(2\)\(e\), F.S.](#)

²⁴ S. [288.0656\(2\)\(d\), F.S.](#)

²⁵ *Id.*

²⁶ S. [288.0656\(7\)\(b\), F.S.](#)

²⁷ S. [288.047, F.S.](#)

²⁸ S. [288.047\(8\), F.S.](#)

²⁹ S. [339.2821, F.S.](#)

³⁰ S. [288.107, F.S.](#)

³¹ Ss. [212.098, F.S.](#) and [220.1895, F.S.](#)

³² Department of Commerce, *Rural Areas of Opportunity*, available at <https://floridajobs.org/community-planning-and-development/rural-community-programs/rural-areas-of-opportunity> (last visited Mar.19, 2025). The economic development organizations for these RAOs are named Opportunity Florida, Florida's Heartland Regional Economic Development Initiative, and the North Florida Economic Development Partnership, respectively.

³³ S. [218.67\(1\), F.S.](#)

³⁴ Florida Department of Revenue, *Fiscally Constrained Counties*, available at https://www.floridarevenue.com/property/Documents/fcc_map.pdf (last visited Mar. 21, 2025).

[Distribution Factors](#)

Each fiscally constrained county receives a portion of the total direct-to-home satellite service distribution. At the beginning of each fiscal year, the Department of Revenue (DOR) determines the amount to be distributed to each fiscally constrained county using the prior fiscal year's certified school taxable value, county millage rate, and latest April 1 county population, excluding prisoners.³⁵ The following factors were created by DOR to determine each county's relative share of the total distribution available for the coming fiscal year:³⁶

The relative revenue-raising-capacity factor is based on a county's certified school taxable value and population and referred to in law as the ability of a county to generate property tax revenues from 1 mill on a per capita basis. 37 Counties that generate less per capita revenue receive a higher factor.³⁸

The local-effort factor is based on a county's millage rate and referred to in law as a measure of the relative level of local effort of a county as indicated by the millage rate levied for the prior fiscal year.³⁹ This factor guarantees that each county receives a portion of the total distribution. It uses the most recently adopted countywide operating millage rate for each eligible county and multiplies that millage rate by 0.1. For example, a county with a countywide operating millage rate of 6.73 would receive a factor value of 0.673.

[Florida Office of Broadband](#)

The Office of Broadband (office) is an office created within the Division of Community Development⁴⁰ in the Department for the purpose of providing broadband internet service to residents of Florida including: libraries, schools, colleges and universities, health care providers, and community organizations.⁴¹ Under the office, the department may apply for and accept federal funds, enter into contracts, and establish any committee or workgroups to administer the program.⁴²

[Regional Rural Development Grants Program](#)

The Regional Rural Development Grants Program was established to provide funding, through matching grants, to build the professional capacity of regionally based economic development organizations located in rural communities. The concept of building the professional capacity of an economic development organization includes hiring professional staff to develop, deliver, and provide economic development professional services. Professional services include technical assistance, education and leadership development, marketing, and project recruitment.⁴³

Applications submitted to the Department for funding through this program must provide the following:⁴⁴

- Official commitments of support from each of the units of local government represented by the regional organization;
- The regional organization is in existence and actively involved in economic development activities serving the region; and
- The manner in which the organization coordinates its efforts with those other local and state organizations.

A contract or agreement that involves the expenditure of grant funds must include:⁴⁵

- The purpose of the contract or agreement.
- Specific performance standards and responsibilities for each entity under the contract or agreement.

³⁵ S. [186.901, F.S.](#)

³⁶ S. 218.67(3)(a), F.S.

³⁷ *Id.*

³⁸ For example, a county that raises \$25 or less per capita receives a factor value of 1; whereas a county that raises more than \$50 per capita receives a factor value of 0. In Fiscal Year 2024-2025, only three fiscally constrained counties were eligible for this factor. *See* Email correspondence with staff at the Department of Revenue, Feb. 6, 2025 (on file with the Senate Committee on Finance and Tax).

³⁹ S. [218.67\(3\)\(b\), F.S.](#)

⁴⁰ S. [288.9961\(4\), F.S.](#)

⁴¹ S. [288.9961\(1\), F.S.](#)

⁴² S. [288.9961\(5\), F.S.](#)

⁴³ S. [288.018\(1\)\(b\), F.S.](#)

⁴⁴ S. [288.018\(2\), F.S.](#)

⁴⁵ S. [288.018\(3\)\(a\), F.S.](#)

- A detailed project or contract budget, if applicable.
- The value of any services provided.
- The projected travel expenses for employees and board members, if applicable.

An organization may receive up to \$50,000 a year or \$250,000 for any three regional economic development organizations that serve an entire RAO.⁴⁶ The Department is authorized to spend up to \$750,000 each fiscal year from funds appropriated to the Rural Community Development Revolving Loan Fund to carry out this program.⁴⁷

Rural Infrastructure Fund

The Rural Infrastructure Fund is a grant program created to facilitate the planning, preparing, and financing of infrastructure projects in rural communities.⁴⁸ The program provides access to federal and state infrastructure funding programs, including, but not limited to, those offered by the United States Departments of Agriculture and Commerce and including those offered by Rural Economic Development Initiative agencies.⁴⁹ The program funds total infrastructure project grants, infrastructure feasibility grants, and preclearance review grants.

The Department may award grants for up to 75 percent of the total infrastructure cost, or up to 100 percent of the total infrastructure project cost for a project that is located in a rural community that is also located in a fiscally constrained county⁵⁰ or a RAO.⁵¹ Additionally, projects may include improving any inadequate infrastructure that has resulted in regulatory action that prohibits economic or community growth or reducing the costs to community users of proposed infrastructure improvements that exceed such costs in comparable communities.

Eligible uses of funds include improvements to public infrastructure for industrial or commercial sites and upgrades to or development of public tourism infrastructure.⁵² Infrastructure can include public or public-private partnership facilities, such as stormwater systems, telecommunication, roads or other remedies to transportation impediments, nature-based tourism facilities and physical requirements necessary to facilitate tourism, trade, and economic development activities.⁵³ The Department may award grants of up to \$300,000 for infrastructure feasibility studies, design and engineering activities, or other infrastructure planning and preparation activities.⁵⁴ The total project participation grant may be used in conjunction with the infrastructure feasibility grant.

To enable local governments to access the resources the Department may award grants for surveys, feasibility studies, and other activities related to the identification and preclearance review of suitable land.⁵⁵ Authorized grants under program may not exceed \$75,000 each, except in the case of a project in a rural area of opportunity, in which case the grant may not exceed \$300,000.⁵⁶

Rural Community Development Revolving Loan Fund

The Rural Community Development Revolving Loan Fund Program is administered by the Department to facilitate the use of existing federal, state, and local financial resources by providing local governments with financial assistance to further promote the economic viability of rural communities.⁵⁷

The program provides for long-term loans, loan guarantees, and loan loss reserves to units of local governments, or economic development organizations in counties with populations of 75,000 or fewer, or within any county with a

⁴⁶ S. [288.018\(1\)\(c\), F.S.](#)

⁴⁷ S. [288.018\(4\), F.S.](#)

⁴⁸ See s. [288.0655, F.S.](#)

⁴⁹ S. [288.0655\(2\)\(b\), F.S.](#)

⁵⁰ A fiscally constrained country is any county that is entirely within a rural area of opportunity as designated by the Governor pursuant to [s. 288.0656, F.S.](#), or each county for which the value of a mill will raise no more than \$5 million in revenue, based on the taxable value certified pursuant to s. 1011.62(4)(a)1.a., F.S., from the previous July 1. S. [218.67\(1\), F.S.](#)

⁵¹ S. [288.0655\(2\)\(b\), F.S.](#)

⁵² *Id.*

⁵³ Broadband internet service must be provided in partnership with one or more dealers of communications services. S. [288.0655\(2\)\(b\), F.S.](#)

⁵⁴ S. [288.0655\(2\)\(c\), F.S.](#)

⁵⁵ S. [288.0655\(2\)\(e\), F.S.](#)

⁵⁶ *Id.*

⁵⁷ S. 288.065, (1) F.S.

population of 125,000 or fewer which is contiguous to a county with a population of 75,000 or fewer.⁵⁸ Loans must be made pursuant to agreements specifying the terms and conditions agreed to between the applicant and the department, and loans are the legal obligations of the applicant.⁵⁹ All repayments of principal and interest must be returned to the loan fund and made available for loans to other applicants.

However, in a RAO, repayments of principal and interest may be retained by the applicant if repayments are dedicated and matched to fund regionally based economic development organizations representing the rural area of opportunity.⁶⁰

Rural Economic Development Strategy Grants

The Department accepts and administers money which is appropriated to the department for providing grants to assist rural communities in developing and implementing strategic economic development plans.⁶¹ The rural community must be counties with populations of 75,000 or fewer, or within any county with a population of 125,000 or fewer which is contiguous to a county with a population of 75,000 or fewer, or a municipality therein.⁶² The Department must establish criteria for reviewing grant applications under this section. These criteria include, but are not limited to, the degree of participation and commitment by the local community and the application's consistency with local comprehensive planning.⁶³

Inventory of Communities Seeking to Recruit Businesses

By September 30 of each year, a county or municipality that has a population of at least 25,000 or its local economic development organization must submit to the Department a brief overview of the strengths, services, and economic development incentives that its community offers.⁶⁴ The local government or its local economic development organization also must identify any industries that it is encouraging to locate or relocate to its area.⁶⁵ Such local governments and organizations seeking to recruit businesses may submit information and may participate in any activity or initiative resulting from the collection, analysis, and reporting of the information to the Department.⁶⁶

Agreements Funded with Federal or State Assistance

Current law requires an agency agreement that provides state financial assistance to a recipient or subrecipient,⁶⁷ or that provides federal financial assistance to a subrecipient, to include the following:

- A provision specifying scope of work that clearly establishes the tasks the recipient or subrecipient is required to perform;
- A provision dividing the agreement into quantifiable units of deliverables that must be received and accepted in writing by the agency before payment. Each deliverable must be directly related to the scope of work and must specify the required minimum level of service to be performed and the criteria for evaluating the successful completion of each deliverable;
- A provision specifying the financial consequences that apply if the recipient or subrecipient fails to perform the minimum level of service required in the agreement. The provision can be excluded in specified situations;
- A provision specifying that a recipient or subrecipient of federal or state financial assistance may expend funds only for allowable costs resulting from obligations incurred during the specified agreement period;
- A provision specifying that any balance of unobligated funds which has been advanced or paid must be refunded to the state agency;

⁵⁸ S. 288.065, (2)(a) F.S.

⁵⁹ S. 288.065 (2)(b), F.S.

⁶⁰ S. 288.065 (2)(c), F.S.

⁶¹ S. 288.0657 (2), F.S.

⁶² S. 288.0657 (1), F.S.

⁶³ S. [288.0657\(4\), F.S.](#)

⁶⁴ S. [288.007, F.S.](#)

⁶⁵ *Id.*

⁶⁶ *Id.*

⁶⁷ S. [215.97, F.S.](#), defines a "subrecipient" as a nonstate entity that receives state financial assistance through another nonstate entity.

- A provision specifying that any funds paid in excess of the amount to which the recipient or subrecipient is entitled must be refunded to the state agency; and
- Any additional information required pursuant to the Florida Single Audit Act.⁶⁸

Current law prohibits an agency agreement that provides state or federal financial assistance to local government entities within a RAO from requiring the local government entity to expend funds in order to be reimbursed. For these local government entities, an agency is authorized to advance funding based on an analysis of estimated costs, to pay service providers and vendors directly, or to undertake other options to meet the requirements of the agreement, allowing local governments in rural areas to be paid without spending their own capital first.⁶⁹

The Small Business Development Center Network

Established in 2008, the Florida Small Business Development Center Network (SBDC) is the principal business assistance organization for small businesses in the state. The purpose of the SBDC is to serve emerging and established for-profit, privately held businesses that maintain a place of business in the state.⁷⁰ The SBDC is a consortium of regional small business development centers throughout the state that offer current and prospective small businesses consulting services, training opportunities, and access to other resources and information.⁷¹ Regional centers are based at several of Florida's colleges and universities.⁷² The SBDC is run by a statewide director in consultation with a 19 member statewide advisory board.⁷³

The network is funded in part by the U.S. Small Business Administration, Department of Defense, State of Florida through appropriations, and other private and public partners, with the University of West Florida serving as the SBDC's designated lead host institution.⁷⁴ Half of any state funds received directly by a host institution which are specifically designated for the network are distributed for the following purposes:

- Ensuring that support services are available statewide, especially in underserved and rural areas of the state, to assist eligible businesses;
- Enhancing participation in the network among state universities and colleges; and
- Facilitating the adoption of innovative small business assistance best practices by the regional small business development centers.

State Housing Initiatives Partnership (SHIP) Program

The SHIP Program was created to provide funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. The SHIP program provides funds to all 67 counties and 52 Community Development Block Grant⁷⁵ entitlement cities on a population-based formula to finance and preserve affordable housing based on locally adopted housing plans.⁷⁶ The program was designed to serve very-low, low-, and moderate-income families and is administered by Florida Housing Finance Corporation (FHFC). SHIP funds may be used to pay for emergency repairs, rehabilitation, down payment and closing cost assistance, impact fees, construction and gap financing, mortgage buydowns, acquisition of property for affordable housing, matching dollars for federal housing grants and programs, and homeownership counseling.⁷⁷

Funds are expended per each local government's adopted Local Housing Assistance Plan (LHAP), which details the housing strategies it will use.⁷⁸ Local governments submit their LHAPs to the FHFC for review to ensure that they

⁶⁸ S. 215.971(1)(a)-(g), F.S.

⁶⁹ S. 215.971, F.S. (h) F.S.

⁷⁰ Ch. 2008-149, L.O.F., codified as [s. 288.001, F.S.](#)

⁷¹ America's SBDC Florida, *Consulting Services*, available at <https://floridasbdc.org/> (last visited Mar. 21, 2025)

⁷² America's SBDC Florida, *Our Network*, available at <https://floridasbdc.org/> (last visited Mar. 21, 2025).

⁷³ S. 288.001 (3)-(4), F.S.

⁷⁴ America's SBDC Florida, *About Funding*, available at <https://floridasbdc.org/about/> (last visited Mar. 21, 2025).

⁷⁵ The CDBG program is a federal program created in 1974 that provides funding for housing and community development activities.

⁷⁶ See ss. 420.907-420.9089, F.S.

⁷⁷ S. [420.9072\(7\), F.S.](#)

⁷⁸ S. [420.9075, F.S.](#) S. [420.9075\(3\), F.S.](#), outlines a list of strategies LHAPs are encouraged to employ, such as helping those affected by mobile home park closures, encouraging innovative housing design to reduce long-term housing costs, preserving assisted housing, and reducing homelessness.

meet the broad statutory guidelines and the requirements of the program rules. The guaranteed minimum allocation amount that will be disbursed on a quarterly or more frequent basis by the FHFC to local governments is \$350,000.⁷⁹

Certain statutory requirements restrict a local government's use of funds made available under the SHIP program (excluding amounts set aside for administrative costs):

- At least 75 percent of SHIP funds must be reserved for construction, rehabilitation, or emergency repair of affordable, eligible housing;⁸⁰ and
- Up to 25 percent of SHIP funds may be reserved for allowed rental services.⁸¹

Within those distributions by local governments, additional requirements must be met:

- At least 65 percent of SHIP funds must be reserved for home ownership for eligible persons;⁸²
- At least 20 percent of SHIP funds must serve persons with special needs;⁸³
- Up to 20 percent of SHIP funds may be used for manufactured housing;⁸⁴ and
- At least 30 percent of SHIP funds must be used for awards to very-low-income persons or eligible sponsors serving very-low-income persons, and another 30 percent must be used for awards for low-income-persons or eligible sponsors serving low-income persons.⁸⁵

USDA Section 515 Rural Affordable Housing

Many of rural America's 65 million residents experience acute housing problems with nearly 30 percent of rural households experiencing at least one major housing problem, such as high cost, physical deficiencies, or overcrowding.⁸⁶ The United States Department of Agriculture's (USDA) Section 515 program is a part of the national Rural Rental Housing program. Under the Section 515 program, USDA Rural Development makes direct loans to developers to finance affordable multifamily rental housing for very low-income, low-income, and moderate-income families, for elderly people, and for persons with disabilities.⁸⁷

Section 515 funds can be used for any new construction and for the rehabilitation of existing rural properties. Funding can also be used to buy or improve land, and to provide critical infrastructure for properties such as water and waste disposal systems. However, no new rental properties have been developed under Section 515 since 2011.⁸⁸

Small County Road Programs

Small County Road Assistance Program (SCRAP)

FDOT administers SCRAP to assist small county governments in resurfacing or reconstructing county roads that were part of the county road system on June 10, 1995.⁸⁹ Counties eligible to compete for funding based on population include those with a population of 75,000 or less according to the 1990 federal census. Under this criterion, there are currently 33 counties eligible to receive funding through the program. Capacity improvements

⁷⁹ S. 420.9073 (3)(a-b) F.S.

⁸⁰ S. [420.9075\(5\)\(c\), F.S.](#)

⁸¹ S. [420.9075\(5\)\(b\), F.S.](#) However, a local government may not expend money distributed to it to provide ongoing rent subsidies, except for: security and utility deposit assistance; eviction prevention not to exceed six months' rent; or a rent subsidy program for very-low-income households with at least one adult who is a person with special needs or is homeless, not to exceed 12 months' rental assistance.

⁸² S. [420.9075\(5\)\(a\), F.S.](#) "Eligible person" or "eligible household" means one or more natural persons or a family determined by the county or eligible municipality to be of very low income, low income, or moderate income based upon the annual gross income of the household.

⁸³ S. [420.9075\(5\)\(d\), F.S.](#)

⁸⁴ S. [420.9075\(5\)\(e\), F.S.](#)

⁸⁵ S. 420.9075(5)(g)2., F.S.

⁸⁶ National Low Income Housing Coalition, *USDA Rural Rental Housing Programs*, available at https://nlihc.org/sites/default/files/AG-2019/04-13_USDA-Rural-Rental-Housing-Programs.pdf (last visited Mar. 21, 2025).

⁸⁷ *Id.*

⁸⁸ *Id.*

⁸⁹ S. [339.2816\(4\), F.S.](#)

on county roads are not eligible for SCRAP funding, except when FDOT determines that widening existing lanes as part of a resurfacing or reconstruction project is necessary to address safety concerns.⁹⁰

Currently, up to \$25 million annually from the State Transportation Trust Fund may be used to fund the SCRAP.⁹¹ Available funds are allocated to the FDOT districts based on the number of counties eligible for funding under the criteria in [s. 339.2816, F.S.](#)

[Small County Outreach Program \(SCOP\)](#)

The SCOP assists small counties in repairing or rehabilitating county bridges, paving unpaved roads, addressing road-related drainage improvements, resurfacing or reconstructing county roads, or constructing capacity or safety improvements to county roads. Small counties eligible to compete for project funding include those with a population of 200,000 or less as determined by the most recent official estimate of the Office of Economic and Demographic Research.⁹² Similar to the SCRAP, available funds are allocated to FDOT districts based on the number of counties eligible for funding under the criteria in [s. 339.2818, F.S.](#)

FDOT is required to fund 75 percent of the cost of projects on county roads selected for funding under the program and the county must provide 25 percent of such costs.⁹³ Rural counties qualifying under the Rural Economic Development Initiative⁹⁴ may apply for a waiver or reduction of the required 25 percent local match.⁹⁵ Subject to specific appropriation, municipalities within a rural area of opportunity may also compete for funding at up to 100 percent of the project costs.⁹⁶

In 2024, the SCOP was amended to incorporate additional eligibility provisions. Specifically, subject to a specific appropriation, a local government either wholly or partially within the Everglades Agricultural Area, the Peace River Basin, or the Suwannee River Basin may compete for additional funding at up to 100 percent of project costs on state or county roads used primarily as farm-to-market connections between rural agricultural areas and market distribution centers, excluding capacity improvement projects.⁹⁷

[Arterial Roads](#)

Under Florida's Transportation Code "arterial road" means a route providing service which is relatively continuous and of relatively high traffic volume, long average trip length, high operating speed, and high mobility importance.⁹⁸ Arterials include U.S. numbered highways and principal state roads that connect cities and towns. FDOT's Functional Classification system distinguishes between urban and rural designations for arterial roads.⁹⁹ FDOT routinely manages and improves arterial roads to increase capacity and facilitate traffic throughput, while at the same time achieving the paramount goal of improving safety.

FDOT is required to identify and include in the work program projects to increase capacity by widening existing two-lane arterial rural roads to four lanes. To be included in a work program project, the road must be classified as an arterial rural road, and truck traffic using the road must amount to at least 15 percent of all such traffic, as determined by the department. FDOT is required to fund at least \$20 million annually for such projects.¹⁰⁰

⁹⁰ FDOT, *Work Program Instructions FY 25/26-29/30*, September 6, 2024, at p. 394, available at

<https://fdotewp1.dot.state.fl.us/fmsupportapps/Documents/development/WorkProgramInstructions.pdf>

⁹¹ S. [339.2816\(3\), F.S.](#)

⁹² S. [339.2818, F.S.](#)

⁹³ S. [339.2818\(4\)\(a\), F.S.](#)

⁹⁴ See [s. 288.056, F.S.](#), for a full description of the Rural Economic Development Initiative.

⁹⁵ FDOT, *Work Program Instructions FY 25/26-29/30*, September 6, 2024, at p. 384, available at

<https://fdotewp1.dot.state.fl.us/fmsupportapps/Documents/development/WorkProgramInstructions.pdf> (last visited Mar. 21, 2025).

⁹⁶ S. [339.2818\(7\), F.S.](#)

⁹⁷ S. [339.2818\(8\), F.S.](#)

⁹⁸ S. [334.03\(1\), F.S.](#)

⁹⁹ FDOT, *2020 Urban Area Boundary and Functional Classification Handbook*, available at

https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/statistics/docs/urbanfunclass.pdf?sfvrsn=84c718c4_15 (last visited Mar. 21, 2025).

¹⁰⁰ S. [339.68, F.S.](#)

Community Redevelopment Agencies

The Community Redevelopment Act of 1969 authorizes each county or municipality to create a CRA as a means for redeveloping slums and blighted areas in the community.¹⁰¹ An area is considered a slum if it has elevated rates of disease, infant mortality, juvenile delinquency, poverty, or crime due to the large number of buildings or improvements in the area in a poor state of repair and has at least one of the following factors present:

- Inadequate ventilation, light, air, sanitation, or open spaces;
- High population density (compared to adjacent areas within the county or municipality) and overcrowding (as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code); or
- The existence of conditions that endanger life or property by fire or other causes.¹⁰²

An area is considered blighted if there are a substantial number of deteriorated or deteriorating buildings that are causing economic distress or endangering the life or property of others and where two or more of the following factors are present:

- Inadequate or defective transportation facilities, including street layout, parking, roads, and bridges;
- Aggregate property values for property tax purposes have not increased in the past five years;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;
- Deterioration of property improvements;
- Inadequate and outdated building density patterns;
- Falling lease rates for office, commercial, or industrial space compared to the rest of the county or municipality;
- Tax or special assessment delinquency that exceeds the fair market value of the land;
- Residential and commercial vacancy rates higher in the area than in the rest of the county or municipality;
- Higher crime rates than the rest of the county or municipality;
- Higher volume of fire and emergency medical service calls than the rest of the county or municipality;
- Greater number of violations of the Florida Building Code than the number of violations recorded in the remainder of the county or municipality;
- Diversity of ownership or defective or unusual conditions of title that prevent the free alienability of land within the area;
- Governmentally-owned property with adverse environmental conditions caused by a public or private entity; or
- A substantial number or percentage of properties damaged by sinkhole activity that have not been adequately repaired or stabilized.¹⁰³

An area also may be classified as blighted if one of the above factors is present and all taxing authorities with jurisdiction over the area have agreed that the area is blighted by interlocal agreement or by passage of a resolution by the governing bodies.¹⁰⁴

As of April 17, 2025, there are 213 CRAs in operation.¹⁰⁵

Creation of a CRA

Before creating a CRA, a county or municipal government must adopt a resolution with a “finding of necessity.”¹⁰⁶ The resolution must contain legislative findings supported by data and analysis that the area to be included in the CRA’s jurisdiction is either blighted or a slum area and that redevelopment of the area is necessary to promote the public health, safety, morals, or welfare of residents.¹⁰⁷

¹⁰¹ S. [163.356, F.S.](#) A charter county with a population less than or equal to 1.6 million may create more than one CRA if approved by a vote of a majority plus one of the entire governing body of the charter county. S. [163.356\(1\), F.S.](#)

¹⁰² S. [163.340\(7\), F.S.](#)

¹⁰³ S. [163.340\(8\), F.S.](#)

¹⁰⁴ *Id.*

¹⁰⁵ See Florida Department of Commerce, [Official List of Special Districts](#) (last visited Apr. 17, 2025).

¹⁰⁶ S. [163.355, F.S.](#)

¹⁰⁷ *Id.*

A county or municipality may create a CRA upon the adoption of a finding of necessity and a finding that a CRA is necessary for carrying out the community redevelopment goals.¹⁰⁸ A CRA created by a county may only operate within the boundaries of a municipality when the municipality has concurred by resolution with the community redevelopment plan adopted by the county. A CRA created by a municipality may not include more than 80 percent of the municipality if it was created after July 1, 2006.¹⁰⁹

The ability to create, expand, or modify a CRA is also determined by the county's status as a charter or non-charter county. In a charter county, the county possesses the authority to create CRAs within the county, but may delegate that authority to a municipality by interlocal agreement.¹¹⁰ In non-charter counties, the county does not have authority over the creation of CRAs by municipalities, including any modification of the redevelopment plan or expansion of CRA boundaries.¹¹¹

[Scheduled Termination of CRAs](#)

Current law provides for the dissolution of CRAs in existence on October 1, 2019, at the earlier of September 30, 2039, or the date provided in their respective charters as of October 1, 2019.¹¹² However, the governing body of the county or municipality that created the CRA may approve its continued existence beyond those dates by a majority vote. If a county or municipality does not approve the continued existence of a CRA, and the CRA has outstanding bonds that will not mature until after the agency's dissolution date, the CRA remains in existence until the bonds mature.¹¹³ A CRA operating until its bonds mature may not extend the maturity date of any outstanding bonds on or after September 30, 2039, and the county or municipality that created the CRA must issue a new finding of necessity limited to timely meeting the remaining bond obligations of the agency.

[Redevelopment Trust Fund](#)

CRAs are not authorized to levy or collect taxes. Instead, the county or municipality that created the CRA may establish a community redevelopment trust fund that is funded through tax increment financing (TIF).¹¹⁴ The amount of TIF available to the CRA in a given year is equal to 95 percent of the difference between:

- The amount of ad valorem taxes levied in the current year by each taxing authority,¹¹⁵ excluding any debt service millage, on taxable real property within the boundaries of the community redevelopment area; and
- The amount of ad valorem taxes that would have been produced by levying the current year's millage rate for each taxing authority, excluding any debt service millage, on taxable real property within the boundaries of the community redevelopment area at the total assessed value of the taxable real property prior to the effective date of the ordinance providing for the redevelopment trust fund.¹¹⁶

For CRAs created on or after October 1, 2019, or a CRA created by Miami-Dade County on or after July 1, 1994, the governing body of the county or municipality may lower the TIF percentage, with a floor of 50 percent.¹¹⁷

¹⁰⁸ S. [163.356\(1\), F.S.](#)

¹⁰⁹ S. [163.340\(10\), F.S.](#)

¹¹⁰ S. [163.410, F.S.](#) If a municipality in a charter county created a CRA before the adoption of the county charter, the CRA continues to operate under provisions applicable for non-charter counties.

¹¹¹ S. [163.415, F.S.](#)

¹¹² S. [163.3755\(1\), F.S.](#)

¹¹³ S. [163.3755\(2\), F.S.](#)

¹¹⁴ S. [163.387, F.S.](#)

¹¹⁵ A "taxing authority" is defined as any "public body that levies or is authorized to levy an ad valorem tax on real property located in a community redevelopment area," excluding school districts. S. [163.340, F.S.](#) In addition to school districts, special districts that levy ad valorem taxes in more than one county, special districts funded solely by ad valorem taxation, library districts (unless the CRA had validated bonds as of April 30, 1984), neighborhood improvement districts, metropolitan transportation authorities, water management districts, and hospital districts (if the CRA was created on or after July 1, 2016) are exempt from contributing to the redevelopment trust fund. In addition, CRAs may exempt other special districts following a specified procedure. S. [163.387\(2\)\(c\)-\(d\), F.S.](#)

¹¹⁶ S. [163.387\(1\), F.S.](#)

¹¹⁷ See [ch. 2019-163, s. 8, Laws of Fla.](#)

Each taxing authority must transfer TIF funds to the redevelopment trust fund of the CRA by January 1 of each year.¹¹⁸ For CRAs created before July 1, 2002, each taxing authority must make an annual appropriation to the trust fund for a period of no more than 60 years from when the community redevelopment plan was adopted or no more than 30 years from when the plan was amended, whichever is less. For CRAs created on or after July 1, 2002, each taxing authority must make an annual appropriation to the trust fund for no more than 40 years from when the community redevelopment plan was adopted.¹¹⁹ If there are any outstanding loans, advances, or indebtedness at the conclusion of these periods, the local governing body that created the CRA must continue transfers to the redevelopment trust fund until the debt has been retired.¹²⁰

If a taxing authority does not transfer the TIF funds to the redevelopment trust fund, the taxing authority is required to pay a penalty of 5 percent of the TIF amount to the trust fund as well as 1 percent interest per month for the outstanding amount.¹²¹ A CRA may choose to waive these penalties in whole or in part.

Money in the redevelopment trust fund may only be spent pursuant to an annual budget adopted by the CRA board and may be used to pay for the following expenses:

- Administrative and overhead expenses necessary to implement a community redevelopment plan adopted by the CRA.
- Expenses of redevelopment planning, surveys, and financial analysis, including reimbursement of the governing body or the CRA for such expenses incurred before the redevelopment plan was approved and adopted.
- Acquisition of real property in the redevelopment area.
- Clearance and preparation of any redevelopment area for redevelopment and relocation of residents.
- Repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness.
- Expenses related to the issuance, sale, redemption, retirement, or purchase of bonds, bond anticipation notes, or other form of indebtedness.
- Development of affordable housing within the community redevelopment area.
- Development of community policing innovations.¹²²
- Any expenses that are necessary to exercise the powers that have been granted to counties and municipalities for community redevelopment that have been delegated to the CRA.¹²³

If any money remains in the redevelopment trust fund at the end of a fiscal year, the CRA must:

- Return the money to each taxing authority in proportion to its contribution for that year;
- Use the funds to reduce the amount of any indebtedness to which increment revenues are pledged;
- Deposit the funds into an escrow account for the purpose of later reducing any indebtedness to which increment revenues are pledged; or
- Appropriate the funds to a specific redevelopment project pursuant to an approved community redevelopment plan.¹²⁴

If the funds are appropriated for a specific project, the funds may not be used for another purpose unless the project is amended, redesigned, or delayed, in which case the funds must be re-appropriated pursuant to the next annual budget adopted by the CRA board.¹²⁵

[Revenue Bonds](#)

¹¹⁸ S. [163.387\(2\)\(a\), F.S.](#)

¹¹⁹ S. [163.387\(2\)\(a\), F.S.](#)

¹²⁰ S. [163.387\(3\)\(a\), F.S.](#)

¹²¹ S. [163.387\(2\)\(b\), F.S.](#)

¹²² A “community policing innovation” is a policing technique or strategy designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol. S. [163.340\(23\), F.S.](#)

¹²³ S. [163.387\(6\), F.S.](#)

¹²⁴ S. [163.387\(7\), F.S.](#)

¹²⁵ S. [163.387\(7\)\(d\), F.S.](#)

A county, municipality, or CRA may issue revenue bonds for the purpose of financing redevelopment projects and may issue refunding bonds for the repayment or retirement of bonds or other obligations previously issued.¹²⁶ Any revenue bonds or other obligation issued by a CRA must mature within 40 years for CRAs created on or after July 1, 2002, or 60 years for CRAs created before July 1, 2002, after the end of the fiscal year in which the community redevelopment plan was initially adopted, but no later than the expiration date of the plan in effect at the time the bond or obligation was issued.

Any revenue bonds issued by the CRA are payable from revenues pledged to and received by the CRA and deposited into the redevelopment trust fund.¹²⁷ If increment revenues are pledged to repay any bond or other obligation, the maturity date of the bonds may not exceed 30 years from the fiscal year in which the first increment revenues were deposited in the trust fund for CRAs created before July 1, 2002, or 40 years for CRAs created on or after July 1, 2002.¹²⁸ The lien created by the revenue bonds does not attach to the funds until the revenues are deposited in the redevelopment trust fund and do not grant bondholders any right to require taxation in order to retire the bond.¹²⁹

Revenue bonds issued by a CRA are not a liability of the state or any political subdivision of the state, and this status must be made clear on the face of the bond.¹³⁰

Continuing Education

Continuing education includes any additional required education undertaken by a professional after receiving licensure. Below is a chart of the continuing education requirements for licensed professionals in Florida:¹³¹

Profession	Continuing Education Requirements
Community Association Managers	• 10 hours of CE annually • 15 classroom hours of CE to reinstate an inactive license
Building Code Officials, Inspectors, and Plans Examiners	• 14 classroom hours biannually
Home Inspectors	• 14 hours of CE biannually • 14 hours of CE to reinstate an inactive license
Mold-Related Services	• 14 hours of CE biannually
Engineering	• 18 hours of CE biannually • Up to 9 hours of CE for every year the license was inactive to reinstate an inactive license
Public Accountancy	• 80 hours biannually • Up to 120 hours to reinstate inactive license
Veterinary Medicine	• Up to 30 hours of CE biannually
Cosmetologists	• Up to 10 hours of CE biannually • Up to 10 hours of CE to reinstate inactive license.
Barbers	• 2 hours of CE biannually

¹²⁶ S. [163.385\(1\)\(a\), F.S.](#)

¹²⁷ S. [163.387\(4\), F.S.](#)

¹²⁸ S. [163.385\(1\)\(a\), F.S.](#)

¹²⁹ S. [163.387\(4\), F.S.](#)

¹³⁰ S. [163.387\(5\), F.S.](#)

¹³¹ See Ss. [310.081](#), [455.2228](#), [468.4337](#), [468.4338](#), [468.627](#), [468.8316](#), [468.8317](#), [468.8416](#), [471.017](#), [471.019](#), [472.018](#), [472.019](#), [473.312](#), [473.313](#), [474.211](#), [475.17](#), [475.182](#), [475.182](#), [475.183](#), [477.019](#), [477.0212](#), [481.215](#), [481.217](#), [481.313](#), [481.315](#), [482.111](#), [489.115](#), [489.116](#), [489.517](#), [489.519, F.S.](#); Rules [61E14-4.004](#), [61-30.403](#), [61G3-16.0091](#), [61G10-13.003](#), [61G10-18.001](#), [61J2-1.011](#), [61J2-3.020](#), and [61H1-33.003](#) F.A.C.

Profession	Continuing Education Requirements
Architects	• 20 hours of CE biannually • Up to 20 hours of CE to reinstate inactive license
Landscape Architects	• 16 hours of CE biannually • Up to 16 hours of CE to reinstate an inactive license.
Construction contractors	• 14 classroom hours of CE biannually • Up to 14 classroom hours of CE to reinstate an inactive license.
Electrical Contractors	• 2 classroom hours of CE biannually if the person is fire alarm system agent. • 6 classroom hours of CE biannually if the person is burglar alarm system agent. • 7 classroom hours of CE biannually if the licensee is an alarm system or specialty contractor. • 11 classroom hours of CE biannually if the licensee is an electrical contractor. • Up to 11 classroom hours of CE to reinstate an inactive license.
Harbor Pilots	• Board approved seminar biannually
Asbestos Contractors	• One-day course of CE biannually for asbestos contractor. • Two-day course of CE biannually for asbestos consultant. • One-day course of CE annually for onsite supervisor.
Land Surveyors and Mappers	• 24 hours of CE biannually • Up to 12 classroom hours of CE for each inactive year to reinstate an inactive license.
Real Estate Brokers and Sales Associates	• 14 hours of CE biannually. • 12 hours of CE for every year a license is inactive to reinstate an inactive license. • 45 hours for sales associates before the first renewal after initial licensure. • 60 hours for brokers before the first renewal after initial licensure.

Department of Business and Professional Regulation

The Florida Department of Business and Professional Regulation (DBPR) regulates and licenses various businesses and professionals in Florida.¹³²

The Division of Professions licenses and regulates more than 542,000 professionals through the following professional boards and programs:¹³³

- Board of Architecture and Interior Design,
- Asbestos Licensing Unit,
- Athlete Agents,

¹³² S. [20.165, F.S.](#)

¹³³ Florida Department of Business and Professional Regulation, *Division of Professions*, <http://www.myfloridalicense.com/DBPR/division-of-professions/> (last visited April 3, 2025).

- Board of Auctioneers,
- Barbers' Board,
- Building Code Administrators and Inspectors Board,
- Regulatory Council of Community Association Managers,
- Construction Industry Licensing Board,
- Board of Cosmetology,
- Electrical Contractors' Licensing Board,
- Board of Employee Leasing Companies,
- Home Inspectors,
- Board of Landscape Architecture,
- Mold-Related Services,
- Board of Pilot Commissioners,
- Board of Professional Geologists,
- Talent Agencies,
- Board of Veterinary Medicine, and
- Florida Board of Professional Engineers.

The Division of Alcoholic Beverages (ABT)

[ABT](#) regulates the manufacture, distribution, sale, and service of alcoholic beverages and tobacco products in Florida, including:

- receipt and processing of license applications;
- collection and auditing of taxes, surcharges, and fees paid by licensees; and
- enforcement of the laws and regulations governing the sale of alcoholic beverages and tobacco products.¹³⁴

ABT's Bureau of Law Enforcement is an accredited law enforcement agency with law enforcement officers who have the authority to make arrests, carry firearms, serve court process, and seize contraband and the proceeds of illegal activities.¹³⁵

The Bureau's law enforcement officers are responsible for enforcing the Beverage Law and the laws relating to distribution and sale of tobacco and nicotine products. They do not have authority to enforce any other state laws unless it is incidental to enforcing the Beverage Law or the laws relating to the distribution and sale of tobacco and nicotine products.¹³⁶

The Division may discipline an alcoholic beverage license for any violation of the laws of this state or any state or territory of the United States.¹³⁷ However, the Division may only discipline a tobacco retailer or nicotine product retailer's permit for violating any of the provisions relating to the retail sale of such products. Such discipline includes administrative fines up to \$1,000 and suspension or revocation of a permit.¹³⁸

Board of Auctioneers

The Board of Auctioneers is responsible for licensing and regulating auctioneers. The board generally meets four times a year to consider applications for licensure, to review disciplinary cases, and to conduct informal hearings relating to licensure and discipline. The board engages in rulemaking to implement the provisions set forth in its statutes, administers the Auctioneer Recovery Fund, and conducts other general business, as necessary.¹³⁹

¹³⁴ Florida Department of Business and Professional Regulation, *Division of Alcoholic Beverages and Tobacco*, <http://www.myfloridalicense.com/DBPR/alcoholic-beverages-and-tobacco/> (last visited April 3, 2025).

¹³⁵ S. 20.165(9), F.S.; Department of Business and Professional Regulation, *Alcoholic Beverages & Tobacco – Law Enforcement*, <https://www2.myfloridalicense.com/alcoholic-beverages-and-tobacco/law-enforcement/> (last visited April 3, 2025).

¹³⁶ *Id.*

¹³⁷ S. 561.29, F.S.

¹³⁸ Ss. 569.006 and 569.35, F.S.

¹³⁹ Florida Department of Business and Professional Regulation, *Auctioneers*, <https://www2.myfloridalicense.com/auctioneers/> (last visited April 3, 2025).

The board consists of five members appointed by the Governor and confirmed by the Senate. Two of the members must be licensed auctioneers with at least five years of experience, two members must be laypersons, and one must be an auction company. Members serve for terms of four years.¹⁴⁰

[Auctioneer Fees](#)

The Board of Auctioneers may establish application, examination, licensure, renewal, and other reasonable and necessary fees, based upon the department's estimate of the costs to regulate licensed auctioneers. Below is a table of the applicable fees for licensed auctioneers:¹⁴¹

Type of Fee	Fee amount
Application Fee	• \$50 for license by exam • \$75 for license by endorsement or reciprocity • \$50 apprentice license • \$50 auction business
Exam Fee	• \$250
Initial Licensure Fee	• \$150
Unlicensed Activities Fee	• \$5 upon initial license and each renewal
Renewal Fees	• \$150
Reactivation Fee	• \$50
Examination Review Fee	• 50
Auctioneer Recovery Fund Surcharge	• \$100 at the time of renewal
Change of Status	• \$50
Delinquent License Fee	• \$25
Reinstatement of a Void License Fee	• \$150 application • \$150 - \$300 renewal fee for each biennium when timely renewal was missed. • \$105.00 – \$210.00 Unlicensed Activity fee for each biennium when timely renewal was missed.

[Florida Real Estate Commission](#)

The Florida Real Estate Commission (FREC) is responsible for licensing and regulating real estate sales associates and brokers. The FREC meets for two days every month. The FREC also engages in rulemaking to implement the provisions set forth in its statutes.¹⁴²

The commission consists of seven members appointed by the Governor and confirmed by the Senate. Four members must be licensed brokers with at least five years of experience, one member must be a licensed broker or a licensed sales associate with at least two years of experience, and two members must be laypersons. At least one member must be 60 years of age or older. Members serve for terms of four years.¹⁴³

The Division of Real Estate (DRE) is responsible for supporting the Florida Real Estate Commission and the Florida Real Estate Appraisal Board in the regulation of real estate sales associates, brokers, and appraisers, in conjunction with the.¹⁴⁴ DRE's offices are located in Orlando.¹⁴⁵

[Florida Real Estate Appraisal Board](#)

The Florida Real Estate Appraisal Board (FREAB) administers and enforces the real estate appraiser license law. The FREAB has power to regulate the issuance of appraiser licenses, certifications, registrations, and permits; to

¹⁴⁰ S. [468.384, F.S.](#)

¹⁴¹ S. [468.386, F.S.](#); R. 61G2-3.001, F.A.C.

¹⁴² Florida Department of Business and Professional Regulation, *Real Estate Commission – Commission Information*, <https://www2.myfloridalicense.com/real-estate-commission/commission-information/#1493754459693-55f707f3-f1ea> (last visited April 3, 2025).

¹⁴³ S. [475.02, F.S.](#)

¹⁴⁴ S. [475.021, F.S.](#)

¹⁴⁵ S. [20.165\(2\), F.S.](#)

discipline appraisers; to establish qualifications for appraiser licenses, certifications, registrations, and permits; to regulate approved courses; to establish standards for real estate appraisals; and to establish standards for and regulate supervisory appraisers. Additionally, the board has authority to adopt rules in order to implement its authorized duties and responsibilities.¹⁴⁶ The FREAB generally meets six times a year.¹⁴⁷

The FREAB consists of nine members who are appointed by the Governor and confirmed by the Senate. Four members must be appraisers with at least five years of experience, one member must represent the appraisal management industry, one member must represent an organization that uses appraisals, and three members must represent the general public and have no connection to the practice of real estate appraisal.¹⁴⁸

[Division of Certified Public Accounting](#)

The Division of Certified Public Accounting (Division of CPA) within DBPR is responsible for the regulation of certified public accountants (CPAs) and accounting firms. The Division of CPA processes applications to sit for the CPA exam, original Florida licensure applications, licensure by endorsement applications, reactivation of a delinquent or inactive CPA license, temporary permit applications, accountancy firm licensure, and continuing education reporting forms. The Division of CPA also provides administrative support to the [Board of Accountancy](#).¹⁴⁹

The offices for the Division of CPA are located in Gainesville.¹⁵⁰

The Board of Accountancy is responsible for licensing and regulating CPAs. The board meets 10 times a year to consider applications, review disciplinary cases, and conduct informal hearings relating to licensure and discipline. The board also engages in rulemaking to implement the provisions set forth in its statutes and conducts other general business, as necessary.

The board consists of nine members who are appointed by the Governor and confirmed by the Senate. Seven of the members must be licensed CPAs with at least five years of experience and two must be laypersons. At least one member must be over 60 years old.¹⁵¹

In order to obtain licensure as a CPA, an applicant must:¹⁵²

- have at least 150 semester hours of college education, including a baccalaureate or higher degree conferred by an accredited college or university, with a concentration in accounting and business.
- Have one year of experience.
- Have good moral character.
- Pass an examination.

An applicant is also eligible for licensure by endorsement if the applicant has good moral character and meets one of the following requirements:¹⁵³

- Is not licensed, but has otherwise met the licensing requirements and has passed a licensing examination that is substantially equivalent to the Florida examination;
- Holds a valid license to practice public accounting issued by another state or territory of the United States, if the criteria for issuance of such license are substantially equivalent to a Florida license or is otherwise permitted; or

¹⁴⁶ S. [475.613, F.S.](#); Florida Department of Business and Professional Regulation, Real Estate Appraisal – Board Information, <https://www2.myfloridalicense.com/real-estate-appraisal-board/board-information/#1493754459693-55f707f3-f1ea> (last visited April 18, 2025).

¹⁴⁷ Florida Department of Business and Professional Regulation, Real Estate Appraisal – Meetings and Workshops, <https://www2.myfloridalicense.com/real-estate-appraisal-board/meetings-and-workshops/> (last visited April 19, 2025).

¹⁴⁸ S. [475.613, F.S.](#)

¹⁴⁹ Florida Department of Business and Professional Regulation, *Certified Public Accounting*, <https://www2.myfloridalicense.com/certified-public-accounting/> (last visited April 4, 2025).

¹⁵⁰ S. [20.165\(2\), F.S.](#)

¹⁵¹ S. [473.303, F.S.](#)

¹⁵² Ss. [473.306](#), and [473.308, F.S.](#)

¹⁵³ [473.308, F.S.](#); Rule [61H1-29.003](#), F.A.C

- Holds a valid license to practice public accounting issued by another state or territory of the United States for at least 10 years before the date of application and has passed a licensing examination that is substantially equivalent to the Florida examination.

Barbers' Board

The Barbers' Board is responsible for licensing and regulating barbers. The board meets regularly, which is generally six times a year, to consider applications for licensure, to review disciplinary cases, and to conduct informal hearings relating to licensure and discipline. The board also engages in rulemaking to implement the provisions set forth in its statutes and conducts other general business, as necessary.¹⁵⁴

The board consists of seven members who are appointed by the Governor and confirmed by the Senate. Five members must be licensed barbers with at least five years of experience, and two members must be laypersons. No member may be connected with the manufacture, rental, or wholesale distribution of barber equipment and supplies. Members serve for terms of four years.¹⁵⁵

Board of Cosmetology

The Board of Cosmetology is responsible for licensing and regulating cosmetology. The board meets approximately four times a year to consider applications for licensure, to review disciplinary cases, and to conduct informal hearings relating to licensure and discipline. The board engages in rulemaking to implement the provisions set forth in its statutes and conducts other general business, as necessary.¹⁵⁶

The board consists of seven members who are appointed by the Governor and confirmed by the Senate. Five members must be licensed cosmetologists who have practiced cosmetology in Florida for at least five years and two members must be laypersons.¹⁵⁷

Barbers and Mobile Cosmetology Salons

Current law requires licensed cosmetologists to only practice in licensed cosmetology salons unless expressly allowed to practice elsewhere. Current law also allows for mobile cosmetology salons, which must meet the following requirements:¹⁵⁸

- Must comply with all licensure and operating requirements for fixed cosmetology salons.
- Must maintain a permanent business address located in the inspection area of the local department office. The mobile salon's records must be kept at the permanent address.
- Must file a written monthly itinerary with the Board of Cosmetology.
- Must pay a fee, which may not be more than the fee for a fixed cosmetology salon.
- Must comply with all local laws and ordinances regulating business establishments, the applicable Americans with Disabilities Act requirements, and the applicable OSHA requirements.

Licensed barbers are also required to practice only in licensed barbershops unless expressly allowed to practice elsewhere. However, current law does not provide for mobile barbershops.¹⁵⁹

Construction Industry Licensing Board

The Construction Industry Licensing Board is responsible for licensing and regulating the construction industry. The board meets regularly, which is generally eleven times a year, to consider applications for licensure, to review disciplinary cases, and to conduct informal hearings relating to licensure and discipline. The board engages in

¹⁵⁴ Florida Department of Business and Professional Regulation, *Barbers*, <https://www2.myfloridalicense.com/barbers/> (last visited April 3, 2025)

¹⁵⁵ S. [476.054, F.S.](#)

¹⁵⁶ Florida Department of Business and Professional Regulation, *Cosmetology*, <https://www2.myfloridalicense.com/cosmetology/> (last visited April 4, 2025).

¹⁵⁷ S. [477.015, F.S.](#)

¹⁵⁸ SS. [477.025\(10\)](#), and [477.0263, F.S.](#)

¹⁵⁹ S. [476.188, F.S.](#)

rulemaking to implement the provisions set forth in its statutes and conducts other general business, as necessary.¹⁶⁰

The board consists of 18 members who are appointed by the Governor and confirmed by the Senate. The board must consist of four general contractors, three building or residential contractors (with at least one building contractor and one residential contractor), one sheet metal contractor, one pool contractor, one plumbing contractor, two building officials of a municipality or county, one roofing contractor, one air conditioning contractor, one mechanical contractor, one underground utility and excavation contractor, and two consumer members.¹⁶¹

[Electrical Contractors' Licensing Board](#)

The Electrical Contractors' Licensing Board is responsible for licensing and regulating electrical contractors. The board meets regularly, which is generally six times a year, to consider applications for licensure, to review disciplinary cases, and to conduct informal hearings relating to licensure and discipline. The board engages in rulemaking to implement the provisions set forth in its statutes and conducts other general business, as necessary.¹⁶²

The board consists of 11 members appointed by the Governor and confirmed by the Senate. Seven members must be certified electrical contractors, two must be consumer members, and 2 must be certified alarm system contractors.¹⁶³

[Regulatory Council of Community Association Managers](#)

The Regulatory Council of Community Association Managers duties relate to licensure examination, continuing education requirements, continuing education providers, fees and professional practice standards relative to the Community Association Manager profession.¹⁶⁴ The Council holds quarterly meetings and engages in rulemaking to implement the provisions set forth in its statutes and conducts other general business, as necessary.¹⁶⁵

The Council consists of seven members who are appointed by the Governor and confirmed by the Senate. Five members must be licensed community association managers and two members must be residents of Florida who must not be or ever have been connected with the business of community association management.¹⁶⁶

[Drug Wholesale Distributor Advisory Council](#)

The Drug Wholesale Distributor Advisory Council of the [Division of Drugs, Devices, and Cosmetics \(DDC\)](#) reviews the Florida Drug and Cosmetic Act (Act) and the rules adopted thereunder, provides input to DBPR regarding all proposed rules to administer the Act, makes recommendations to DBPR to improve the protection of prescription drugs and public health, makes recommendations to improve coordination with other states' regulatory agencies and the federal government concerning the wholesale distribution of drugs, and makes recommendations to minimize the impact of regulation of the wholesale distribution industry while ensuring protection of the public health.¹⁶⁷

¹⁶⁰ Florida Department of Business and Professional Regulation, *Construction Industry*, <https://www2.myfloridalicense.com/construction-industry/> (last visited April 4, 2025).

¹⁶¹ S. 489.107, F.S.

¹⁶² Florida Department of Business and Professional Regulation, *Electrical Contractors*, <https://www2.myfloridalicense.com/electrical-contractors/> (last visited April 4, 2025).

¹⁶³ S. 489.507(1), F.S.

¹⁶⁴ A community association manager or community association management firm manages community associations with more than 10 residential units or budgets greater than \$100,000 for compensation. Florida Department of Business and Professional Regulation, *Community Association Managers and Firms – Council Information*, <https://www2.myfloridalicense.com/community-association-managers-and-firms/council-information/> (last visited April 4, 2025).

¹⁶⁵ Florida Department of Business and Professional Regulation, *Community Association Managers and Firms*, <https://www2.myfloridalicense.com/community-association-managers-and-firms/> (last visited April 4, 2025).

¹⁶⁶ S. 468.4315, F.S.

¹⁶⁷ Florida Department of Business and Professional Regulation, *Division of Drugs, Devices and Cosmetics – Council Information*, <https://www2.myfloridalicense.com/drugs-devices-and-cosmetics/council-information/> (last visited April 4, 2025).

The Council generally meets three times a year and consists of 12 members. The Council must consist of the Secretary of DBPR (or his or her designee), the Secretary of Health Care Administration (or her or his designee), and 10 DBPR appointees. The DBPR appointees must consist of three employees of different prescription drug wholesale distributors which operate nationally, one employee of a prescription drug wholesale distributor, one employee of a retail pharmacy chain located in Florida, one licensed pharmacist who is a member of the Board of Pharmacy, one licensed physician, one employee of a licensed hospital who is a licensed pharmacist, one employee of a permitted medical gas manufacturer or medical gas wholesale distributor who has been recommended by the Compressed Gas Association,¹⁶⁸ and one employee of a pharmaceutical manufacturer.¹⁶⁹

Drug Wholesale Distributor Designated Representative

Each establishment that is issued a permit as a prescription drug wholesale distributor or an out-of-state prescription drug wholesale distributor must designate in writing to DBPR at least one natural person to serve as the designated representative of the wholesale distributor. Such person must have an active certification as a designated representative from DBPR.¹⁷⁰

A designated representative:¹⁷¹

- Must be actively involved in and aware of the actual daily operation of the wholesale distributor.
- Must be employed full time in a managerial position by the wholesale distributor.
- Must be physically present at the establishment during normal business hours, except for time periods when absent due to illness, family illness or death, scheduled vacation, or other authorized absence.
- May serve as a designated representative for only one wholesale distributor at any one time.

To be certified as a designated representative, a natural person must:¹⁷²

- Submit an application and pay the appropriate fees.
- Be at least 18 years of age.
- Have at least 2 years of verifiable full-time:
 - Work experience in a pharmacy licensed in Florida or another state, where the person's responsibilities included, but were not limited to, recordkeeping for prescription drugs;
 - Managerial experience with a prescription drug wholesale distributor licensed in Florida or in another state;
 - Managerial experience with the United States Armed Forces, where the person's responsibilities included, but were not limited to, recordkeeping, warehousing, distributing, or other logistics services pertaining to prescription drugs;
 - Managerial experience with a state or federal organization responsible for regulating or permitting establishments involved in the distribution of prescription drugs, whether in an administrative or a sworn law enforcement capacity; or
 - Work experience as a drug inspector or investigator with a state or federal organization, whether in an administrative or a sworn law enforcement capacity, where the person's responsibilities related primarily to compliance with state or federal requirements pertaining to the distribution of prescription drugs.
- Pass the required examination.
- Provide DBPR with a personal information statement and fingerprints.

If an entity, which has received a permit from DDC, changes a majority of the ownership or the controlling interest, then it must apply for a new permit from DDC **before** the change of ownership or controlling interest.¹⁷³

¹⁶⁸ The Compressed Gas Association is an American trade association that develops and promotes safety standards and safe practices for the industrial, medical, and food gases industry. International Society of Beverage Technologists, *Resources*, <https://www2.myfloridalicense.com/landscape-architecture/> (last visited April 4, 2025).

¹⁶⁹ S. 499.01211, F.S.

¹⁷⁰ S. 499.012(15), F.S.

¹⁷¹ *Id.*

¹⁷² *Id.*

¹⁷³ S. 499.012(6), F.S.

[Board of Landscape Architecture](#)

The Board of Landscape Architecture is responsible for licensing and regulating landscape architects. The board generally meets four times a year to consider applications for licensure, review disciplinary cases, and conduct informal hearings relating to licensure and discipline. The board engages in rulemaking to implement the provisions set forth in its statutes and conducts other general business, as necessary.¹⁷⁴

The board consists of seven members who are appointed by the Governor and confirmed by the Senate. Five members must be registered landscape architects and two members must be laypersons who are not and have never been registered landscape architects or members of any closely related profession.¹⁷⁵

[Board of Architecture and Interior Design](#)

The Board of Architecture and Interior Design is responsible for licensing and regulating architects and interior designers. The board generally meets four times a year to consider applications for licensure, review disciplinary cases, and conduct informal hearings relating to licensure and discipline. The board engages in rulemaking to implement the provisions set forth in its statutes and conducts other general business, as necessary.¹⁷⁶

The board consists of eleven members who are appointed by the Governor and confirmed by the Senate. Five members must be registered architects who have been engaged in the practice of architecture for at least five years, three members must be registered interior designers who have been offering interior design services for at least five years and who are not also registered architects, and three members must be laypersons who are not, and have never been, architects, interior designers, or members of any closely related profession or occupation. At least one member of the board must be 60 years of age or older.¹⁷⁷

[Board of Pilot Commissioners](#)

The Board of Pilot Commissioners is responsible for licensing and regulating state pilots and deputy pilots.¹⁷⁸ The board meets approximately four times a year to consider applications for licensure, review disciplinary cases, and conduct informal hearings relating to licensure and discipline. The board engages in rulemaking to implement the provisions set forth in its statutes and conducts other general business, as necessary.¹⁷⁹

The board consists of 10 members who are appointed by the Governor and confirmed by the Senate. The board consists of five licensed and active state pilots, two members who are actively involved in a professional or business capacity in the maritime industry, one CPA who has at least five years of experience in financial management, and two citizens of Florida. The latter three board members may not be involved in, or have any financial interest in, the piloting profession, the maritime industry, the marine shipping industry, or the commercial passenger cruise industry.¹⁸⁰

[Board of Veterinary Medicine](#)

The Board of Veterinary Medicine is responsible for licensing and regulating veterinarians. The board meets approximately four times a year to consider applications for licensure, review disciplinary cases, and conduct informal hearings relating to licensure and discipline. The board engages in rulemaking to implement the provisions set forth in its statutes and conducts other general business, as necessary.¹⁸¹

¹⁷⁴ Florida Department of Business and Professional Regulation, Cosmetology, <https://www2.myfloridalicense.com/cosmetology/> (last visited April 4, 2025).

¹⁷⁵ S. 481.305, F.S.

¹⁷⁶ Florida Department of Business and Professional Regulation, *Architecture and Interior Design*, <https://www2.myfloridalicense.com/architecture-and-interior-design/> (last visited April 4, 2025).

¹⁷⁷ S. 481.205(1), F.S.

¹⁷⁸ State and deputy pilots navigate vessels within channels, waters, harbors, and ports.

¹⁷⁹ Florida Department of Business and Professional Regulation, *Harbor Pilots*, <https://www2.myfloridalicense.com/harbor-pilots/> (last visited April 4, 2025).

¹⁸⁰ S. 310.011, F.S.

¹⁸¹ Florida Department of Business and Professional Regulation, *Veterinary Medicine*, <https://www2.myfloridalicense.com/veterinary-medicine/> (last visited April 4, 2025).

The board consists of seven members who are appointed by the Governor and confirmed by the Senate. Five members must be licensed veterinarians and two members must be laypersons who have no connection to the veterinary profession.¹⁸²

[Board of Professional Geologists](#)

The Board of Professional Geologists is responsible for licensing and regulating the practice of professional geology. The board meets approximately four times a year to consider applications for licensure, review disciplinary cases, and conduct informal hearings relating to licensure and discipline. The board engages in rulemaking to implement the provisions set forth in its statutes and conducts other general business, as necessary.

The board is comprised of seven members who are appointed by the Governor and confirmed by the Senate and one ex officio member. Five members must be professional geologists and two must be laypersons who have no connection to the geology profession. The chief of the Bureau of Geology in the Department of Environmental Protection (or his or her designee) must serve as an ex officio member of the board.¹⁸³

[Building Code Administrators and Inspectors Board](#)

The Building Code Administrators and Inspectors Board is responsible for licensing and regulating building code administrators, building code inspectors, and building code plans examiners. The board meets approximately six times a year to consider applications for licensure, review disciplinary cases, and conduct informal hearings relating to licensure and discipline. The board engages in rulemaking to implement the provisions set forth in its statutes and conducts other general business, as necessary.¹⁸⁴

The board is comprised of nine members who are appointed by the Governor and confirmed by the Senate. The board must consist of one member who is either a licensed architect, engineer, or contractor, two members serving as building code administrators, two members serving as building code inspectors, one member serving as a plan examiner, one member who is a representative of a city or county, and two consumer members who are not, and have never been, members of such related professions. One of the consumer members must be a person with a disability or a representative of an organization which represents persons with disabilities.¹⁸⁵

[Board of Employee Leasing Companies](#)

The Board of Employee Leasing Companies is responsible for licensing and regulating employee leasing companies.¹⁸⁶ The board meets approximately six times a year to consider applications for licensure, review disciplinary cases, and conduct informal hearings relating to licensure and discipline. The board engages in rulemaking to implement the provisions set forth in its statutes and conducts other general business, as necessary.¹⁸⁷

The board is comprised of seven members who are appointed by the Governor and confirmed by the Senate. Five members must be engaged in the employee leasing industry and be Florida-licensed, where one of the licensed members is part of an employee leasing company that has an annual gross Florida payroll for its leased employees which is among the smallest 20 percent of licensed employee leasing companies in the state at the time of the member's appointment and each reappointment. The remaining two board members must be Florida residents who must not be, or ever have been, connected with the business of employee leasing.¹⁸⁸

[Florida Board of Professional Engineers](#)

¹⁸² S. [474.204, F.S.](#)

¹⁸³ S. [492.103, F.S.](#)

¹⁸⁴ Florida Department of Business and Professional Regulation, *Building Code Administrators & Inspectors*, <https://www2.myfloridalicense.com/building-code-administrators-and-inspectors/> (last visited April 4, 2025).

¹⁸⁵ S. [468.605, F.S.](#)

¹⁸⁶ "Employee leasing" is an arrangement where a leasing company assigns its employees to a client and allocates the direction of and control over the leased employees between the leasing company and the client. S. [468.520\(4\), F.S.](#)

¹⁸⁷ Florida Department of Business and Professional Regulation, *Employee Leasing Companies*, <https://www2.myfloridalicense.com/employee-leasing-companies/> (last visited April 4, 2025).

¹⁸⁸ S. [468.521, F.S.](#)

The practice of engineering is regulated by the Florida Board of Professional Engineers (FBPE) under the DBPR. FBPE is responsible for reviewing applications, administering exams, licensing qualified applicants, and regulating and enforcing the proper practice of engineering in the state. The administrative, investigative, and prosecutorial services for FBPE are administered by the Florida Engineers Management Corporation (FEMC). FEMC is a non-profit, single purpose corporation that operates through a contract with DBPR.¹⁸⁹

Under current law, FBPE is required to certify as qualified for a license by endorsement an applicant who:

- Qualifies to take the fundamentals examination and the principles and practice examination under state law;
- Has passed a United States national, regional, state, or territorial licensing examination that is substantially equivalent to the fundamentals examination and principles and practice examination under state law and has satisfied certain experience requirements; or
- Holds a valid license to practice engineering issued by another state or territory of the United States, if the criteria for issuance of the license were substantially the same as the licensure criteria that existed in Florida at the time the license was issued.

FBPE must deem that an applicant who seeks licensure by endorsement has passed an examination substantially equivalent to the fundamentals examination when such applicant has held a valid professional engineer's license in another state for 10 years. FBPE must deem that an applicant who seeks licensure by endorsement has passed an examination substantially equivalent to the fundamentals examination and the principles and practices examination when such applicant has held a valid professional engineer's license in another state for 15 years.¹⁹⁰

FBPE meets six times a year and consists of 11 members who are appointed by the Governor for terms of four years each. Nine members must be licensed engineers and two must be laypersons who are not and have never been engineers or members of any closely related profession or occupation. A member of the board who is a licensed engineer must be selected and appointed based on his or her qualifications to provide expertise and experience to the board at all times in civil engineering, structural engineering, electrical or electronic engineering, mechanical engineering, or engineering education.¹⁹¹

The board is made up of 11 members appointed by the Governor. Nine members must be licensed engineers and two members must be laypersons. Members are appointed to four-year terms. The board generally meets every month.¹⁹²

[Licensure by Endorsement for Engineers and Architects](#)

Current law allows persons licensed as engineers or architects in other states or U.S. territories to receive a licensure by endorsement if the person meets one of the following:¹⁹³

- Holds a valid license to practice engineering or architecture issued by another state or territory of the United States.
 - The criteria for issuance of the license in the other state or territory must be substantially the same as the licensure criteria that existed in Florida at the time the license was issued.
- Qualifies for and passes the licensure exam to be an engineer or architect and meets the experience requirement to be an engineer or architect.
- Holds a valid certificate issued by the National Council of Architectural Registration Boards, and holds a valid license to practice architecture issued by another state or jurisdiction of the United State (This option only applies to licensure as an architect).

Current law does not provide an option for licensure by endorsement for persons licensed as an engineer or architect in a foreign jurisdiction.

¹⁸⁹ Ss. [20.165\(4\)\(a\)](#), and [471.038\(3\)](#), F.S.

¹⁹⁰ S. [471.015](#), F.S.

¹⁹¹ S. [471.007](#), F.S.

¹⁹² S. [471.007](#), F.S.; Florida Board of Professional Engineers, *Agenda, Minutes, & Meetings*, <https://fbpe.org/meetings-info/agendas-minutes-meetings/agenda-and-minutes-2024/#october> (last visited April 7, 2025).

¹⁹³ Ss. [471.015\(3\)](#) and [481.213\(3\)](#), F.S.

[Board of Professional Surveyors and Mappers](#)

The Florida Department of Agriculture and Consumer Services (FDACS) licenses and regulates professional surveyors and mappers in Florida through the Florida Board of Professional Surveyors and Mappers.

The Florida Board of Professional Surveyors and Mappers encourages the entry of qualified individuals into the profession by approving individuals and businesses applying for licensure as professional surveyors and mappers. In addition, the board protects the public by disciplining licensees who violate professional practice standards.¹⁹⁴

The board must meet at least once a year and consists of nine members who are appointed by the Commissioner of Agriculture and confirmed by the Senate. Seven members must be registered surveyors and mappers who are primarily engaged in the practice of surveying and mapping and two must be laypersons who are not and have never been surveyors and mappers or members of any closely related profession or occupation. Members serve four-year staggered terms.¹⁹⁵

[Division of Hotels and Restaurants](#)

The Division of Hotels and Restaurants of the DBPR licenses, inspects and regulates public lodging and food service establishments in Florida. The division also licenses and regulates elevators, escalators and other vertical conveyance devices.¹⁹⁶

The division is authorized to revoke or suspend licenses, or issue fines, for public lodging or public food service establishments found to be operating in violation of ch. 509, F.S.¹⁹⁷

[Fingerprinting for Military Spouse Licensure](#)

Under certain circumstances, DBPR is required to issue professional licenses to applicants who are a spouse or surviving spouse of active duty members of the U.S. Armed Forces. To be eligible for such licensure, the spouse must provide the following to the department:¹⁹⁸

- Proof that the applicant is or was married to a member of the U.S. Armed Forces serving on active duty.
- Proof that the applicant holds a valid license for the profession issued by another state, the District of Columbia, any possession or territory of the United States, or any foreign jurisdiction.
- Proof that the applicant, where required by the specific practice act, has complied with insurance or bonding requirements.
- A complete set of the applicant's fingerprints to the Department of Law Enforcement (FDLE) for a statewide criminal history check.

FDLE must forward the fingerprints to the Federal Bureau of Investigation for a national criminal history check. DBPR must, and the board may, review the results of the criminal history checks, and determine whether the applicant meets the licensure requirements.¹⁹⁹

The costs of fingerprint processing are borne by the applicant. If the applicant's fingerprints are submitted through an authorized agency or vendor, the agency or vendor shall collect the required processing fees and remit the fees to the Department of Law Enforcement.²⁰⁰

¹⁹⁴ Professional surveyors and mappers make exact measurements and determine property boundaries. They provide data relevant to the shape, contour, gravitation, location, elevation, or dimension of land or land features on or near the earth's surface for engineering, mapmaking, mining, land evaluation, construction and other purposes. Florida Department of Agriculture and Consumer Services, *Professional Surveyors and Mappers*, <https://www.fdacs.gov/Business-Services/Surveyors-and-Mappers> (last visited April 8, 2025).

¹⁹⁵ S. 472.007, F.S.

¹⁹⁶ Florida Department of Business and Professional Regulation, *Division of Hotels and Restaurants*, <https://www2.myfloridalicense.com/hotels-restaurants/> (last visited April 8, 2025).

¹⁹⁷ S. 509.261, F.S.

¹⁹⁸ S. 455.02(3), F.S.

¹⁹⁹ *Id.*

²⁰⁰ *Id.*

[Elevator Regulation](#)

The Elevator Safety Act, located in ch. 399, F.S., establishes the minimum standards for elevator personnel in order “to provide for the safety of life and limb and to promote public safety awareness”.²⁰¹

The Elevator Safety Act requires buildings more than three stories high, or buildings in which the vertical distance between the bottom terminal landing and the top terminal landing exceeds 25 feet, to contain at least one passenger elevator that will accommodate an ambulance stretcher 76 inches long and 24 inches wide in the horizontal position.²⁰²

[Building Permits](#)

Chapter 553, part IV, F.S., is known as the “Florida Building Codes Act” (Act). The purpose and intent of the Act is to provide a mechanism for the uniform adoption, updating, interpretation, and enforcement of a single, unified state building code. The Florida Building Code must be applied, administered, and enforced uniformly and consistently throughout the state.²⁰³

It is the intent of the Legislature that local governments have the power to inspect all buildings, structures, and facilities within their jurisdiction in protection of the public’s health, safety, and welfare.²⁰⁴ Every local government must enforce the Florida Building Code and issue building permits.²⁰⁵

A building permit is an official document or certificate issued by the local building official that authorizes performance of a specific activity.²⁰⁶ It is unlawful for a person, firm, or corporation to construct, erect, alter, repair, secure, or demolish any building without first obtaining a building permit from the local enforcement agency or from such persons as may, by resolution or regulation, be directed to issue such permit.²⁰⁷

Local governments may not require an owner of a residence to obtain a permit to paint such residence.²⁰⁸

Current law requires local governments to post their building permit applications, including a list of all required attachments, drawings, and documents for each application, on its website. However, other than fire alarm building permit applications, local governments are not required to have uniform building permit applications, and they are free to create their own applications with their own requirements.²⁰⁹

Any construction work that requires a building permit also requires plans and inspections to ensure the work complies with the Florida Building Code. The Florida Building Code requires certain building, electrical, plumbing, mechanical, and gas inspections. Construction work may not be done beyond a certain point until it passes an inspection. Generally speaking, a permit for construction work that passes the required inspections is considered completed or closed.²¹⁰

Consumptive Water Use Permitting

A person must apply for and obtain a consumptive use permit (CUP) from the applicable water management district (WMD) before using surface or groundwater of the state, unless the person is solely using the water for domestic use.²¹¹ To obtain a CUP, an applicant must satisfy three requirements, commonly referred to as the “the three-prong test.” To satisfy the test, an applicant must establish that the proposed use of water:

²⁰¹ S. [399.001, F.S.](#)

²⁰² S. [399.035\(2\), F.S.](#)

²⁰³ [553.72\(1\), F.S.](#)

²⁰⁴ S. [553.72, F.S.](#)

²⁰⁵ Ss. [125.01\(1\)\(bb\)](#), [125.56\(1\)](#), and [553.80\(1\), F.S.](#)

²⁰⁶ S. [468.603, F.S.](#); S. [202 of the Eighth edition of the Florida Building Code \(Building\)](#).

²⁰⁷ Ss. [125.56\(4\)\(a\)](#) and [553.79\(1\), F.S.](#)

²⁰⁸ Ss. [125.571](#), and [166.0483, F.S.](#)

²⁰⁹ Ss. [553.79\(1\)](#), and [553.7921, F.S.](#)

²¹⁰ [Section 110 of Eighth Edition of the Florida Building Code \(Building\)](#).

²¹¹ S. [373.219, F.S.](#)

- Is for a “reasonable-beneficial use,” meaning the use of water in such quantity as is necessary for economic and efficient utilization for a purpose and in a manner, which is both reasonable and consistent with the public interest;²¹²
- Will not interfere with any presently existing legal use of water; and
- Is consistent with the public interest.²¹³

Department of Agriculture and Consumer Services

The Department of Agriculture and Consumer Services (DACS) supports and promotes Florida agriculture, protects the environment, safeguards consumers, and ensures the safety and wholesomeness of food.²¹⁴ The Division of Licensing (Division) within DACS administers Florida’s concealed weapon licensing program²¹⁵ and oversees Florida’s private investigative, private security, and recovery services industries.²¹⁶ The Division’s regulatory oversight of those services includes licensing, enforcing compliance standards, and ensuring public protection from unethical business practices and unlicensed activity.²¹⁷

Private Investigative, Private Security, and Recovery Services Industries

Currently, the Division offers 22 different types of private investigative, private security, and recovery services licenses and four different types of concealed weapon or firearm licenses. As of March 31, 2025, the Division had issued a total of 213,977 private investigative, private security, and recovery services licenses. The following chart provides a breakdown of the total number of each license type.²¹⁸

License Type	License Title	Total
C	Private Investigators	6,884
CC	Private Investigator Interns	1,380
A	Private Investigative Agencies	2,555
AA	Private Investigative Agency Branch Offices	18
MA	Private Investigative Agency Managers	82
M	Private Investigative/Security Agency Managers	438
D	Security Officers	167,488
B	Security Agencies	2,108
BB	Security Agency Branch Offices	178
MB	Security Managers	1,549
AB	Security Agency/Private Investigative Agency Branch Offices	10
DS	Security Officer Schools	483
DI	Security Officer Instructors	1,788
G	Statewide Firearm Licenses	26,790
K	Firearms Instructors	654
E	Recovery Agents	799
EE	Recovery Agent Interns	417
R	Recovery Agencies	293
RR	Recovery Agency Branch Offices	43
MR	Recovery Agency Managers	4
RS	Recovery Agent Schools	8

²¹² S. [373.019\(16\), F.S.](#)

²¹³ S. [373.223, F.S.](#)

²¹⁴ Department of Agriculture and Consumer Services, *About*, <https://www.fdacs.gov/About-Us> (last visited April 4, 2025).

²¹⁵ S. [790.06, F.S.](#)

²¹⁶ Ch. [493, F.S.](#)

²¹⁷ Office of Program Policy Analysis and Government Accountability, Government Program Summaries, *Department of Agriculture and Consumer Services Licensing*, <https://www.fdacs.gov/Divisions-Offices/Licensing> (last visited April 4, 2025).

²¹⁸ The Florida Department of Agriculture and Consumer Services, *Division of Licensing Statistical Reports*, <https://www.fdacs.gov/Divisions-Offices/Licensing/Statistical-Reports> (last visited April 4, 2025).

RI	Recovery Agent Instructors	8
Total of Private Investigative, Private Security, and Recovery Services Licenses		213,977

In order to receive a license for private investigative, private security, and recovery services industries from DACS, a person must meet the following in addition to any other specific requirements for each license:²¹⁹

- Be at least 18 years old;
- Be one of the following:
 - A United States citizen,
 - A permanent legal resident, or
 - A holder of a work visa from the United States Citizenship and Immigration Service;
- Have no disqualifying criminal history;
- Be of good moral character;
- Have no history of:
 - Mental illness,
 - Alcohol abuse, or
 - Substance abuse;
- Submit an application with certain identifying information.

Private Investigators

A private investigator is any individual who, for consideration, advertises as providing or performs private investigations.²²⁰ Any individual who performs the services of a private investigator must have a private investigator Class “C” license. In order to obtain a license a person must:²²¹

- have two years of lawfully gained, verifiable, full-time experience to qualify for the license. This experience can be acquired through a combination of:
 - Private investigative work or related fields of work that provided equivalent experience or training;
 - College coursework related to criminal justice, criminology or law enforcement administration, or successful completion of any law enforcement-related training which may count for one year; or
 - A Class “CC” licensed private investigator intern.
- pay a fee of \$75
- pass an examination.

A private investigator intern is a person interning under a private investigator. Any person who wants to intern with a private investigator must have private investigator intern Class “CC” license. In order to obtain a license a person must:²²²

- Pay a fee of \$60
- Complete 40 hours of professional training pertaining to general investigative techniques.

Any person, firm, company, partnership or corporation that engages in business as a private investigative agency must have a Class “A” license for its main location. A Class “A” license is valid for only one location. In order to obtain a Class “A” license a person must pay a fee of \$450.²²³

A Class “A” license is valid for only one location. Any satellite or additional locations within a private investigative agency must obtain a Class “AA” license. In order to obtain a Class “AA” license a person must:²²⁴

- Have a Class “A” license for the main location.
- Pay a fee of \$125.

²¹⁹ Ss. [493.6105](#) and [493.6106](#), F.S.

²²⁰ S. [493.6101\(17\)](#), F.S.

²²¹ Ss. [493.6202](#), and [493.6203](#), F.S.

²²² *Id.*

²²³ *Id.*

²²⁴ *Id.*

Every location with a Class “A” license or branch location with a Class “AA” license must have a licensed manager. A manager may supervise up to three locations within a 150-mile radius. A private investigator with a Class “C” license may act as a manager; however, any person who wants to be a licensed manager must have a Class “MA” license. In order to obtain such license a person must:

- Have two years of experience in the private investigative work or related fields of work that provided equivalent experience or training;
- Pass an exam; and
- Pay a fee of \$75.

Security Officers

A security officer is any individual who, for consideration, advertises or performs the following:²²⁵

- Providing bodyguard protection.
- Guarding property.
- Transporting prisoners.
- Providing armored car services.
- Assisting in prevention of theft.
- Assisting in prevention of the misappropriation or concealment of articles of value or assisting in the return of such articles.

In order to be a security officer, an individual must have security officer Class “D” license from DACS.²²⁶

Any person, firm, company, partnership or corporation that engages in business as a security agency must have a security agency Class “B” license for its main location. A Class “B” license is valid for only one location. In order to obtain a Class “B” license a person must pay a fee of \$450.²²⁷

A Class “B” license is valid for only one location. Any satellite or additional locations within a security must obtain a security agency branch office Class “BB” license. In order to obtain a Class “BB” license a person must:²²⁸

- Have a Class “B” license for a different location.
- Pay a fee of \$125.

Every location with a Class “B” license or branch location with a Class “BB” license must have a licensed manager or a licensed security officer with at least two years of experience. Any person who wants to be a licensed manager must have a manager of a security agency Class “MB” license. In order to obtain such license a person must:²²⁹

- Have two years of experience in security work or related fields of work that provided equivalent experience or training (College coursework, law enforcement-related training, or managerial experience may count towards one year of experience); and
- Pay a fee of \$75.

Dual Private Investigator and Security Agency Licenses

If a person, firm, company, partnership or corporation holds both a private investigative agency Class “A” and security agency Class “B” license, each additional or branch office must have a Class “AB” license. In order to obtain a Class “AB” license a person must:²³⁰

- Have a Class “A” and Class “B” license for the main location.
- Pay a fee of \$125.

²²⁵ S. [493.6101\(19\), F.S.](#)

²²⁶ S. [493.6301, F.S.](#)

²²⁷ Ss. [493.6301](#), and [493.6302, F.S.](#)

²²⁸ *Id.*

²²⁹ *Id.*

²³⁰ Ss. [493.6201](#), and [493.6202, F.S.](#)

A person who qualifies as manager for a private investigative agency and a security agency may obtain a manager Class “M” license, which allows the person to be a manager for both types of agencies. In order to obtain a Class “M” license a person must:²³¹

- Qualify for a private investigator manager Class “MA” license;
- Qualify for a security agency manager Class “MB” license;
- Pass an exam; and
- Pay a fee of \$75.

Repossession Services

Repossession means the recovery of a motor vehicle, a mobile home, a motorboat, an aircraft, a personal watercraft, an all-terrain vehicle, farm equipment, or industrial equipment, by an individual who is authorized by the legal owner, lienholder, or lessor to recover that which has been sold or leased under a security agreement that contains a repossession clause.²³²

Any individual who performs repossession services must be licensed as a recovery agent and have a recovery agent Class “E” license issued by DACs. In order to obtain a license a person must:²³³

- Have one year of lawfully gained, verifiable, full-time experience to qualify for the license. This experience can be acquired through a combination of:
 - Repossession work; or
 - Completing a repossession internship
- Complete 40 hours of professional training
- Pay a fee of \$75.

A recovery agent intern is a person interning under a licensed recovery agent. Any person who wants to enter the internship must have Class “EE” license issued by DACs. In order to obtain a license a person must:²³⁴

- Pay a fee of \$60
- Complete 40 hours of professional training pertaining to general investigative techniques.

Any person, firm, company, partnership or corporation that engages in business as a recovery must have a recovery agency main office Class “R” license for their main office. A Class “R” license is valid for only one location. In order to obtain a Class “R” license a person must:²³⁵

- Pay a fee of \$450.

Any satellite or additional locations within a recovery agency must obtain a recovery agent intern Class “RR” license. In order to obtain a Class “RR” license a person must:²³⁶

- Have a Class “R” license for the main location.
- Pay a fee of \$125.

Every location with a Class “R” license or branch location with a Class “RR” license must have a licensed manager. However, a licensed recovery agent may also act as a manager. A licensed manager must have a manager of a recovery agency Class “MR” license. In order to obtain such license a person must:²³⁷

- Have one year of experience as a licensed recovery agent; and
- Pay a fee of \$75.

Motor Vehicle Repair Advisory Council

The Motor Vehicle Repair Advisory Council advises and assists DACS in carrying out and reviewing the rules relating to the Florida Motor Vehicle Repair Act. The council also advises DACS on matters relating to educational

²³¹ Ss. [493.6203](#), and [493.6303, F.S.](#)

²³² S. [493.6101\(22\), F.S.](#)

²³³ Ss. [493.6402](#), and [493.6403, F.S.](#)

²³⁴ *Id.*

²³⁵ *Id.*

²³⁶ *Id.*

²³⁷ *Id.*

grants, advancements in industry standards and practices, and other issues that require technical expertise and consultation or that promise better consumer protection in the motor vehicle repair industry.²³⁸

The council is made up of nine members appointed by the Commissioner of Agriculture. One person must be a motor vehicle mechanic, two persons must be laymen, and six members from the motor vehicle repair business including one from each of the below categories:²³⁹

- Independent automotive mechanics shop.
- Franchise or company-owned automotive mechanics shop.
- Automotive collision shop.
- Tire dealer.
- Independent motor vehicle dealer.
- Franchise motor vehicle dealer.

[Pest Control Enforcement Advisory Council](#)

The Pest Control Enforcement Advisory Council advises the Commissioner of Agriculture regarding the regulation of pest control practices. The council also advises government agencies with respect to those activities related to their responsibilities regarding pest control. The council shall serve as the statewide forum for the coordination of pest control related activities to eliminate duplication of effort and maximize protection of the public.²⁴⁰

The council shall consist of 11 members appointed to 4-year terms by the Commissioner of Agriculture. The 11 members must include the following:²⁴¹

- A representative of DACS.
- A citizen not involved in the conduct of pest control;
- A state university urban entomologist.
- Two pest control operators actively involved in termite control.
- Two pest control operators actively involved in general household pest control.
- Two pest control operators actively involved in structural fumigation.
- Two pest control operators actively involved in lawn and landscape pest control.

[Babcock Ranch Advisory Group](#)

The Babcock Ranch Advisory Group assists DACS by providing guidance and advice concerning the management and stewardship of the Babcock Ranch Preserve.²⁴²

The Advisory Group is composed of nine members appointed to 5-year terms. Members are appointed by the Commissioner of Agriculture based on recommendations from the Governor and Cabinet, and the governing boards of Charlotte County and Lee County. The nine members must include:²⁴³

- One member with experience in sustainable management of forest lands for commodity purposes.
- One member with experience in financial management, budget and program analysis, and small business operations.
- One member with experience in management of game and nongame wildlife and fish populations, including hunting, fishing, and other recreational activities.
- One member with experience in domesticated livestock management, production, and marketing, including range management and livestock business management.
- One member with experience in agriculture operations or forestry management.

²³⁸ S. [559.9221, F.S.](#)

²³⁹ *Id.*

²⁴⁰ S. [482.243, F.S.](#)

²⁴¹ *Id.*

²⁴² S. [259.1053\(4\), F.S.](#); The “Babcock Ranch Preserve constitutes a unique land mass that has significant scientific, cultural, historical, recreational, ecological, wildlife, fisheries, and productive values. The property is part of a potential greenway of undeveloped land extending from Lake Okeechobee to the east and Charlotte Harbor to the west. The natural beauty and abundant resources of the ranch provide numerous public recreational opportunities such as hiking, fishing, camping, horseback riding, and hunting. Ss. [259.1052](#), and [259.1053, F.S.](#)

²⁴³ S. [259.1053\(4\), F.S.](#)

- One member with experience in hunting, fishing, nongame species management, or wildlife habitat management, restoration, and conservation.
- One member with experience in public outreach and education.
- One member who is a resident of Lee County, to be designated by the Board of County Commissioners of Lee County.
- One member who is a resident of Charlotte County, to be designated by the Board of County Commissioners of Charlotte County.

Agriculture Economic Development Project Review Committee

In 1991, the Legislature created the Agriculture Economic Development Program within DACS to promote and coordinate efficient and beneficial agricultural economic development within agriculturally depressed areas of the state.²⁴⁴

The program is administered by the Division of Marketing and Development within DACS. At that time, an Agriculture Economic Development Project Review Committee was created within DACS to facilitate the project selection process and to make recommendations to the Commissioner regarding project prioritization and selection.²⁴⁵

The Agricultural Economic Development Project Review Committee includes five members appointed by the commissioner and should include: The commissioner; One representative from the Farm Credit Service; One representative from the Department of Commerce; One representative from the Florida Farm Bureau Federation; One agricultural economist from the Institute of Food and Agricultural Sciences or from Florida Agricultural and Mechanical University. The committee reviews each application for assistance that meets the basic program criteria and makes recommendations to the commissioner regarding all aspects of each eligible application, including the acceptance or rejection of each application. It also prioritizes the applications recommended for assistance and forwards all written comments and recommendations to the commissioner, which shall be included in the annual report of the department. If the commissioner does not accept the recommendations or priorities of the review committee, the annual report of the department shall include justification for any or all rejections.²⁴⁶

Florida Department of Law Enforcement

The Florida Department of Law Enforcement (FDLE) is a state agency created in 1969 to provide investigative, forensic, and criminal justice services in support of Florida's law enforcement community.²⁴⁷ FDLE operates under the direction of the Florida Cabinet and maintains its headquarters in Tallahassee, with regional operations throughout the state. FDLE's mission is to promote public safety and strengthen domestic security by providing services to local, state, and federal agencies.²⁴⁸

FDLE is responsible for processing criminal history background checks and fingerprint submissions for a wide range of professions and regulatory programs, including those involving licensure and employment eligibility.²⁴⁹ The agency is authorized to exchange fingerprint data with the United States Department of Justice as part of national criminal history checks.²⁵⁰

As part of Florida's oversight of the insurance industry, the FDLE provides access to criminal history information to noncriminal justice agencies, such as the Department of Financial Services (DFS), for use in evaluating insurance licensure applications.²⁵¹ Individuals applying for licenses—such as insurance agents, adjusters, and other regulated professionals—must submit to fingerprint-based background screenings.²⁵² Fingerprints must be

²⁴⁴ Ch. 91-268, Laws of Florida

²⁴⁵ S. [570.248, F.S.](#)

²⁴⁶ *Id.*

²⁴⁷ [s. 943.03, F.S.](#)

²⁴⁸ FDLE, *Mission Statement*, <https://www.fdle.state.fl.us> (last visited April 1, 2025).

²⁴⁹ S. [943.053, F.S.](#)

²⁵⁰ S. [943.054, F.S.](#)

²⁵¹ S. [943.053\(3\)\(a\), F.S.](#)

²⁵² S. [626.171\(4\), F.S.](#)

submitted electronically through a LiveScan vendor approved by FDLE.²⁵³ FDLE processes the fingerprints and transmits the results to the appropriate licensing authority, typically DFS, to determine the applicant’s eligibility.²⁵⁴

BILL HISTORY				
COMMITTEE REFERENCE	ACTION	DATE	STAFF DIRECTOR/ POLICY CHIEF	ANALYSIS PREPARED BY
State Affairs Committee	17 Y, 8 N, As CS	3/13/2025	Williamson	Darden
THE CHANGES ADOPTED BY THE COMMITTEE:	• Provided a definition for “new project.” • Revised the requirement for counties or municipalities that created a CRA that has outstanding bonds that mature after the dissolution deadline to issue a new finding of necessity to instead issue an amended community redevelopment plan			
Commerce Committee	13 Y, 8 N, As CS	4/22/2025	Hamon	Keating
THE CHANGES ADOPTED BY THE COMMITTEE:	• Prohibited expansion of CRA boundaries after July 1, 2025; allowed for new CRA projects and debt financing, provided that project completion or debt maturity occurs on or before the CRA’s termination date; and provided that certain provisions do not apply to CRA’s created by a county in specific circumstances. • Adopted the provisions of CS/HB 1461 related to industries and professional activities. • Adopted provisions of HB 1427 related to rural community economic development, housing, and infrastructure.			

THIS BILL ANALYSIS HAS BEEN UPDATED TO INCORPORATE ALL OF THE CHANGES DESCRIBED ABOVE.

²⁵³ Florida Department of Financial Services, *Fingerprinting Information*, <https://www.myfloridacfo.com/division/agents/licensing/agents-and-adjusters/fingerprinting-information>. (last visited on April 2, 2025).
²⁵⁴ *Id.*

By the Committee on Rules; and Senator McClain

595-03806-25

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A bill to be entitled

An act relating to community redevelopment agencies; amending s. 163.356, F.S.; revising the structure of community redevelopment agencies to require a governing body to declare itself to be an agency; authorizing a governing body to appoint additional members of the agency under certain circumstances; providing for terms of such additional members; providing construction; repealing s. 163.357, F.S., relating to the governing body as the community redevelopment agency; amending s. 163.361, F.S.; prohibiting a governing body from adopting any modification to a community redevelopment plan which expands the boundaries of the community redevelopment area or extends the time certain set forth in the redevelopment plan; amending s. 163.370, F.S.; revising the authorized activities of community redevelopment agencies; prohibiting community redevelopment agencies from paying for or financing by increment revenues certain projects; amending s. 163.3755, F.S.; revising the date on which community redevelopment agencies must terminate; prohibiting a community redevelopment agency from extending the maturity date of outstanding bonds beyond a time certain; amending ss. 112.3143, 163.340, 163.346, 163.360, 163.367, 163.380, and 163.512, F.S.; conforming provisions to changes made by the act; providing an effective date.

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Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsections (2), (3), and (4) of section 163.356, Florida Statutes, are amended to read:

163.356 Creation of community redevelopment agency.—

(2)(a) When the governing body adopts a resolution declaring the need for a community redevelopment agency, that body shall, by ordinance, declare itself to be an agency. All the rights, powers, duties, privileges, and immunities vested by this part in an agency will be vested in the governing body, subject to all responsibilities and liabilities imposed or incurred. The members of the governing body shall be the members of the agency, but such members constitute the head of a legal entity, separate, distinct, and independent from the governing body of the county or municipality. Members of an agency shall receive no compensation for services, but may be entitled to the necessary expenses incurred in the discharge of duties, including travel expenses.

(b) A governing body that consists of five members may appoint two additional persons to act as members of the community redevelopment agency. The term of office of these additional members is 4 years, except that the first person appointed shall initially serve a term of 2 years ~~appoint a board of commissioners of the community redevelopment agency, which shall consist of not fewer than five or more than nine commissioners. The terms of office of the commissioners shall be for 4 years, except that three of the members first appointed shall be designated to serve terms of 1, 2, and 3 years, respectively, from the date of their appointments, and all other~~

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~~members shall be designated to serve for terms of 4 years from the date of their appointments. A vacancy occurring during a term shall be filled for the unexpired term.~~

(c) As provided in an interlocal agreement between the governing body that created the agency and one or more taxing authorities, one or more members of the ~~board of commissioners~~ of the agency may be representatives of a taxing authority, including members of that taxing authority's governing body, whose membership on the ~~board of commissioners~~ of the agency would be considered an additional duty of office as a member of the taxing authority governing body.

(d) This subsection does not amend, or require the amendment of, the structure, membership, or bylaws of any board of commissioners of an agency in existence on October 1, 2025.

~~(3)(a) A commissioner shall receive no compensation for services, but is entitled to the necessary expenses, including travel expenses, incurred in the discharge of duties. Each commissioner shall hold office until his or her successor has been appointed and has qualified. A certificate of the appointment or reappointment of any commissioner shall be filed with the clerk of the county or municipality, and such certificate is conclusive evidence of the due and proper appointment of such commissioner.~~

~~(b) The powers of a community redevelopment agency shall be exercised by the commissioners thereof. A majority of the commissioners constitutes a quorum for the purpose of conducting business and exercising the powers of the agency and for all other purposes. Action may be taken by the agency upon a vote of a majority of the commissioners present, unless in any case the~~

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~~bylaws require a larger number. Any person may be appointed as commissioner if he or she resides or is engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged, within the area of operation of the agency, which shall be coterminous with the area of operation of the county or municipality, and is otherwise eligible for such appointment under this part.~~

~~(c) The governing body of the county or municipality shall designate a chair and vice chair from among the commissioners.~~
An agency may employ an executive director, technical experts, and such other agents and employees, permanent and temporary, as it requires, and determine their qualifications, duties, and compensation. For such legal service as it requires, an agency may employ or retain its own counsel and legal staff.

~~(d) An agency authorized to transact business and exercise powers under this part shall file with the governing body the report required pursuant to s. 163.371(2).~~

~~(e)~~ At any time after the creation of a community redevelopment agency, the governing body of the county or municipality may appropriate to the agency such amounts as the governing body deems necessary for the administrative expenses and overhead of the agency, including the development and implementation of community policing innovations.

~~(4) The governing body may remove a commissioner for inefficiency, neglect of duty, or misconduct in office only after a hearing and only if he or she has been given a copy of the charges at least 10 days prior to such hearing and has had~~

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~~an opportunity to be heard in person or by counsel.~~

Section 2. Section 163.357, Florida Statutes, is repealed.

Section 3. Subsections (1), (3), and (4) of section 163.361, Florida Statutes, are amended to read:

163.361 Modification of community redevelopment plans.—

(1) If at any time after the approval of a community redevelopment plan by the governing body it becomes necessary or desirable to amend or modify such plan, the governing body may amend such plan upon the recommendation of the agency. ~~The agency recommendation to amend or modify a redevelopment plan may include a change in the boundaries of the redevelopment area to add land to or exclude land from the redevelopment area, or may include the development and implementation of community policing innovations.~~

(3)(a) The governing body may not adopt ~~In addition to the requirements of s. 163.346, and prior to the adoption of any modification to a community redevelopment plan that expands the boundaries of the community redevelopment area or extends the time certain set forth in the redevelopment plan as required by s. 163.362(10), the agency shall report such proposed modification to each taxing authority in writing or by an oral presentation, or both, regarding such proposed modification.~~

~~(b) For any community redevelopment agency that was not created pursuant to a delegation of authority under s. 163.410 by a county that has adopted a home rule charter and that modifies its adopted community redevelopment plan in a manner that expands the boundaries of the redevelopment area after October 1, 2006, the following additional procedures are required prior to adoption by the governing body of a modified~~

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community redevelopment plan:

~~1. Within 30 days after receipt of any report of a proposed modification that expands the boundaries of the redevelopment area, the county may provide notice by registered mail to the governing body of the municipality and the community redevelopment agency that the county has competing policy goals and plans for the public funds the county would be required to deposit to the community redevelopment trust fund under the proposed modification to the community redevelopment plan.~~

~~2. If the notice required in subparagraph 1. is timely provided, the governing body of the county and the governing body of the municipality that created the community redevelopment agency shall schedule and hold a joint hearing co-chaired by the chair of the governing body of the county and the mayor of the municipality, with the agenda to be set by the chair of the governing body of the county, at which the competing policy goals for the public funds shall be discussed. For those community redevelopment agencies for which the board of commissioners of the community redevelopment agency are comprised as specified in s. 163.356(2), a designee of the community redevelopment agency shall participate in the joint meeting as a nonvoting member. Any such hearing shall be held within 90 days after receipt by the county of the recommended modification of the adopted community redevelopment plan. Prior to the joint public hearing, the county may propose an alternative modified community redevelopment plan that meets the requirements of s. 163.360 to address the conditions identified in the resolution making a finding of necessity required under s. 163.355. If such an alternative modified redevelopment plan~~

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~~is proposed by the county, such plan shall be delivered to the governing body of the municipality that created the community redevelopment agency and the executive director or other officer of the community redevelopment agency by registered mail at least 30 days prior to holding the joint meeting.~~

~~3. If the notice required in subparagraph 1. is timely provided, the municipality may not proceed with the adoption of a modified plan until 30 days after the joint hearing unless the governing body of the county has failed to schedule or a majority of the members of the governing body of the county have failed to attend the joint hearing within the required 90-day period.~~

~~4. Notwithstanding the time requirements established in subparagraphs 2. and 3., the county and the municipality may at any time voluntarily use the dispute resolution process established in chapter 164 to attempt to resolve any competing policy goals between the county and municipality related to the community redevelopment agency. Nothing in this subparagraph grants the county or the municipality the authority to require the other local government to participate in the dispute resolution process.~~

~~(4) A modification to a community redevelopment plan that includes a change in the boundaries of the redevelopment area to add land must be supported by a resolution as provided in s. 163.355.~~

Section 4. Paragraph (c) of subsection (2) of section 163.370, Florida Statutes, is amended, and paragraph (d) is added to subsection (3) of that section, to read:

163.370 Powers; counties and municipalities; community

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204 redevelopment agencies.—

205 (2) Every county and municipality shall have all the powers
206 necessary or convenient to carry out and effectuate the purposes
207 and provisions of this part, including the following powers in
208 addition to others herein granted:

209 (c) To undertake and carry out community redevelopment and
210 related activities within the community redevelopment area,
211 which may include:

212 1. Acquisition of property within a slum area or a blighted
213 area by purchase, lease, option, gift, grant, bequest, devise,
214 or other voluntary method of acquisition.

215 2. Demolition and removal of buildings and improvements.

216 3. Installation, construction, or reconstruction of
217 streets, utilities, parks, playgrounds, public ~~areas of major~~
218 ~~hotels that are constructed in support of convention centers,~~
219 ~~including meeting rooms, banquet facilities,~~ parking garages,
220 lobbies, and passageways, and other improvements necessary for
221 carrying out in the community redevelopment area the community
222 redevelopment objectives of this part in accordance with the
223 community redevelopment plan.

224 4. Disposition of any property acquired in the community
225 redevelopment area at its fair value as provided in s. 163.380
226 for uses in accordance with the community redevelopment plan.

227 5. Carrying out plans for a program of voluntary or
228 compulsory repair and rehabilitation of buildings or other
229 improvements in accordance with the community redevelopment
230 plan.

231 6. Acquisition by purchase, lease, option, gift, grant,
232 bequest, devise, or other voluntary method of acquisition of

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real property in the community redevelopment area which, under the community redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property.

7. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of any other real property in the community redevelopment area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.

8. Acquisition, without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.

9. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of property in unincorporated enclaves surrounded by the boundaries of a community redevelopment area when it is determined necessary by the agency to accomplish the community redevelopment plan.

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10. Construction of foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.

(3) The following projects may not be paid for or financed by increment revenues:

(d) Sponsorship, whether direct or indirect, of concerts, festivals, holiday events, parades, or similar activities.

Section 5. Section 163.3755, Florida Statutes, is amended to read:

163.3755 Termination of community redevelopment agencies.—

~~(1) A community redevelopment agency in existence on October 1, 2019, shall terminate on the time certain for completing all redevelopment expiration date provided in the agency's charter as required by s. 163.362(10) or as may have been extended by ordinance or resolution before May 1, 2025 on October 1, 2019, or on September 30, 2039, whichever is earlier, unless the governing body of the county or municipality that created the community redevelopment agency approves its continued existence by a majority vote of the members of the governing body.~~

~~(2)(a) If the governing body of the county or municipality that created the community redevelopment agency does not approve its continued existence by a majority vote of the governing body members, A community redevelopment agency with outstanding bonds as of October 1, 2025 2019, that do not mature until after the time certain for completing all redevelopment termination date of the agency or September 30, 2039, whichever is earlier, remains in existence until the date the bonds mature.~~

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~~(b)~~ A community redevelopment agency ~~operating under this subsection on or after September 30, 2039,~~ may not extend the maturity date of any outstanding bonds beyond the time certain for completing all redevelopment.

~~(c) The county or municipality that created the community redevelopment agency must issue a new finding of necessity limited to timely meeting the remaining bond obligations of the community redevelopment agency.~~

Section 6. Paragraph (b) of subsection (3) of section 112.3143, Florida Statutes, is amended to read:

112.3143 Voting conflicts.—

(3)

(b) However, a commissioner of a community redevelopment agency created ~~or designated~~ pursuant to s. 163.356 ~~or s. 163.357~~, or an officer of an independent special tax district elected on a one-acre, one-vote basis, is not prohibited from voting, when voting in said capacity.

Section 7. Subsection (1) of section 163.340, Florida Statutes, is amended to read:

163.340 Definitions.—The following terms, wherever used or referred to in this part, have the following meanings:

(1) "Agency" or "community redevelopment agency" means a public agency created by, ~~or designated pursuant to,~~ s. 163.356 ~~or s. 163.357.~~

Section 8. Section 163.346, Florida Statutes, is amended to read:

163.346 Notice to taxing authorities.—Before the governing body adopts any resolution or enacts any ordinance required under s. 163.355, s. 163.356, ~~s. 163.357~~, or s. 163.387; creates

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320 a community redevelopment agency; approves, adopts, or amends a
321 community redevelopment plan; or issues redevelopment revenue
322 bonds under s. 163.385, the governing body must provide public
323 notice of such proposed action pursuant to s. 125.66(2) or s.
324 166.041(3) (a) and, at least 15 days before such proposed action,
325 mail by registered mail a notice to each taxing authority which
326 levies ad valorem taxes on taxable real property contained
327 within the geographic boundaries of the redevelopment area.

328 Section 9. Paragraph (b) of subsection (6) of section
329 163.360, Florida Statutes, is amended to read:

330 163.360 Community redevelopment plans.—

331 (6)

332 (b) For any governing body that has not authorized by June
333 5, 2006, a study to consider whether a finding of necessity
334 resolution pursuant to s. 163.355 should be adopted, has not
335 adopted a finding of necessity resolution pursuant to s. 163.355
336 by March 31, 2007, has not adopted a community redevelopment
337 plan by June 7, 2007, and was not authorized to exercise
338 community redevelopment powers pursuant to a delegation of
339 authority under s. 163.410 by a county that has adopted a home
340 rule charter, the following additional procedures are required
341 prior to adoption by the governing body of a community
342 redevelopment plan under subsection (7):

343 1. Within 30 days after receipt of any community
344 redevelopment plan recommended by a community redevelopment
345 agency under subsection (5), the county may provide written
346 notice by registered mail to the governing body of the
347 municipality and to the community redevelopment agency that the
348 county has competing policy goals and plans for the public funds

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the county would be required to deposit to the community redevelopment trust fund under the proposed community redevelopment plan.

2. If the notice required in subparagraph 1. is timely provided, the governing body of the county and the governing body of the municipality that created the community redevelopment agency shall schedule and hold a joint hearing co-chaired by the chair of the governing body of the county and the mayor of the municipality, with the agenda to be set by the chair of the governing body of the county, at which the competing policy goals for the public funds shall be discussed. For those community redevelopment agencies in existence on October 1, 2025, for which the board of commissioners of the community redevelopment agency are comprised as specified in s. 163.356(2), Florida Statutes 2024, a designee of the community redevelopment agency shall participate in the joint meeting as a nonvoting member. Any such hearing must be held within 90 days after receipt by the county of the recommended community redevelopment plan. Prior to the joint public hearing, the county may propose an alternative redevelopment plan that meets the requirements of this section to address the conditions identified in the resolution making a finding of necessity required by s. 163.355. If such an alternative redevelopment plan is proposed by the county, such plan shall be delivered to the governing body of the municipality that created the community redevelopment agency and to the executive director or other officer of the community redevelopment agency by registered mail at least 30 days prior to holding the joint meeting.

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378 3. If the notice required in subparagraph 1. is timely
379 provided, the municipality may not proceed with the adoption of
380 the plan under subsection (7) until 30 days after the joint
381 hearing unless the governing body of the county has failed to
382 schedule or a majority of the members of the governing body of
383 the county have failed to attend the joint hearing within the
384 required 90-day period.

385 4. Notwithstanding the time requirements established in
386 subparagraphs 2. and 3., the county and the municipality may at
387 any time voluntarily use the dispute resolution process
388 established in chapter 164 to attempt to resolve any competing
389 policy goals between the county and municipality related to the
390 community redevelopment agency. Nothing in this subparagraph
391 grants the county or the municipality the authority to require
392 the other local government to participate in the dispute
393 resolution process.

394 Section 10. Subsection (1) of section 163.367, Florida
395 Statutes, is amended to read:

396 163.367 Public officials, commissioners, and employees
397 subject to code of ethics.—

398 (1) The officers, commissioners, and employees of a
399 community redevelopment agency created by, ~~or designated~~
400 ~~pursuant to, s. 163.356 or s. 163.357~~ are subject to part III of
401 chapter 112, and commissioners also must comply with the ethics
402 training requirements as imposed in s. 112.3142.

403 Section 11. Paragraph (a) of subsection (3) of section
404 163.380, Florida Statutes, is amended to read:

405 163.380 Disposal of property in community redevelopment
406 area.—The disposal of property in a community redevelopment area

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which is acquired by eminent domain is subject to the limitations set forth in s. 73.013.

(3)(a) Prior to disposition of any real property or interest therein in a community redevelopment area, any county, municipality, or community redevelopment agency shall give public notice of such disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to sell, lease, or otherwise transfer real property and, prior to the delivery of any instrument of conveyance with respect thereto under the provisions of this section, invite proposals from, and make all pertinent information available to, private redevelopers or any persons interested in undertaking to redevelop or rehabilitate a community redevelopment area or any part thereof. Such notice shall identify the area or portion thereof and shall state that proposals must be made by those interested within 30 days after the date of publication of the notice and that such further information as is available may be obtained at such office as is designated in the notice. The county, municipality, or community redevelopment agency shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out; and the county, municipality, or community redevelopment agency may negotiate with any persons for proposals for the purchase, lease, or other transfer of any real property acquired by it in the community redevelopment area. The county, municipality, or community redevelopment agency may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of this part. ~~Except~~ In the case of a community

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436 redevelopment agency in existence on October 1, 2025, for which
437 the board of commissioners of the community redevelopment agency
438 is comprised as specified in s. 163.356(2), Florida Statutes
439 2024 governing body acting as the agency, as provided in s.
440 163.357, a notification of intention to accept such proposal
441 must be filed with the governing body not less than 30 days
442 prior to any such acceptance. Thereafter, the county,
443 municipality, or community redevelopment agency may execute such
444 contract in accordance with the provisions of subsection (1) and
445 deliver deeds, leases, and other instruments and take all steps
446 necessary to effectuate such contract.

447 Section 12. Paragraph (d) of subsection (1) of section
448 163.512, Florida Statutes, is amended to read:

449 163.512 Community redevelopment neighborhood improvement
450 districts; creation; advisory council; dissolution.—

451 (1) Upon the recommendation of the community redevelopment
452 agency and after a local planning ordinance has been adopted
453 authorizing the creation of community redevelopment neighborhood
454 improvement districts, the local governing body of a
455 municipality or county may create community redevelopment
456 neighborhood improvement districts by the enactment of a
457 separate ordinance for each district, which ordinance:

458 (d) Designates the community redevelopment board of
459 commissioners established pursuant to s. 163.356 ~~or s. 163.357~~
460 as the board of directors for the district.

461 Section 13. This act shall take effect July 1, 2025.

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Rules

BILL: CS/SB 1242

INTRODUCER: Rules Committee and Senator McClain

SUBJECT: Community Redevelopment Agencies

DATE: April 22, 2025

REVISED: _____

ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1. <u>Hackett</u>	<u>Fleming</u>	<u>CA</u>	Favorable
2. <u>Collazo</u>	<u>Cibula</u>	<u>JU</u>	Favorable
3. <u>Hackett</u>	<u>Yeatman</u>	<u>RC</u>	Fav/CS

Please see Section IX. for Additional Information:

COMMITTEE SUBSTITUTE - Substantial Changes

I. Summary:

CS/SB 1242 amends law related to community redevelopment agencies (CRAs), dependent special districts authorized by the Community Redevelopment Act of 1969 to finance the redevelopment of designated slums and blighted areas and to address shortages of affordable housing. Specifically, the bill:

- Amends the governing structure of CRAs such that, going forward, when a governing body of a county or municipality creates a community redevelopment agency the members of the governing body sit as members of the agency.
- Prohibits modification to a community redevelopment plan that expands the boundaries of the community redevelopment area or extends the time certain set forth in the redevelopment plan.
- Prohibits a CRA from expending funds on public areas of hotels, or sponsorship of concerts, festivals, holiday events, parades, or similar activities.
- Provides that a CRA will terminate when it reaches the time certain set forth for completing all redevelopment provided in the agency's charter, or as may have been extended by ordinance or resolution prior to May 1, 2025.

The bill takes effect July 1, 2025.

II. Present Situation:

Community Redevelopment Agencies

Generally

A community redevelopment agency (CRA) is a public entity that finances redevelopment within focused, geographic areas created under Florida Statutes.¹ The Community Redevelopment Act of 1969² authorizes a county or municipality to create a CRA as a means of redeveloping “slum” and “blighted areas” and addressing shortages of affordable housing.³

The Act defines a “slum area” as an area having “physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime” because there is a predominance of buildings or improvements in poor states of repair, and any one of the following factors is present:

- Inadequate ventilation, light, air, sanitation, or open spaces.
- High density of population, compared to the population density of adjacent areas within the county or municipality, and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code.
- The existence of conditions that endanger life or property from fire or other causes.⁴

The Act defines a “blighted area” as an area in which there are a substantial number of deteriorated or deteriorating structures that are endangering life or property or are leading to economic distress. Two or more of the following factors must also be present:

- A predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
- Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
- Unsanitary or unsafe conditions.
- Deterioration of site or other improvements.
- Inadequate and outdated building density patterns.
- Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
- Tax or special assessment delinquency exceeding the fair value of the land.
- Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
- Incidence of crime in the area higher than in the remainder of the county or municipality.
- Fire and emergency medical service calls to the area that are proportionately higher than in the remainder of the county or municipality.

¹ City of Brooksville, Fla., *Community Redevelopment Agency FAQs: What is a CRA?*, <https://www.cityofbrooksville.us/Faq.aspx?QID=88> (last visited Mar. 27, 2025).

² Chapter 69-305, Laws of Fla.; see also s. 163.330, F.S. (providing a short title for Part III, ch. 163, F.S.).

³ Sections 163.335(1), 163.355, and 163.356(1), F.S.

⁴ Section 163.340(7), F.S.

- A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
- Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
- Governmentally-owned property with adverse environmental conditions caused by a public or private entity.
- A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.⁵

However, an area may also be classified as blighted if only one of these factors is present and the taxing authorities having jurisdiction over the area all agree that the area is blighted, by interlocal agreement or by passage of a resolution by the governing bodies.⁶

Creation

Either a county or a municipal government may create a CRA. Before creating a CRA, a county or municipal government must adopt a resolution with a “finding of necessity.” This resolution must make legislative findings supported by data and analysis that the area to be included in the CRA’s jurisdiction is either a slum, blighted, or experiencing a shortage of affordable housing, and that redevelopment of the area is necessary to promote the public health, safety, morals, or welfare of residents.⁷

A CRA created by a county may only operate within the boundaries of a municipality when the municipality has concurred by resolution with the community redevelopment plan adopted by the county.⁸ A CRA created by a municipality may not include more than 80 percent of the municipality if it was created after July 1, 2006.⁹

As of March 31, 2025, there are more than 200 CRAs in Florida.¹⁰

Project Funding

CRA projects are funded by Tax Increment Financing (TIF) from each redevelopment area.

When a redevelopment area is established, the current assessed value of the property within the project area is designated as the base year value. TIF is a mechanism which captures a percentage of any new tax revenue generated within a redevelopment area. For example, if a CRA area is established in 2001, the [CRA] receives a percentage of any tax revenue greater than the amount of revenue captured in that base year. This percentage can range

⁵ Section 163.340(8), F.S.

⁶ *Id.*

⁷ Section 163.355, F.S.

⁸ Section 163.356(1), F.S.

⁹ Section 163.340(10), F.S.

¹⁰ See Dept. of Commerce, *Official List of Special Districts*, available at <https://www.floridajobs.org/community-planning-and-development/special-districts/special-district-accountability-program/official-list-of-special-districts> (last visited Mar. 12, 2025) (providing a way to download a PDF list of links to the office websites of all special districts in Florida, including CRAs).

between 50% and 95%. Currently, the CRA areas receive 95% of this increase as TIF funds to be used in the community redevelopment areas. TIF funds collected from a particular CRA area are invested back into that area only.¹¹

Community Redevelopment Plans

A community redevelopment plan must be in place before a CRA can engage in operations.¹² Each community redevelopment plan must provide a time certain for completing all redevelopment financed by increment revenues. The time certain must occur within 30 years after the fiscal year in which the plan is approved, adopted, or amended. However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.¹³

In terms of process, the county, municipality, the CRA itself, or any member of the public may propose a community redevelopment plan, and the CRA may choose which submitted plan it desires to use as its community redevelopment plan. The CRA must submit the plan to the local planning agency for review before the plan can be considered. The local planning agency must complete its review and issue written recommendations with respect to the conformity of the proposed community redevelopment plan to the CRA within 60 days after receipt.¹⁴

The CRA must submit the community redevelopment plan it recommends for approval, together with its written recommendations, to the governing body that created the CRA, as well as to each taxing authority that levies ad valorem taxes on taxable real property contained in the boundaries of the CRA.¹⁵ The local governing body that created the CRA must then hold a public hearing before the plan can be finally approved.¹⁶

To approve the plan, the local governing body must make certain findings as specified in statute.¹⁷ Ultimately, the community redevelopment plan must:

- Conform to the comprehensive plan for the county or municipality.
- Indicate intended:
 - Land acquisition, demolition, and removal of structures.
 - Redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area.
 - Zoning and planning changes, if any.
 - Land uses.
 - Maximum densities.
 - Building requirements.

¹¹ City of Brooksville, Fla., *Community Redevelopment Agency FAQs: How is a CRA funded?*, <https://www.cityofbrooksville.us/Faq.aspx?QID=88> (last visited Mar. 27, 2025).

¹² Section 163.360(9), F.S.

¹³ Section 163.362(10), F.S.

¹⁴ Section 163.360(4), F.S.

¹⁵ Section 163.360(5), F.S.

¹⁶ Section 163.360(6), F.S.

¹⁷ Section 163.360(7), F.S.

- Provide for the development of affordable housing in the area or state the reasons for not addressing the development of affordable housing in the plan.¹⁸

Sunsetting

In 2019, the Legislature amended the Act to increase accountability and transparency for CRAs and introduced a mechanism to have CRAs automatically declared inactive and terminated under certain circumstances.¹⁹ Under the amendments, a CRA is declared inactive if it has no revenue, expenditures, or debt for 6 consecutive fiscal years.²⁰

The 2019 legislation also created s. 163.3755, F.S., which provides that existing CRAs are terminated automatically at the earlier of the expiration date stated in the CRA's charter as of October 1, 2019, or on September 30, 2039. The governing board of the local government entity creating the CRA may prevent the termination of the CRA by majority vote.²¹

Since passage of the legislation, several CRAs have been extended by their local government entity. For example, the City of Fort Myers extended its CRA's termination date to September 30, 2050,²² and Miami-Dade County extended the North Miami CRA to July 13, 2044.²³

III. Effect of Proposed Changes:

Section 1 amends s. 163.356, F.S., related to the creating and governing structure of a community redevelopment agency. The bill provides that the alternate governing structure provided in current s. 163.357, F.S., replaces the current appointed board structure as the default for creating future agencies.

Under the bill, when the governing body of a county or municipality creates a community redevelopment agency the body will declare itself the agency, and the members of the governing body sit as members of the agency. A governing body that consists of five members may appoint two additional members to four year terms on the agency. The section removes statutory provisions related to the appointment of agency board members, preserving the ability of the agency to employ a director, technical experts, and other agents.

The amendments made to this section do not amend or require the amendment of the structure, membership, or bylaws of any preexisting agency.

Section 2 repeals s. 163.357, F.S., which contained the alternate governing structure subsumed into the previous section of law.

¹⁸ Section 163.360(2), F.S.

¹⁹ See generally ch. 2019-163, Laws of Fla.

²⁰ Chapter 2019-163, s. 7, Laws of Fla. (codifying s. 163.3756(2)(a), F.S.).

²¹ Chapter 2019-163, s. 6, Laws of Fla. (codifying s. 163.3755(1), F.S.).

²² City of Fort Myers, Resolution 2023-14, available at https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/1831495/CFM_Agenda_2023-14_Extension_of_CRA_from_Sept_2039_to_Sept_2050.pdf (last visited Mar. 27, 2025).

²³ Miami-Dade County, Resolution No. R-902-23, available at <https://www.miamidade.gov/govaction/legistarfiles/MinMatters/Y2023/232093min.pdf> (last visited Mar. 27, 2025).

Section 3 amends s. 163.361, F.S., to provide that a governing body may not adopt a modification to a community redevelopment plan that expands the boundaries of the community redevelopment area or extends the time certain set forth in the redevelopment plan. A redevelopment plan requires a time certain for completing all redevelopment financed by increment revenues, which must be set within either 30 or 40 years, depending on the age of the agency. Current law provides procedures for extending that time certain, and therefore extending the useful life of the agency itself, under certain circumstances; these provisions are stricken by the bill.

Section 4 amends s. 163.370, F.S., to provide that a community redevelopment agency may not expend funds on:

- Public areas of major hotels that are constructed in support of convention centers, including meeting rooms, banquet facilities; or
- Sponsorship, whether direct or indirect, of concerts, festivals, holiday events, parades, or similar activities.

Section 5 amends s. 163.3755, F.S., to simplify the statute relating to the termination of community redevelopment agencies. Under the bill, a community redevelopment agency will terminate when it reaches the time certain set forth for completing all redevelopment provided in the agency's charter, or as may have been extended by ordinance or resolution prior to May 1, 2025.

A community redevelopment agency with outstanding bonds as of October 1, 2025, that mature later will remain in existence until such bonds mature, and an agency may not extend the maturity date of any bonds beyond the agency's time certain for completing all redevelopment.

Sections 6-12 make conforming amendments to various statutes.

The bill takes effect July 1, 2025.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

None.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill substantially amends sections 163.356, 163.361, 163.370, 163.3755, 112.3143, 163.340, 163.346, 163.360, 163.367, 163.380, and 163.512 of the Florida Statutes.

The bill repeals section 163.357 of the Florida Statutes.

IX. Additional Information:

A. Committee Substitute – Statement of Substantial Changes:

(Summarizing differences between the Committee Substitute and the prior version of the bill.)

CS by Rules on April 21, 2025:

The committee substitute provides that:

- New community redevelopment agencies will use the governing structure where the local government's board sitting as the agency's board;
- Agencies may not be amended to expand their area of jurisdiction or to extend the time certain for completing projects;
- Agencies may not fund areas of hotels or sponsor, directly or indirectly, concerts, festivals, holiday events, parades; and
- Agencies will terminate on the time certain for completing projects established in their redevelopment plan, and may not extend bond maturity past this date.

The committee substitute also deletes statutory provisions related to the board of commissioners governing structure for community redevelopment agencies that will not be used going forward.

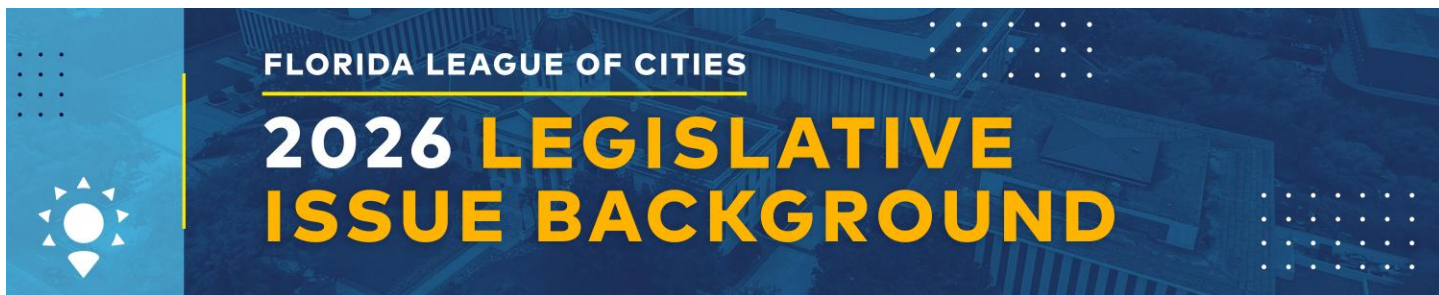
B. Amendments:

None.

This Senate Bill Analysis does not reflect the intent or official position of the bill's introducer or the Florida Senate.



Housing



Affordable Housing

Draft Statement:

The Florida League of Cities **SUPPORTS** legislation that fosters a collaborative approach balancing the urgent need to address Florida’s housing shortage with preserving the authority of local governments to manage growth consistent with each community’s character, capacity, and resources. Cities must retain the ability to decide where new housing is located to maintain their unique identity—without additional state preemptions or expanded administrative approval requirements that erode public participation and residents’ democratic ability to influence how their cities grow.

Background:

Florida’s housing shortage remains one of the most urgent and far-reaching challenges facing communities across the state. Cities are confronting rising land and construction costs, limited developable land, and record population growth—all while striving to maintain infrastructure capacity and preserve community character. However, state lawmakers continue to pursue top-down housing preemptions that often limit local flexibility to balance growth, affordability, and the ability to preserve each city’s unique identity.

The Live Local Act (2023–2025):

Originally enacted in 2023, the Live Local Act aimed to increase the supply of affordable and workforce housing through incentives, preemptions, and funding support. The law requires local governments to approve high-density multifamily developments in certain commercial, industrial, or mixed-use zones if a portion of the units are set aside for affordable housing. The Act was subsequently amended in 2024 and 2025 to further refine its land use, density, and implementation provisions.

In 2025, the Legislature enacted additional amendments to clarify and expand the Act’s provisions. Some of these revisions included:

- **Expanded Applicability:** Authorizes Live Local projects in “flexibly zoned areas” (including PUDs) permitted for commercial, industrial, or mixed-use development, without the need for a density transfer or amendment to a development of regional impact.
- **Height and Density Standards:** Prohibits local governments from limiting project height below the highest allowed (or allowed as of July 1, 2023) within one mile of the site; defines floor area ratio broadly to include floor lot ratio and lot coverage.
- **Historic Districts:** Allows height restrictions only for projects involving contributing structures within National Register historic districts, but not below the highest allowed within $\frac{3}{4}$ mile or three stories, whichever is greater.
- **Administrative Approval:** Requires Live Local projects that meet multifamily zoning and comprehensive plan standards to receive administrative approval without hearings or board action.

- **Parking and Mixed Use:** Mandates a 15% parking reduction for projects near transit and limits nonresidential use in mixed-use projects to 10% of total square footage.
- **Religious Property Development:** Allows—but does not require—local governments to permit affordable housing on parcels owned by religious institutions that contain a house of worship, with at least 10% of units affordable.
- **Moratorium Restrictions:** Prohibits building moratoria that delay Live Local projects, except for limited infrastructure or flooding concerns; such moratoria may last no more than 90 days every three years and must include a local housing needs assessment.
- **Litigation and Reporting:** Requires attorney fees (up to \$250,000) for prevailing parties in enforcement actions; mandates annual local reporting to DEO on approved Live Local projects beginning November 1, 2026.

Accessory Dwelling Units (SB 48 by Sen. Gaetz):

Senator Gaetz has filed **SB 48** (2026 Session), which would require that every local government adopt an ordinance by December 1, 2026, allowing accessory dwelling units (ADUs) in all areas zoned for single-family residential use. **SB 48** would:

- Require, rather than authorize, local governments to permit ADUs in single-family zones.
- Prohibit local governments from imposing owner-occupancy requirements or restricting ADUs rentals if rented for one month or longer.
- Prohibit local governments from requiring replacement parking when a garage or driveway is converted to an accessory dwelling unit.
- Require that ADUs providing affordable rental housing count toward a city's affordable housing component under its comprehensive plan.
- Clarify that property owners will not lose their homestead exemption due to the presence of a rented ADU, although the ADU portion of the property would be separately assessed and taxed.

Sadowski Coalition 2026 Priorities:

The Sadowski Housing Coalition represents cities, counties, housing advocates, and private-sector partners committed to preserving dedicated state funding for affordable housing. In 2026 the Coalition is calling for:

- Full funding of the SHIP and SAIL trust funds from documentary stamp revenues;
- \$150 million for the Live Local SAIL Program; and
- \$100 million for the Hometown Heroes homeownership program.

These initiatives remain Florida's primary tools for producing and preserving affordable housing.



Housing: Live Local Act

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Rules

BILL: CS/CS/SB 1730

INTRODUCER: Rules Committee, Community Affairs Committee and Senator Calatayud

SUBJECT: Affordable Housing

DATE: April 9, 2025

REVISED: _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	<u>Hackett</u>	<u>Fleming</u>	<u>CA</u>	Fav/CS
2.	<u>Hackett</u>	<u>Yeatman</u>	<u>RC</u>	Fav/CS

Please see Section IX. for Additional Information:

COMMITTEE SUBSTITUTE - Substantial Changes

I. Summary:

CS/CS/SB 1730 amends various provisions of the Live Local Act, passed during the 2023 Regular Session, related to the preemption of certain zoning and land use regulations to authorize affordable housing developments. Specifically, the bill:

- Clarifies the application of the zoning preemption by defining “commercial,” “industrial,” and “mixed-use zoning,” and providing that the preemption applies in areas such as planned unit developments with different zoning mechanics;
- Prohibits local governments from requiring amendments to developments of regional impact before allowing development;
- Prohibits local governments from requiring a certain amount of residential usage in mixed-use developments;
- Clarifies the nature of administrative approval of affordable housing developments;
- Requires local governments to reduce parking requirements, as opposed to considering such reduction;
- Provides for priority docketing and prevailing party attorneys’ fees in lawsuits brought under the Live Local Act; and
- Prohibits local governments from enforcing building moratoria that would have the effect of delaying the permitting or construction of affordable housing developments, except in certain circumstances.

Outside of the Live Local Act, the bill also:

- Amends the evacuation time for the Florida Keys area of critical state concern;
- Enacts a state policy related to public sector and hospital employer-sponsored housing; and

- Clarifies that the Fair Housing Act prohibits local governments from discriminating in land use decisions based on the nature of a development as affordable housing.

The bill takes effect July 1, 2025.

II. Present Situation:

Affordable Housing

One major goal at all levels of government is to ensure that citizens have access to affordable housing. Housing is considered affordable when it costs less than 30 percent of a family's gross income. A family paying more than 30 percent of its income for housing is considered "cost burdened," while those paying more than 50 percent are considered "extremely cost burdened."

What makes housing "affordable" is a decrease in monthly rent so that income eligible households can pay less for the housing than it would otherwise cost at "market rate."¹ Lower monthly rent payment is a result of affordable housing financing that comes with an enforceable agreement from the developer to restrict the rent that can be charged based on the size of the household and the number of bedrooms in the unit.² The financing of affordable housing is made possible through government programs such as the federal Low-Income Housing Tax Credit Program and the Florida's State Apartment Incentive Loan program.³

Resident eligibility for Florida's state and federally funded housing programs is typically governed by area median income (AMI) levels. These levels are published annually by the U.S. Department of Housing and Urban Development for every county and metropolitan area.⁴ Florida Statutes categorizes the levels of household income as follows:

- Extremely low income – households at or below 30% AMI;⁵
- Very low income – households at or below 50% AMI;⁶
- Low income – households at or below 80% AMI;⁷ and
- Moderate income – households at or below 120% AMI.⁸

Zoning and Land Use Preemption for Affordable Developments

The Growth Management Act requires every city and county to create and implement a comprehensive plan to guide future development.⁹ All development, both public and private, and

¹ The Florida Housing Coalition, *Affordable Housing in Florida*, p. 3, available at: <https://flhousing.org/wp-content/uploads/2022/07/Affordable-Housing-in-Florida.pdf> (last visited Mar. 26, 2025).

² *Id.*

³ *Id.*

⁴ U.S. Department of Housing and Urban Development, *Income Limits, Access Individual Income Limits Areas – Click Here for FY 2023 IL Documentation*, available at <https://www.huduser.gov/portal/datasets/il.html#2021> (last visited Mar. 26, 2025).

⁵ Section 420.0004(9), F.S.

⁶ Section 420.0004(17), F.S.

⁷ Section 420.0004(11), F.S.

⁸ Section 420.0004(12), F.S.

⁹ Section 163.3167(2), F.S.

all development orders¹⁰ approved by local governments must be consistent with the local government's comprehensive plan unless otherwise provided by law.¹¹ The Future Land Use Element in a comprehensive plan establishes a range of allowable uses and densities and intensities over large areas, and the specific use and intensities for specific parcels¹² within that range are decided by a more detailed, implementing zoning map.¹³

The Live Local Act (act)¹⁴ preempts certain county and municipal zoning and land use decisions to encourage development of affordable multifamily rental housing in targeted land use areas. Specifically, the act requires counties and municipalities to allow a multifamily or mixed-use residential¹⁵ rental development in any area zoned for commercial, industrial, or mixed-use if the development meets certain affordability requirements.¹⁶ To qualify, the proposed development must reserve 40 percent of the units for residents with incomes up to 120% AMI, for a period of at least 30 years.

Additionally, the local government may not restrict the density or floor area ratio of qualifying developments below the highest allowed density, or below 150 percent of the highest allowed floor area ratio, on land within its jurisdiction where residential development is allowed, and may not restrict the height below the highest currently allowed height for a commercial or residential development in its jurisdiction within 1 mile of the proposed development or 3 stories, whichever is higher. Further height restrictions apply where a proposed development is adjacent to single family residential development.

An application for a development must be administratively approved and no further action is required from the governing body of the local government if the development satisfies the local government's land development regulations for multifamily in areas zoned for such use and is otherwise consistent with the jurisdiction's comprehensive plan.

A local government must consider reducing parking requirements for these developments if they are located within one-half mile of a major transit stop, as such term is the local government's land development code, and the major transit stop is accessible from the development. Additionally, a local government must reduce parking requirements by at least 20 percent if the development is located within one-half mile of a major transportation hub that is accessible from the proposed development and has available parking within 600 feet of the proposed

¹⁰ "Development order" means any order granting, denying, or granting with conditions an application for a development permit. See s. 163.3164(15), F.S. "Development permit" includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land. See s. 163.3164(16), F.S.

¹¹ Section 163.3194(3), F.S.

¹² When local governments make changes to their zoning regulations or comprehensive plans some structures may no longer be in compliance with the newly approved zoning and may be deemed a "nonconforming use." A nonconforming use or structure is one in which the use or structure was legally permitted prior to a change in the law, and the change in law would no longer permit the re-establishment of such structure or use.

¹³ Richard Grosso, A Guide to Development Order "Consistency" Challenges Under Florida Statutes Section 163.3215, 34 J. Envtl. L. & Litig. 129, 154 (2019) citing Brevard Cty. v. Snyder, 627 So. 2d 469, 475 (Fla. 1993).

¹⁴ The "Live Local Act", Ch. 2023-17, Laws of Fla., made various changes to affordable housing related programs and policies at the state and local levels, including zoning and land use preemptions favoring affordable housing, funding for state affordable housing programs, and tax provisions intended to incentivize affordable housing development.

¹⁵ For mixed-use residential, at least 65 percent of the total square footage must be used for residential purposes.

¹⁶ See ss. 125.01055(7) and 166.04151(7), F.S., this analysis section.

development (i.e., on-street parking, parking lots, or parking garages). Finally, as it relates to parking, a local government must eliminate parking requirements for a proposed mixed-use residential development within an area recognized by the local government as a transit-oriented development or area.

These zoning and land use provisions do not apply to recreational and commercial working waterfronts in industrial areas, and only mixed-use residential developments must be authorized under these provisions in areas where commercial or industrial capacity is exceptionally limited.

The act specifically requires that except as otherwise provided in the act, a qualifying development must comply with all applicable state and local laws and regulations.

These provisions are effective until October 1, 2033.

Priority Docketing

The Florida Rules of Judicial Administration govern the ways a judge controls a case in terms of timing and docketing. Some cases that come before a court are deemed priority cases, either directly in statute, in rule of procedure, or case law. Every judge has a duty to expedite priority cases to the extent reasonably possible.¹⁷ For these cases judges are tasked with implementing docket control policies necessary to advance the case and ensure prompt resolution.¹⁸ Docket control policies include setting deadlines for phases of the case, giving priority to hearings required to advance the case, and advancing the trial setting. A party in a priority status case may file a notice of priority status, and has recourse if they believe the case has not been appropriately advanced on the docket or received priority in scheduling.¹⁹

Florida Keys Area of Critical State Concern

In 1975, the Florida Keys were designated as an area of critical state concern. The designation includes the municipalities of Islamorada, Marathon, Layton and Key Colony Beach, and unincorporated Monroe County.²⁰ State, regional, and local governments in the Florida Keys Area of Critical State Concern are required to coordinate development plans and conduct programs and activities consistent with principles for guiding development. Principles include protecting the environmental resources, historical heritage, and water quality of the Florida Keys.²¹

A land development regulation or element of a local comprehensive plan in the Florida Keys Area may be enacted, amended, or rescinded by a local government, but such actions must be approved by the Florida Department of Commerce (“Commerce”).²² Amendments to local comprehensive plans must also be reviewed for compliance with several requirements:

¹⁷ Fla. R. Jud. Admin. 2.215(g).

¹⁸ Fla. R. Jud. Admin. 2.545(b).

¹⁹ Fla. R. Jud. Admin. 2.545(c).

²⁰ The City of Key West functions as a separate area of critical state concern, called the City of Key West Area of Critical State Concern, with similar restrictions. Section 380.0552, F.S.; *2020 Florida Keys Area of Critical State Concern Annual Report* available at https://floridajobs.org/docs/default-source/2015-community-development/community-planning/2015-cnty-plan-acsc/2020keysacscannualreport.pdf?sfvrsn=51c94eb0_2 (last visited Mar. 26, 2025).

²¹ For a full list of required considerations, see s. 380.0552(7), F.S.

²² Section 380.0552(9)(a), F.S.

construction schedules, financing plans and compliance with construction standards for wastewater treatment and disposal facilities, and protection of public safety with maintenance of hurricane evacuation clearance time with standards developed by a hurricane evacuation study conducted under professionally accepted methodology.

Hurricane Evacuation Clearance Standards in the Florida Keys

The Florida Keys Area Protection Act²³ provides, in part, that comprehensive plan amendments within the covered area, which includes the majority of Monroe County, must comply with “goals, objectives and policies to protect public safety and welfare in the event of a natural disaster by maintaining a hurricane evacuation clearance time for permanent residents of no more than 24 hours.” The hurricane evacuation clearance time must be determined by a hurricane evacuation study conducted in accordance with a professionally accepted methodology and approved by Commerce.²⁴

Affordable Housing Financing and Employer-Sponsored Housing Policy

Housing credits are a financial instrument, tax credits, issued through the Low Income Housing Tax Credit program.²⁵ After being allocated a certain amount of tax credits by the federal government based on population and need, the Florida Housing Finance Corporation allocates the funding to affordable housing developers. There are two types of credits:

- 9 percent credits, which are more valuable and limited. These are competitively bid for and can typically fund two-thirds of a development’s total cost; and
- 4 percent credits, which are not limited and considered “non-competitive.” These typically fund one third of a development’s total cost.

The Federal Internal Revenue Service provides requirements for developments that can qualify as low-income housing for the purpose of administering certain financing such as these tax credits.²⁶ One requirement is that, in general, a project be available for general public use. Exceptions to this requirement permit occupancy restrictions or preferences that favor tenants:²⁷

- With special needs;
- Who are members of a specified group under a federal or state program or policy that supports housing for such group; or
- Who are involved in artistic or literary activities.

Fair Housing

The Florida Fair Housing Act²⁸ prohibits discrimination in housing-related activities, including the sale, rental, and financing of housing. The law protects individuals from discrimination based on race, color, national origin, sex, disability, familial status, or religion. The law also specifically prohibits local governments from discriminatory practices in land use decisions and

²³ Section 380.0552, F.S.

²⁴ Section 380.0552(9)(a)2., F.S.

²⁵ Florida Housing Finance Corporation, *Housing Credits*, available at <https://www.floridahousing.org/programs/developers-multifamily-programs/low-income-housing-tax-credits> (last visited Mar. 26, 2025).

²⁶ I.R.C. 42(g).

²⁷ I.R.C. 42(g)(9).

²⁸ Sections 760.20-760.37, F.S.

development permitting, including discrimination based on the source of financing of a development, except as otherwise provided by law.²⁹ The Act is enforced by the Florida Commission on Human Relations, which investigates complaints and can seek legal remedies for violations.

III. Effect of Proposed Changes:

Sections 1 and 2 amend ss. 125.01055 and 166.04151, F.S., related to the administrative approval of certain affordable housing developments under the Live Local Act. The amendments are organized below.

Application, Definitions, and Clarity

The bill amends several areas to more clearly define what areas are subject to the provisions of each statute's subsection 7, requiring the authorization of certain affordable housing developments. In an attempt to clarify applicability where traditional zoning is not utilized on a local level, the bill provides that the provisions apply in portions of any flexibly zoned areas such as a planned unit development permitted for commercial, industrial, or mixed use.

The bill further provides definitions for "commercial use," "industrial use," and "mixed use." Each definition is intended to function only for the purposes of the section and meant to apply regardless of the local regulation's categorization.

- "Commercial use" is defined as activities associated with the sale, rental, or distribution of products or the performance of services related thereto. The bill provides examples, and provides that accessory, ancillary, incidental, or temporary commercial uses are not enough to make a parcel zoned for commercial use for the purposes of the section. The term does not include home based businesses, vacation rentals, or cottage food operations undertaken on residential property. Additionally, recreational use, such as golf courses and tennis courts, within residential areas are not considered commercial use.
- "Industrial use" is defined as activities associated with the manufacture, assembly, processing, or storage of products or the performance of services related thereto. The bill provides examples and contains the same caveats as under commercial use, including the exclusion of recreational areas.
- "Mixed use" is defined as any use that combines multiple types of approved land uses from at least two of the residential, commercial, and industrial categories. The bill contains the same caveats as above, including the exclusion of recreational areas.

Amendments to Preemptive Provisions

The bill also amends certain functions of the required administrative approval process and parameters for the scope of the preemption. The bill clarifies on administrative approval that the action must occur without further action by the governing body of the local government or any quasi-judicial or administrative board or reviewing body.

The bill further provides that, pursuant to administrative approval, a local government may not require a proposed multifamily development to obtain a transfer of density or development units,

²⁹ Section 760.26, F.S.

or an amendment to a development or regional impact. Additionally, a local government may not require that more than 10 percent of the total square footage of a proposed mixed-use residential project be used for nonresidential purposes.

The preemption is amended to say that a county may not restrict the height, density, or floor area ratio of a proposed development below the highest currently allowed, or allowed on July 1, 2023, for a commercial or residential building located in its jurisdiction (for height, within 1 mile as currently provided). The provision of law restricting approved development height for proposed development adjacent to single-family residential use is similarly amended to be allow the highest allowed on July 1, 2023, but tempered not to exceed 10 stories.

For a proposed development within a municipality within an area of critical state concern, the bill provides that the term “story” includes only the habitable space above the base flood elevation as designated in the most current Flood Insurance Rate Map, and that a story may not exceed 10 feet in height between finished floors. The highest story in such a development may not exceed 10 feet from finished floor to the top plate.

The bill clarifies the density provision by defining “allowable density” to mean the density prescribed for the property without additional requirements to procure and transfer density units or development units from other properties.

The parking preemption is amended to require a local government, upon request by the applicant, to reduce parking requirements for a proposed development by 20 percent if the proposed development meets any of the criteria considered for parking reduction currently provided by law. Current law requires the local government to *consider* reducing parking requirements.

Exempt areas, which currently include only airport-impacted areas and commercial working waterfronts, are expanded to include the Wekiva Study Area³⁰ and the Everglades Protection Area.³¹

Counties are further permitted, but not required, to allow an adjacent parcel of land to be included within a proposed multifamily development authorized under the Live Local Act preemption, notwithstanding any other law or local ordinance or regulation to the contrary.

Civil Actions Under the Act

The bill contains several provisions related to litigation arising from this subsection of law. The bill provides that a court shall give any civil action filed against a local government for a violation priority over other pending cases and render a preliminary or final decision as expeditiously as possible. Further, the bill provides that the court must assess and award reasonable attorney fees and costs, not exceeding \$200,000, to a prevailing party in such an action. Attorney fees incurred to determine an award of fees and costs are not recoverable.

³⁰ See s. 369.316, F.S. The Wekiva Study Area includes portions of Lake, Orange, and Seminole Counties.

³¹ See s. 373.4592(2), F.S.

Moratoria

The bill creates a new subsection of ss. 125.01055 and 166.04151, F.S., to preempt local governments from enforcing building moratoria that have the effect of delaying the permitting or construction of a development under subsection (7).

As an exception, a local government may impose or enforce such a moratorium by ordinance for no more than 90 days in any 3-year period after preparing, publishing, and presenting an assessment of the locality's need for affordable housing.

The bill provides that, in a civil action filed against a local government under the subsection on moratoria, the court must assess and award reasonable attorney fees and costs, not exceeding \$200,000, to a prevailing party in such an action. Attorney fees incurred to determine an award of fees and costs are not recoverable.

The prohibition on moratoria does not apply to a moratorium imposed due to unavailability of public facilities or services, or imposed to address storm- or flood-water management, provided such moratorium applies equally to all types of multifamily or mixed use residential development.

Section 3 provides that an applicant for a proposed development authorized under ss. 125.01055(7) or 166.04151(7), F.S., who submitted documentation before July 1, 2025, may proceed under the provisions of law as they existed at the time of submission, or notify the local government of their intent to revise their submission to account for the changes made by the bill.

Section 4 amends s. 380.0552, F.S., to amend the hurricane evacuation clearance time which subject local governments must base comprehensive planning around from twenty-four to twenty-six hours. **Section 5** provides that the intent of the Legislature in this amendment is to accommodate the building of additional developments to ameliorate the acute affordable housing and building permit allocation shortage. The Legislature thereby intends that local governments manage growth authorized by the amendment with a focus on long-term stability and affordable housing for the local workforce.

Section 6 creates s. 420.5098, F.S., to institute a state housing policy on public sector and hospital employer-sponsored housing. The bill provides that it is the policy of the state to support housing for employees of hospitals, health care facilities, and governmental entities and to allow developers using low-income housing tax credits and other sources of funding to create a preference for housing for such employees. However, such preference must conform with the requirements provided under federal law.

Section 7 amends s. 760.26, F.S., to provide that it is unlawful to discriminate in land use decisions or in the permitting of development based on the nature of a development or proposed development as affordable housing, except as otherwise provided by law.

The bill takes effect July 1, 2025.

IV. Constitutional Issues:**A. Municipality/County Mandates Restrictions:**

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None.

V. Fiscal Impact Statement:**A. Tax/Fee Issues:**

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

None.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill substantially amends the following sections of the Florida Statutes: 125.01055, 166.04151, 380.0552, and 760.26.

The bill creates an undesignated section of Florida law.

This bill creates the following section of the Florida Statutes: 420.5098.

IX. Additional Information:

- A. **Committee Substitute – Statement of Substantial Changes:**
(Summarizing differences between the Committee Substitute and the prior version of the bill.)

CS/CS by Rules on April 8, 2025:

The committee substitute:

- Defines “story,” as it pertains to the application of the height entitlement in the Florida Keys, to include only the habitable space above the base flood elevation, and limits the height of each story to 10 feet;
- Clarifies that “allowable density” means the density prescribed for the property without additional requirements to procure and transfer density units or development units from other properties;
- Clarifies that “commercial use,” in terms of the land use preemption, includes hotels and excludes vacation rentals; and
- Changes terminology from “enact” to “enforce” on the prohibition on Live Local moratoria.

CS by Community Affairs on March 31, 2025:

The committee substitute revises sections of the bill related to the preemption of certain zoning and land use regulations under the Live Local Act, specifically:

- Removes a prohibition on requiring amendments to development agreements and restrictive covenants;
- Provides that the authorized height for a proposed development may use the density or floor area ratio allowed on July 1, 2023;
- Provides a cap of 10 stories for developments adjacent to residential development;
- Clarifies parking reduction requirements;
- Provides exceptions for the Wekiva Study Area and the Everglades Protection Area;
- Revises attorney fee provisions to favor the prevailing party, rather than plaintiff; removes reference to damages;
- Increases maximum attorney fee award from \$100,000 to \$200,000
- Clarifies zoning definitions; and
- Provides that a local government may, but is not required to, permit development on adjacent properties to proposed developments authorized under the Live Local Act.

- B. **Amendments:**

None.

FLC – Bill Summary for CS/CS/SB 1730

CS/CS/SB 1730 (2025) by Calatayud was adopted by the Legislature and signed into law by the Governor. The bill revises the land use policy provisions within the Live Local Act, subsections 125.01055(7) and 166.04151(7), Florida Statutes. It also amends the optional municipal and county affordable housing provisions of sections 125.01055(6) and 166.01055(6), Florida Statutes.

The bill authorizes, but does not require, a municipality or county to authorize an affordable housing development on any parcel, including any contiguous parcel, owned by a religious institution and containing a house of worship, regardless of the underlying zoning. At least 10% of the units of such development must be affordable.

The bill includes “any flexibly-zoned area” permitted for commercial, industrial, or mixed-use (such as a planned unit development) in the list of zoning categories in which a Live Local Act project may be located. Specifically, it authorizes a Live Local Act project in portions of such areas that are permitted for commercial, industrial, or mixed-use. The bill specifies that a local government may not require a Live Local Act project to obtain a density transfer or amendment to a development of regional impact. In addition, it prohibits a local government from requiring more than 10% of the total square footage of mixed-use residential projects to be used for non-residential purposes.

The bill specifies that a local government may not restrict the height of a proposed Live Local Act project below the highest currently allowed or allowed on July 1, 2023, for a building located within one mile of the project. The bill also adds the date of July 1, 2023, to the density and floor area ratio provisions in current law. It specifies the term “floor area ratio” includes floor lot ratio and lot coverage.

The bill also addresses proposed developments on parcels with a contributing structure or building within a historic district listed in the National Register of Historic Places before January 2000, or on parcels with a structure or building individually listed in the National Register. For such developments, the bill authorizes a county or municipality to restrict the height of a proposed development to the highest currently allowed, or allowed on July 1, 2023, height for a commercial or residential building located in its jurisdiction within $\frac{3}{4}$ mile of the proposed development, or 3 stories, whichever is higher. The term “highest currently allowed” in this paragraph includes the maximum height allowed for any building in a zoning district, irrespective of any conditions. A county or municipality must administratively approve the demolition of an existing structure associated with such a development if the proposed demolition otherwise complies with all state and local regulations. If the proposed development is on a parcel with a contributing structure or

building or is on a parcel with a structure or building individually listed as described above, the county or municipality may administratively require the proposed development comply with local regulations relating to architectural design, provided it does not affect height, floor area ratio, or density of the proposed development.

The bill specifies that Live Local Act projects are subject to administrative approval by a local government, without further action required by the governing body or any quasi-judicial or administrative board or reviewing body, if the development satisfies the local government's land development regulations for multifamily uses and is consistent with the comprehensive plan.

If requested by an applicant, a local government must reduce parking requirements by at least 15% if the project is within $\frac{1}{4}$ mile of a transit stop, within $\frac{1}{2}$ mile of a major transit hub, and parking is available within 600 feet of the project. The bill authorizes a local government to permit an adjacent parcel of land to be included within a proposed multifamily development authorized under the Live Local Act. It excludes the Wekiva Study Area and the Everglades Protection Area from the Live Local Act.

The bill directs courts to give priority to civil actions filed against a local government for violation of subsections 125.01055(7) or 166.04151(7) and specifies that fees and costs must be awarded to a prevailing party in such action, not to exceed \$250,000. It defines the terms "commercial use," "industrial use," and "mixed-use." It excludes homebased businesses, cottage food operations, and vacation rentals from the definition of "commercial." It also excludes from the definitions of "commercial," "industrial," and "mixed-use" uses that are accessory, temporary, ancillary, or incidental to the allowable uses. Also excluded from these definitions are recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use.

The bill prohibits a municipality or county from imposing a building moratorium that has the effect of delaying the permitting or construction of a Live Local Act project, except as specified. It authorizes a local government to impose such a moratorium by ordinance for no more than 90 days in any three-year period. Before adopting such a moratorium, the local government must prepare an assessment of the governmental entity's need for affordable housing. The assessment must be posted on the local government's website and included in the local government's business impact estimate for the moratorium ordinance. It requires a court to award attorney fees and costs to a prevailing party, not to exceed \$250,000, in an action brought for a violation of the moratorium requirements. The bill exempts moratoria imposed to address flooding, stormwater management, necessary

repair of sanitary sewer, or unavailability of potable water if such moratoria apply equally to all types of multifamily or mixed-use residential development.

Beginning November 1, 2026, the bill requires municipalities and counties to provide an annual report to the Department of Economic Opportunity that includes the following for the previous fiscal year: a summary of any litigation involving the Live Local Act; a list of Live Local projects approved or proposed (including size, density, intensity, number of units, number of affordable units and associated household income). The Department must submit the aggregated reported information to the Governor and Legislature annually.

The bill authorizes an applicant for a proposed development with an application submitted prior to July 1, 2025, to notify the county or municipality of its intent to proceed under the Live Local Act as it existed at the time of application or its intent to submit a revised application to proceed under the Live Local Act as revised by the bill.

The bill creates section 420.5098, Florida Statutes, to establish legislative intent to support the development of affordable workforce housing for employees of hospitals, health care facilities, and governmental entities, using federal low-income housing tax credits, local or state funds, or other sources of funding to create a preference for housing for such employees.



The Continued Evolution of the Live Local Act Section 166.04151(7), Florida Statutes

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Presented to Florida Municipal Attorneys'
Association
July 2025

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▶ Affordable Housing Policy Context

- Unquestionably a key policy priority for Florida and for US, now and for decades.
- For at least the past 50 years, it has been clear that money is the key issue. The value of land and the cost of production are primary barriers. Funding sources and tax incentives directly address that problem.
- Florida was a leader nationally in addressing the issue. Florida Legislature squandered that lead by spending a decade raiding the Sadowski Trust Fund to fund general government and avoid raising revenue. Losing \$2 billion from the affordable housing finance world had real consequences.
- Live Local Act was their effort to repair the damage.

2

Policy Issues With Live Local Act

- A sea of residential development generally does not pay for itself. Local governments that already provide appropriate opportunities for multifamily/mixed use housing should not see their regulatory foresight rewarded with preemptions that allow housing to undermine their fiscal viability by consuming key parcels available for jobs, industry and commerce.
- Loss of home rule power to protect and shape local identity – Undermines vision
- Impact on coastal cities:
 - Increasing permanent density on barrier island, which violates decades-old state policy
 - Area is prone to flooding and highly vulnerable to the rising seas and storm surge driven by climate change
 - Reaches gridlock in season already - Affects evacuation time.

3

Last Year's Lessons Learned?

- Underwhelming impact of the preemptions in actually delivering affordable housing.
- LLA Development is being used to leverage upzoning in situations where LLA Development may not make much sense. Highest value land, highest cost of development.
- There may be good independent reasons not to allow Live Local projects in the specified zoning districts.
 - Undermining industrial and economic development policy. Fiscal sustainability of bedroom communities.
 - In coastal areas, placing new permanent residential density on the barrier island in harm's way.
 - Undermines planning for where greater density and mixed use is appropriate.

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Lessons Learned? Florida Housing Coalition

Scoring Live Local - Introduction

Common concerns about the LLA Land Use Mandate

Concern	For LLA Argument	Against LLA Argument
The LLA could place affordable housing where people should not live (i.e. near heavy industrial, food deserts, places with high transit costs, etc.)	- The market will self-regulate and keep housing out of heavy industrial/less desirable areas - Concurrency controls & affordable housing funding requirements (if public subsidy is sought) can still be used	- Local gov't is limited from imposing safeguards to keep affordable housing out of "undesirable" locations - No public hearings for housing to be placed where housing was not allowed previously
The LLA reduces land available for "jobs"	- It wasn't "job land" to begin with. If a commercial or industrial site was undeveloped for an extended time and it becomes a productive use (housing), that's good! - Housing brings retail and other amenities – aka more jobs - Consider the 20% rule – mixed use requirement	Local gov't zoned land commercial and industrial for a reason!
Income targeting of 120% AMI is too high for certain communities	- Filtering – more rental housing for the 120% AMI band means more affordable housing to incomes below 120% AMI housing is workforce housing	Greatest needs for affordable housing are at 80% AMI and below

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Lessons Learned? Florida Housing Coalition

- Scoring Live Local's main research question: Is the Live Local Act's land use mandate being used in areas that are suitable for affordable housing? March 2025 snapshot of known sites seeking to use LLA
- As of March 2025, proposals using the land use provision of the Live Local Act have resulted in:
 - ~ 31,691 total proposed units
 - ~ 106 proposed multifamily and mixed-use developments
 - ~ 84 commercially zoned properties (roughly 80% of all proposals)
 - ~ 13 industrially zoned properties
 - ~ 9 mixed-use zoned properties
 - ~ 3 PUDs/PDs
 - Most of these proposals would serve 40% @ 120% AMI

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Lessons Learned? Florida Housing Coalition

These jurisdictions have seen the highest levels of utilization:

1. City of Miami (29 proposals)
2. Miami-Dade County (13 proposals)
3. Miami Beach (10 proposals)
4. Hillsborough County (7 proposals)
5. Fort Lauderdale (5 proposals)
6. Cape Coral, Orlando, Osceola (tied w/ 3 proposals each)

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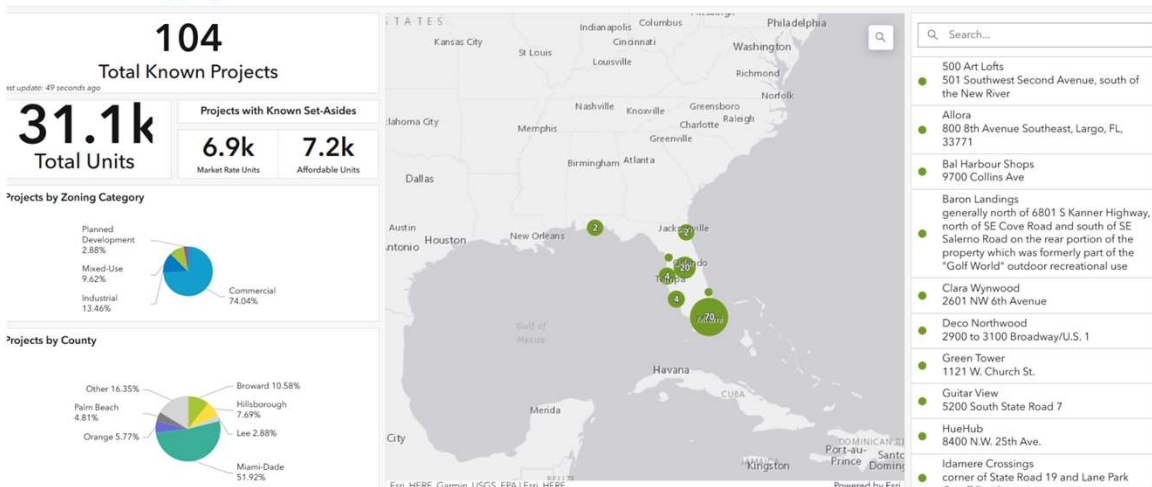
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Lessons Learned? Florida Housing Coalition

<https://flhousingc.maps.arcgis.com/apps/dashboards/3d8c36553af44db1aae3b32a7b8a6f81>

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Live Local Act Mapping Dashboard



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Lessons Learned? Florida Housing Coalition

Base project access/buffer analysis:

Projects are generally close to amenities AND industrial uses

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Amenity/Disamenity	Standard for “Base” Good Proximity (Amenities) or Buffering (Disamenities) in Miles ¹	Project Distance in Miles		Count of Projects Meeting Good Proximity/ Buffering Standards ¹	Share of Projects Meeting Good Proximity/ Buffering Standards ¹
		Mean	Median		
Amenity					
Transit	0.5	0.8	0.1	68	76%
Hospital	10	3.6	2.3	82	92%
Local Parks	5	1.8	0.9	82	92%
Primary Schools	5	0.7	0.5	89	100%
Secondary Schools	10	0.9	0.7	89	100%
K-12 Schools	10	1.3	0.9	88	99%
Grocery	5	1.0	0.7	87	98%
Retail/Services	5	0.1	0.1	89	100%
State/Federal Parks	10	10.5	11.3	35	39%
Disamenity					
100-Year Flood Zones	Outside of Zones	N/A	N/A	63	71%
Industrial	0.25	0.26	0.15	26	29%
Other Undesirable Areas	0.25	7.84	9.89	85	96%

¹ For amenities where it is desirable for housing to be nearby, this standard is used in this table to show projects within distances listed. For disamenities where it is desirable to have a buffer from housing, this standard is used in this table to show projects outside of distances listed.

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Lessons Learned? Florida Housing Coalition

Top and bottom 5 project score breakdowns:

Widespread, exceptional proximity to amenities boosts top scores

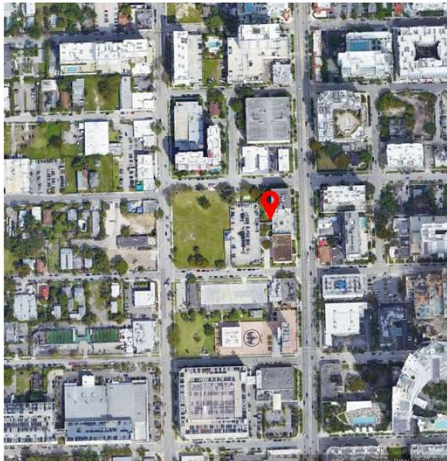
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Rank	1st	2nd	3rd	4th	5th	85th	86th	87th	88th	89th
Transit	1	1	1	1	1	0	1	0	0	0
Hospital	2	2	2	2	2	1	0	0	2	2
Local Parks	2	1	2	2	1	0	0	1	0	1
Primary Schools	1	1	1	1	1	0.5	0.5	0.5	0.5	1
Secondary Schools	1	1	1	1	1	1	1	1	1	1
K-12 Schools	2	2	2	2	2	2	1	2	2	0
Grocery	2	2	1	2	2	1	1	1	0	0
Retail/Services	2	2	2	2	2	2	2	1	1	1
Job Score	0.862	0.004	0.002	0.057	0.019	0.003	0.013	0.003	0.003	0.003
State/Federal Parks	0	0.25	0.25	0	0	0.25	0	0.25	0	0
100-Year Flood Zones	0	0	0	0	0	0	0	0	0	-2
Industrial/Other Undesirable Areas	-3	-2	-2	-3	-2	-3	-2	-3	-3	-2
Total Score	10.862	10.254	10.252	10.057	10.019	4.753	4.513	3.753	3.503	2.003

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Lessons Learned? Florida Housing Coalition

Project ranked #1



Images source: Google Maps

Distance to Nearest Amenity/Disamenity (miles) – Comprehensive Score Input

Transit	0.06
Hospital	1.08
Local Parks	0.26
Primary Schools	0.24
Secondary Schools	0.41
K-12 Schools	0.59
Grocery	0.27
Retail/Services	0.06
State/Federal Parks	12.06
Industrial	0.07
Other Undesirable Areas	12.39
Outside 100-Year Flood Zones	

Example Specific Commercial and Industrial Uses Nearby – Google Review

Retail/Services: bakery, urgent care, office supply store, furniture outlet, loan agency, delivery management service, restaurant, preschool

Industrial: software company, self-storage, boat/car dealer, auto repair, granite supplier, Amazon sorting center

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Lessons Learned? Florida Housing Coalition

Project ranked #88



Images source: Google Maps

Distance to Nearest Amenity/Disamenity (miles) – Comprehensive Score Input

Transit	3.95
Hospital	4.24
Local Parks	7.49
Primary Schools	2.29
Secondary Schools	2.74
K-12 Schools	2.09
Grocery	12.05
Retail/Services	1.29
State/Federal Parks	12.31
Industrial	0.13
Other Undesirable Areas	0.70
Outside 100-Year Flood Zones	

Example Specific Commercial and Industrial Uses Nearby – Google Review

Retail/Services: Lawn mower store

Industrial: Self-storage, auto body shop, boat/RV storage, garage door supplier

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Lessons Learned? Florida Housing Coalition

Policy Takeaways

- A **large majority** of Live Local land use mandate sites are in places suitable for housing.
 - However, there are a few sites that are far from transit, close to heavy industrial uses, away from grocery stores, away from schools, etc. . .
 - Live Local may just need tweaks regarding housing suitability near disamenities rather than full-scale changes to ensure housing is located in appropriate places.
- Outside of Miami-Dade County (who has seen 51% of all tracked projects), local governments are seeing modest use of the LLA tool – broadly speaking, **the Live Local land use mandate is not overtaking “job land”**
- Not all industrial uses are the same – policies aimed at housing suitability in commercial and industrial areas should be focused on **health outcomes**

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Lessons Learned? Florida Housing Coalition

More on Nearby Industrial Uses

Additional observations

- Google review of nearby industrial sites indicates few large/heavy industrial uses that would likely negatively impact health of potential nearby residents.
- Much seeming turnover in certain cases of nearby industrial uses to non-industrial indicates potential usefulness of Live Local Act to build attainable homes on these sites.
- Homes already exist near proposed development sites in the case studies.

Further research

- Do “light industrial” and “warehouse” categories encompass similar specific uses across different jurisdictions/contexts?
- What definitions/additional standards are in place where these uses are mixed with residential to ensure successful mixing of uses?
- What is the basis for limitations to mixing industrial uses with residential (e.g., health, placemaking, aesthetics, balance of use mix, etc.)?

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Lessons Learned? Florida Housing Coalition

Improving Live Local – housing suitability

- Exclude properties (or at minimum, prohibit administrative approval) within a certain buffer to active, **heavy industrial** uses.
 - The definition of “heavy industrial” could expressly list active uses deemed not suitable for people to live near (CA AB 2011 model)
 - Buffer possibilities: adjacent to, within ¼ mile of, etc. . .
- Additional **objective criteria** for properties located in an area at **high risk of flooding**.
- Consider a **public health impact assessment** for sites in close proximity to an active heavy industrial use (Maryland HB 538 model).
 - Require objective criteria related to **health** and a finding that the project will not pose a substantial risk to the health and safety of future residents

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Lessons Learned? Florida Housing Coalition

Improving Live Local – affordability and local control

- Provide option to serve lower income households (i.e. allow builders to use the tool if they dedicate only 20% of the properties as affordable housing for households at or below 80% AMI)
- Consider allowing local governments to exclude up to ten percent (or other decided percentage) of commercial or industrial land from the Live Local land use mandate (AZ model)

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Lessons Learned?

Actual Housing Development?

- Per Housing Coalition, half of the projects and the top three jurisdictions in the state are in Miami-Dade County
 - Workforce (80-120% AMI) shortage – 17,000 units
 - Low income (<80% AMI) shortage – 90,000 units
- 7/13/25 Miami Herald: **Only ONE project has broken ground** (on June 6) in Miami-Dade County

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Lessons Learned?

Actual Housing Development?

- 7/13/25 Miami Herald: **Only ONE project has broken ground** (on June 6) in Miami-Dade County
 - 112-unit Beacon Hill at Princeton, just north of Homestead
 - Beacon Hill does low income/Section 8 housing, but switched to workforce to get LLA sales and property tax breaks and expedited approval process for this project
 - Follows the zoning
 - 3-story garden apartment workforce project at near market rent: \$1700-\$1900/mo. 1 br; \$2100-\$2300/mo. 2 br; max income \$114,000
 - Quoting developers attorney: Developers finally realizing large scale projects may be infeasible with high interest rates and high costs for land, construction and insurance. Actual affordable projects benefitting from the tax exemptions and public financing or land.

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Live Local and the 2025 Legislative Session

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Zoning and Land Use Issues Under Live Local Act

Background: Areas “Zoned for” Use? Accessory Use?

Informal 2023 AGO to Dania Beach:

- Only applies to districts that are specifically for these purposes. Does not apply to other districts that might also allow commercial, industrial or mixed. “Zoned for” = zoning district, not a single use
 - 2024 effort to override the AGO (apply to any zoning district that allows any of these uses) was unsuccessful

Informal 2024 AGO to Rep. Lopez re Orlando MXD-2:

- Affirms Dania opinion. Suggests that the context indicates that mixed use means industrial or commercial with residential. Consider title and location of district, along with relevant plan and code provisions. Changes to evade LLA can be identified by zoning history and these factors.

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Zoning and Land Use Issues Under Live Local Act

• Informal 2023 AGO to Dania Beach:

On behalf of the City of Dania Beach, Florida (“City”), you asked for an opinion addressing substantially the following rephrased question:

As used in the Committee Substitute to Senate Bill 102 (the “Live Local Act”), does the phrase “area zoned for commercial, industrial, or mixed use” refer to land located in zoning districts having a “commercial,” an “industrial,” or a “mixed use” zoning classification, or to land located in *any* zoning district in which commercial, industrial, or mixed use land uses are permitted?

In summary, I conclude that, as used in the Committee Substitute to Senate Bill 102, the phrase “area zoned for commercial, industrial, or mixed use” refers only to land located in districts having those specific zoning classifications, rather than encompassing land in any zoning district where some commercial, industrial, or mixed use land uses may be permitted.

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Zoning and Land Use Issues Under Live Local Act

• Informal 2024 AGO to Rep. Lopez re Orlando MXD-2:

In using the phrase “area zoned for . . . mixed use” in section 166.04151(7)(a), has the Legislature dictated either the characteristics to be attributed to, or the nomenclature to be used in designating, mixed use zoning districts subject to the Act? How might a person determine whether an area maintains a zoning classification of mixed use?

In sum:

Unless and until legislatively or judicially determined otherwise, it is my opinion that while the particular name given by a municipality or County to a zoning classification is potentially helpful for determining whether a classification is a “mixed use” zoning classification, it is just one of several aspects worthy of consideration in determining whether a classification is a “mixed use” under the Act. A court reviewing the applicability of the Act would likely look beyond a title of a zoning classification and focus on whether the particular classification is similar to what has been historically and is normally understood to be a mixed use zoning classification specific to the area at issue.

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Zoning and Land Use Issues Under Live Local Act

- Use? Not applicable to residential **zoning districts**.
 - *HB 943: All residential with ancillary uses eligible? No.*
- Applies to industrial, commercial and mixed use zoning.
 - 2024 effort to remove industrial was unsuccessful
 - 2025 also applies to:
 - PUDs, per s. 163.3202(5)(b)
 - If govt agrees, adjacent parcels that do not qualify on their own
 - If govt agrees, any parcel regardless of zoning owned by a religious institution with a place of worship if 10% affordable.
 - HB 943:
 - *Exempt from all zoning/land use? No.*
 - *Property owned by municipality, school district, or religious institution? No.*

NOTE: These materials refer to HB 943 Lopez/SB 1730 Calatayud. SB 1730 was ultimately enacted and signed by the Governor on June 23. Changes from my 2024 presentation are in red. 2024 changes were in green.

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Zoning and Land Use Issues Under Live Local Act

- What are commercial uses? Defined. Must be zoned for by right, without variance/waiver. Not accessory, ancillary, incidental, or temporary uses. Name of the category is irrelevant.
 - **Commercial:** activities associated with the sale, rental, or distribution of products or the sale or performance of related services. The term includes, but is not limited to, retail/wholesale sales, rental goods/svcs, restaurant, hotels (25+ rooms), office, entertainment, food service, sports, theaters, tourist attraction, and other for-profit business activities.
 - NOT home based business or cottage food, vacation rental.
 - NOT recreation (e.g., golf, tennis, pool, clubhouse)

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Zoning and Land Use Issues Under Live Local Act

- What are industrial and PUD uses? Defined. Must be zoned for by right, without variance/waiver. Not accessory, ancillary, incidental, or temporary uses. Name of the category is irrelevant.
 - **Industrial:** activities associated with the manufacture, assembly, processing, or storage of products or the performance of related services. The term includes, but is not limited to, auto/boat manufacturing or repair, junkyards, meat packing, citrus/produce processing/packing, electrical/water/sewage plant, landfill.
 - **PUD:** As defined by s. 163.3202(5)(b): "Planned unit development" or "master planned community" means an area of land that is planned and developed as a single entity or in approved stages with uses and structures substantially related to the character of the entire development, or a self-contained development in which the subdivision and zoning controls are applied to the project as a whole rather than to individual lots.

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Zoning and Land Use Issues Under Live Local Act

- What is an area zoned for mixed use?
- Clearly, more than one nonresidential use qualifies.
- Mixed with residential? Less clear – statutory analysis does not support ("mixed use **residential** projects" vs "mixed use zoning districts"). Preemption not needed, since residential use is already allowed.
 - Mixed use now defined to include nonresidential **with residential**, without consideration of accessory, etc. Cannot require more than 10% nonresidential in mix.
 - "'Mixed-use' means 'any use that combines multiple types of approved land uses from **at least two** of the residential use, commercial use, and industrial use categories.'" Excludes accessory, ancillary, temporary, recreational, incidental to the allowable uses.

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Zoning and Land Use Issues Under Live Local Act

- Where can LLA projects not go, regardless of zoning?
 - Airport-impacted areas (FS 333.03)
 - Recreational/commercial working waterfront zoned industrial
 - Wekiva Study Area, Everglades Protection Area
 - HB 943 – *also Keys ACSC and Key West ACSC? No.*
- Where can LLA projects go regardless of zoning?
 - *HB/SB proposed allowing golf courses, pools and tennis courts*
 - *“a parcel of land primarily developed and maintained as a golf course, a tennis court, or a swimming pool, regardless of the zoning of such parcel, may use the approval process provided in subsection (7)” for LLA projects, with single family adjacency rules for height apply*
 - No, recreational is **not** a commercial use, not eligible

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Zoning and Land Use Issues Under Live Local Act

- What zoning standards apply?
 - For the residential component, the Act says that development follows the multi family development regulations in areas zoned for such use, otherwise consistent with comp plan except for density (**without TDR**), FAR, height and land use.
 - Displaces standards designed for urban mixed residential development, and instead applies some multifamily district that contemplates a suburban apartment complex?

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Zoning and Land Use Issues Under Live Local Act

- What zoning standards apply?
- Cannot require rezoning, land use change, special exception, conditional use, variance.
 - Also “may not require “transfer of density or development units, amendment to a development of regional impact, amendment to a municipal charter”
 - *May not require amendment to DA or covenant? No*

29

Zoning and Land Use Issues Under Live Local Act

- Not a complete preemption of local regulation?
 - Allows qualifying developments to go into zoning districts where they would not otherwise be allowed (use).
 - Otherwise preempts height, density and FAR only.
 - *HB 943 also preempts maximum lot size and maximum lot coverage (min. 70%)? No.*
 - FAR defined to include **lot coverage**
 - Currently allowed residential density – e.g., not hotel units. Not nonconforming. Not bonus/variance/incentive (2024 clarifies this). or as of July 1, 2023.
 - 150% of currently allowed FAR. or as of July 1, 2023.
 - Currently allowed height – or as of July 1, 2023.
 - Historic: Properties with contributing buildings/structures within historic district listed nationally before 1/1/2000 (Miami Beach art deco district) and those individually listed nationally – height limited to highest allowed as of July 1, 2023 in any zoning district regardless of conditions within $\frac{3}{4}$ mile.

30

Zoning and Land Use Issues Under Live Local Act

Not a complete preemption of local regulation?

Special rules for height next to single family zoning:

If the proposed development is **adjacent to, on two or more sides**, a parcel **zoned for single-family residential** use that is within a single-family residential development with **at least 25 contiguous single-family homes**, the municipality may restrict the height of the proposed development to **150 percent** of the tallest building on any property **adjacent** to the proposed development, the **highest currently allowed height** for the property provided in the municipality's land development regulations, **or 3 stories**, whichever is higher. For the purposes of this paragraph, the term "**adjacent to**" means those properties sharing more than one point of a property line, but does not include properties separated by a public road.

- Also excludes separated by body of water.
- Allows height as of July 1, 2023.
- Height capped at 10 stories.
- Special definition of "story" for Keys ACSC.

31

Zoning and Land Use Issues Under Live Local Act

• Not a complete preemption of local regulation?

- Other local regulations apply. *HB 943 removes requirement to follow other applicable laws? No.*
- Avoids public hearings for approval unless related to another request, such as a variance or plan amendment.
 - 2024 requires website posting re administrative approval*
 - Prohibits action by "any quasi-judicial or administrative board or reviewing body"
 - Administrative approval for demolishing structures on the property
- *HB 943 expressly preempts the field of affordable housing? No.*

* University of Florida Levin College of Law's Environmental and Community Development Clinic developed a *Model Administrative Review Policy to Implement Florida's Live Local Act*, February 28, 2025, available from Prof. Thomas Hawkins, Director of the Center, at hawkins@law.ufl.edu.

32

Zoning and Land Use Issues Under Live Local Act

Not a complete preemption of local regulation? Parking

- Must **consider** reduction – within ¼ mile of a transit stop and accessible, and must **reduce** by at least 20% - within ½ mile of major transportation hub (defined) safely accessible to pedestrians, has parking available with 600 feet of development? **No.**
- **Must reduce** parking on request of applicant by **15%** if near a transit stop and accessible, **or** within ½ mile of major transportation hub (defined) safely accessible to pedestrians, **or** has parking available with 600 feet of development
- *HB 943: Must reduce by at least 20%? No. Must reduce by 100% for structures less than 20,000 sq ft.? No.*

33

Zoning and Land Use Issues Under Live Local Act

Not a complete preemption of local regulation?

Moratoria

- Cannot “enforce a building moratorium that **has the effect of delaying** the permitting or construction of” an LLA project.
- Prevailing party **attys fees/costs** if violate this.
- Still allowed: an ordinance for no more than **90 days in any 3-year** period, after preparing an **assessment** of current affordable housing **need** in the community and **5-year projections**, to be **posted** on website and **presented** at moratorium adoption hearing, and **included** in the business impact estimate.
- Still allowed: moratoria imposed or enforced to address **stormwater or flood water** management, to address the **supply of potable water**, or due to the necessary **repair of sanitary sewer** systems, if such moratoria **apply equally** to all types of multifamily or mixed-use residential development.

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Zoning and Land Use Issues Under Live Local Act

- Attorneys fees for violating preemption? Likely no under Section 57.112.
 - Attorneys' fees are available for violation of express preemption under new amendment to Section 57.112(2), Fla Stat.: "reasonable attorney fees and costs and damages to the prevailing party".
 - Opportunity to cure following notice and avoid attorneys fees, by amending or repealing what has been preempted.
 - No limit on amount of fees/costs/damages.
 - Most ordinances re Live Local preemption are likely zoning or land use ordinances, so would be exempt.
 - (6) Does not apply to local ordinances adopted pursuant to **part II of chapter 163**, s. 553.73 (bldg.), or s. 633.202 (fire).

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Zoning and Land Use Issues Under Live Local Act

- Reasonable attorneys fees and costs for violating LLA?
Yes, to prevailing parties with a cap, and no fees on fees.
 - The court shall give **priority** to a civil action for violation of LLA and render a preliminary or final decision in such action **as expeditiously as possible.**
 - Court **must** assess and award reasonable attorney fees and costs to the **prevailing party**, not to exceed **\$250,000**. No fees on fees.

36

Zoning and Land Use Issues Under Live Local Act Reasonable attorneys fees and costs for violating LLA?

- *HB 943: Any action or decision after July 1, 2023 that indirectly or directly has the effect of limiting, unreasonably delaying, restricting project in any way deemed preempted? No.*
- *Prevailing plaintiff only? No.*
- *Damages? No.*
- *Court decision in 30 days? No.*
- *Court rule making? No.*

37

Zoning and Land Use Issues Under Live Local Act

- Required Business Impact Estimate per Section 166.041(4)?
- No, per (c)7.a. exemption for land use and zoning:
 - 7. Ordinances enacted to implement the following:
 - a. Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
- *Changed by SB 1628, effective October 1, 2024, for land use and zoning legislation that is initiated by the government.*
- *Additional requirement for a business impact estimate for an allowed moratoria ordinance (max 90 days in 3 years)*

38

Zoning and Land Use Issues Under Live Local Act

Housing Discrimination Changes? No.

- *SB 1730: New cause of action for discrimination against nature of development as affordable housing*

"760.26 Prohibited discrimination in land use decisions and in permitting of development –

*(1) It is **unlawful to discriminate** in land use decisions or in the permitting of development based on race, color, national origin, sex, disability, familial status, religion, or, except as otherwise provided by law, the source of financing of a development or proposed development or the nature of a development or proposed development as **affordable housing**.*

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Zoning and Land Use Issues Under Live Local Act

Housing Discrimination Changes? No

HB 943 also changes definition of person to include any other legal entity and governmental entities, and rewords:

" . . . based on the source of financing of a development or proposed development; or based on a development or proposed development being for housing that is affordable as defined in s. 420.0004."

[420.004(3) "Affordable" means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households as indicated in subsection (9) [extremely low – 30% of median AGI], subsection (11) [low - 80% of median AGI], subsection (12) [moderate - 120% of median AGI], or subsection (17) [very low - 50% of median AGI].]

HB 943 also waives sovereign immunity for discriminatory housing practices.

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Zoning and Land Use Issues Under Live Local Act

HB 943: Retroactive application? No.

- *Housing discrimination: "Section 11. It is the intent of the Legislature that the amendments made by this act to s. 760.26, Florida Statutes, are remedial and clarifying in nature and **apply retroactively** to any cause of action filed on or before the effective date of this act."*
- *New exceptions to LLA for Everglades Protection Area, Wekiva Study Area, Keys ACSC and Key West ACSC are made retroactive to April 1, 2025.*

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Zoning and Land Use Issues Under Live Local Act

Other changes approved in 2025

- **What law applies:** Applicants who apply before July 1, 2025 can continue to pick and choose which version of LLA to follow. They must elect by July 1, 2025. Still covers notices of intent, etc. Local government must allow amendment of project accordingly.
- **Public sector and hospital employer-sponsored housing:** Intent to "establish a policy that supports the development of affordable workforce housing for employees of hospitals, health care facilities, and governmental entities". Governmental entities include public education and executive, judicial or legislative agencies/departments. Limiting eligibility to employees does not defeat tax status as a public use.
- **Reporting:** Annual reporting to Department of Commerce starting 11/1/26 on LLA litigation, actions on LLA projects. Commerce to report to Governor and legislative leadership on compliance by February 1 each year.

42

Zoning and Land Use Issues Under Live Local Act

HB 943 – Things that dropped out over the session

- Keys? No.
 - *SB 1730: Deems hurricane evacuation time **26 hours** (rather than the 24 hours in statute supported by data and analysis) so more units can be developed. Intent is to “accommodate the building of additional developments within the Florida Keys to ameliorate the acute affordable housing and building permit allocation shortage” and have locals “manage growth with a heightened focus on long-term stability and affordable housing for the local workforce”.*
 - *HB 943: Deems evacuation time 24 hours 30 minutes.*
 - **See SB 180 – 24 hours, 30 minutes.**

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Zoning and Land Use Issues Under Live Local Act

• HB 943 – Things that dropped out over the session

- *Historic Landmarks: governing body which designates private property as a historic landmark without property owner consent must find, based on substantial competent evidence, that historic significance of the subject property is commensurate, to an equal or greater degree, with property it already designated? No.*
- *Waiver of rights: “A municipality’s review or approval of an application for a development permit or development order **may not be conditioned** on the waiver, forbearance, or abandonment of any development right authorized by this section.” ? No*
- *Statutory vesting: “If the owner of an administratively approved proposed development has **acted in reliance** on that approval, the owner has a vested right to proceed with development under the relevant laws, regulations, and ordinances at the time such rights vested, if the property continues to comply with the requirements of this section.” ? No.*

44

Zoning and Land Use Issues Under Live Local Act

- HB 943 – Things that dropped out over the session
 - Impact fees: Required exemption of 20% of fees for LLA? No
 - Airports: clarifies that airport impacted areas are limited to commercial service airports as defined in section 332.0075(1), Florida Statutes? No.
 - Urban infill development: Must be administratively approved. No plan amendment, rezoning or variance? No
 - 163.2517(1) A local government may designate a geographic area or areas within its jurisdiction as an **urban infill and redevelopment area** for the purpose of targeting economic development, job creation, housing, transportation, crime prevention, neighborhood revitalization and preservation, and land use incentives to encourage urban infill and redevelopment within the urban core.
 - Community Planning Act –Compatibility: deems all residential land use categories compatible with each other? No. **See SB 1080 – other changes to CPA**
 - Abandoned real property: Expedited foreclosure proceedings? No.
 - May not require amendment to development agreement or covenant? No

45

Zoning and Land Use Issues Under Live Local Act

- HB 943 – Things that dropped out over the session
 - Expedited timeframes: shall approve building permit plan review for a proposed development within **60 days** authorized under this subsection, and **prioritize** building permit plan review for projects authorized under this subsection over other development projects? No
 - Urban service area: Redefined to include expansion areas? No
 - Optional plan elements: Cannot restrict density/intensity? No
 - Alternative data sources to support plan: outlawed? No
 - Urban sprawl: amendments exempted from sprawl requirements? No
 - Supermajority voting requirements: preempted for height and FAR increases? No
 - ADUs in single family: Mandated. No longer required to be affordable. Cannot increase cost to construct or prohibit construction of ADU. Lists rental limits, parking and minimum lot size requirements, and discretionary conditional use permit processes. Annual reporting to state beginning 10/1/25 on ADUs? No. **See other bills – SB 194 died**
 - Must apply law in effect as of date of filing? No.

46

Potential Regulatory Responses to 2025 LLA

Since LLA was enacted, some cities have been amending codes to:

- Make findings on how the LLA affects them*
- Clarify how administrative approval will be administered
- Specify which multi-family zoning district's regulations will be used for the standards for LLA projects – buffers, setbacks
- Specify the proportion of nonresidential uses in mixed use (now a max of 10%), and how to measure/distribute in buildings and project
- Provide for enforcement of affordability requirements
- Assure that the affordable units are a variety of unit types (not all studios) and are treated equitably in comparison to market rate units (access to common areas and amenities, quality of construction)

* E.g., LLA must be mixed use if less than 20 percent of the land area is for commercial or industrial use. Also, which districts are commercial, industrial or mixed use where LLA projects can locate.

47

Potential Regulatory Responses to 2025 LLA

Since LLA was enacted, some cities have been amending codes to address:

- FAR regulations
- Application of bonuses, variances, special exceptions and conditional uses
- Potential impact of the adjacent to single family zoning clause
- Website policy for administrative approval
- Such regulation has been/may be challenged.

Following 2025 Session:

- More explicit blanket preemptions of this kind of regulation failed.
- May need to amend regulations to address LLA amendments being enacted each year.

48

Litigation

Cases include:

Lake Mary - LLA project proposed in a developed PUD – project withdrawn and lawsuit voluntarily dismissed

Plant City – LLA project proposed in a recreational area of developed PUD

Bal Harbour – LLA project proposed on top of an operating ultra luxury mall on barrier island

Miami Beach – LLA project proposed on an operating historic hotel and nightclub on barrier island

Hollywood – LLA project proposed to replace low scale residential and hotel uses on barrier island

Pasco County – LLA allows commercial/industrial sites incentivized for job creation to be diverted to residential use, which discourages uses concerned over NIMBY neighbors. County spent nearly \$90 million on highway interchange/road widening for jobs, and has plenty of housing. Due process and unfunded mandate concerns. Opted out of tax exemption.

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Thank you.

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50



Housing: Accessory Dwelling Units

By Senator Gaetz

1-00179-26

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A bill to be entitled
An act relating to housing; creating s. 83.471, F.S.;
defining terms; authorizing a landlord to accept
reusable tenant screening reports and require a
specified statement; prohibiting a landlord from
charging certain fees to an applicant using a reusable
tenant screening report; providing construction;
amending s. 163.31771, F.S.; defining the term
"primary dwelling unit"; requiring, rather than
authorizing, local governments to adopt, by a
specified date, an ordinance to allow accessory
dwelling units in certain areas; requiring that such
ordinances apply prospectively; prohibiting the
inclusion of certain requirements or prohibitions in
such ordinances; deleting a requirement that an
application for a building permit to construct an
accessory dwelling unit include a certain affidavit;
revising the accessory dwelling units that apply
toward satisfying a certain component of a local
government's comprehensive plan; prohibiting the
denial of a homestead exemption for certain portions
of property on a specified basis; requiring that a
rented accessory dwelling unit be assessed separately
from the homestead property and taxed according to its
use; amending s. 420.615, F.S.; authorizing a local
government to provide a density bonus incentive to
landowners who make certain real property donations to
assist in the provision of affordable housing for
military families; requiring the Office of Program

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Policy Analysis and Government Accountability to evaluate the efficacy of using mezzanine finance and the potential of tiny homes for specified purposes; requiring the office to consult with certain entities; requiring the office to submit a certain report to the Legislature by a specified date; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 83.471, Florida Statutes, is created to read:

83.471 Reusable tenant screening reports.—

(1) As used in this section, the term:

(a)1. "Consumer report" means any written, oral, or other communication of information by a consumer reporting agency bearing on a consumer's credit worthiness, credit standing, credit capacity, character, general reputation, personal characteristics, or mode of living which is used or expected to be used or collected in whole or in part for the purpose of serving as a factor in establishing the consumer's eligibility for credit or insurance to be used primarily for personal, family, or household purposes; employment purposes; or any other purpose authorized under 15 U.S.C. s. 1681b.

2. Except for the restrictions provided in 15 U.S.C. s. 1681a(d)(3), the term "consumer report" does not include:

a. Subject to 15 U.S.C. s. 1681s-3, any report containing information solely as to transactions or experiences between the consumer and the person making the report; communication of such

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59 information among persons related by common ownership or
60 affiliated by corporate control; or communication of other
61 information among persons related by common ownership or
62 affiliated by corporate control, if it is clearly and
63 conspicuously disclosed to the consumer that the information may
64 be communicated among such persons and the consumer is given the
65 opportunity, before the time that the information is initially
66 communicated, to direct that such information not be
67 communicated among such persons;

68 b. Any authorization or approval of a specific extension of
69 credit directly or indirectly by the issuer of a credit card or
70 similar device;

71 c. Any report in which a person who has been requested by a
72 third party to make a specific extension of credit directly or
73 indirectly to a consumer conveys his or her decision with
74 respect to such request if the third party advises the consumer
75 of the name and address of the person to whom the request was
76 made, and such person makes the disclosures to the consumer
77 required under 15 U.S.C. s. 1681m; or

78 d. A communication described in 15 U.S.C. s. 1681a(o) or 15
79 U.S.C. s. 1681a(x).

80 (b) "Consumer reporting agency" means any person who, for
81 monetary fees, dues, or on a cooperative nonprofit basis,
82 regularly engages in whole or in part in the practice of
83 assembling or evaluating consumer credit information or other
84 information on consumers for the purpose of furnishing consumer
85 reports to third parties, and who uses any means or facility of
86 interstate commerce for the purpose of preparing or furnishing
87 consumer reports.

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(c) "Reusable tenant screening report" means a report that:

1. Includes all of the following:

a. The applicant's full name.

b. The applicant's contact information, including mailing address, e-mail address, and telephone number.

c. Verification of the applicant's employment.

d. The applicant's last known address.

e. The results of an eviction history check in a manner and for a period of time consistent with applicable law related to the consideration of eviction history in housing.

f. The date through which the information contained in the report is current.

g. The applicant's consumer report.

2.a. Is prepared within the previous 30 days by a consumer reporting agency at the request and expense of an applicant.

b. Is made directly available to a landlord for use in the rental application process or is provided through a third-party website that regularly engages in the business of providing a reusable tenant screening report and complies with all state and federal laws pertaining to use and disclosure of information contained in a consumer report by a consumer reporting agency.

c. Is available to the landlord at no cost to access or use.

(2) A landlord may accept reusable tenant screening reports and may require an applicant to state that there has not been a material change to the information in the reusable tenant screening report.

(3) If an applicant provides a reusable tenant screening report to a landlord who accepts such reports, the landlord may

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not charge the applicant a fee to access the report or an application screening fee.

(4) This section does not:

(a) Affect any other applicable law related to the consideration of criminal history information in housing, including, but not limited to, local ordinances governing the information that landlords may review and consider when determining to whom they will rent; or

(b) Require a landlord to accept reusable tenant screening reports.

Section 2. Subsections (3), (4), and (5) of section 163.31771, Florida Statutes, are amended, paragraph (h) is added to subsection (2) of that section, and a new subsection (5) is added to that section, to read:

163.31771 Accessory dwelling units.—

(2) As used in this section, the term:

(h) "Primary dwelling unit" means the existing or proposed single-family dwelling on the property where a proposed accessory dwelling unit would be located.

(3) By December 1, 2026, a local government shall ~~may~~ adopt an ordinance to allow accessory dwelling units in any area zoned for single-family residential use. Such ordinance must apply prospectively to accessory dwelling units approved after the date the ordinance is adopted. Such ordinance may regulate the permitting, construction, and use of an accessory dwelling unit but may not do any of the following:

(a) Prohibit the renting or leasing of an accessory dwelling unit, except to prohibit the renting or leasing of an accessory dwelling unit approved after the effective date of the

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ordinance for a term of less than 1 month, notwithstanding s.
509.032(7)(b).

(b) Require that the owner of a parcel on which an
accessory dwelling unit is constructed reside in the primary
dwelling unit.

(c) Increase parking requirements on any parcel that can
accommodate an additional motor vehicle on a driveway without
impeding access to the primary dwelling unit.

(d) Require replacement parking if a garage, carport, or
covered parking structure is converted to create an accessory
dwelling unit.

~~(4) An application for a building permit to construct an
accessory dwelling unit must include an affidavit from the
applicant which attests that the unit will be rented at an
affordable rate to an extremely low income, very low income,
low income, or moderate income person or persons.~~

~~(5)~~ Each accessory dwelling unit allowed by an ordinance
adopted under this section which provides affordable rental
housing shall apply toward satisfying the affordable housing
component of the housing element in the local government's
comprehensive plan under s. 163.3177(6)(f).

(5) The owner of a property with an accessory dwelling unit
may not be denied a homestead exemption for those portions of
property on which the owner maintains a permanent residence
solely on the basis of the property containing an accessory
dwelling unit that is or may be rented to another person.
However, if the accessory dwelling unit is rented to another
person, the accessory dwelling unit must be assessed separately
from the homestead property and taxed according to its use.

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Section 3. Subsection (1) of section 420.615, Florida Statutes, is amended to read:

420.615 Affordable housing land donation density bonus incentives.—

(1) A local government may provide density bonus incentives pursuant to ~~the provisions of~~ this section to any landowner who voluntarily donates fee simple interest in real property to the local government for the purpose of assisting the local government in providing affordable housing, including housing that is affordable for military families receiving the basic allowance for housing. Donated real property must be determined by the local government to be appropriate for use as affordable housing and must be subject to deed restrictions to ensure that the property will be used for affordable housing.

Section 4. The Office of Program Policy Analysis and Government Accountability (OPPAGA) shall evaluate the efficacy of using mezzanine finance, or second-position short-term debt, to stimulate the construction of owner-occupied housing that is affordable as defined in s. 420.0004(3), Florida Statutes, in this state. OPPAGA shall also evaluate the potential of tiny homes in meeting the need for affordable housing in this state. OPPAGA shall consult with the Florida Housing Finance Corporation and the Shimberg Center for Housing Studies at the University of Florida in conducting its evaluation. By December 31, 2027, OPPAGA shall submit a report of its findings to the President of the Senate and the Speaker of the House of Representatives. Such report must include recommendations for the structuring of a model mezzanine finance program.

Section 5. This act shall take effect July 1, 2026.

WEATHER ALERT 2 flood warnings in effect for Lake and Volusia Counties**FLORIDA**

Could this new bill help Florida's affordable housing crisis?

SB 48 would require local governments to allow 'Granny Flats'

Anthony Talcott, Digital Journalist

Published: **September 16, 2025 at 5:00 AM**

Tags: **Florida, Politics, Housing, Money, Florida Legislature, Tallahassee, Government**



Generic home (Image courtesy of paulbr75 via Pixabay) (paulbr75 via Pixabay)



1

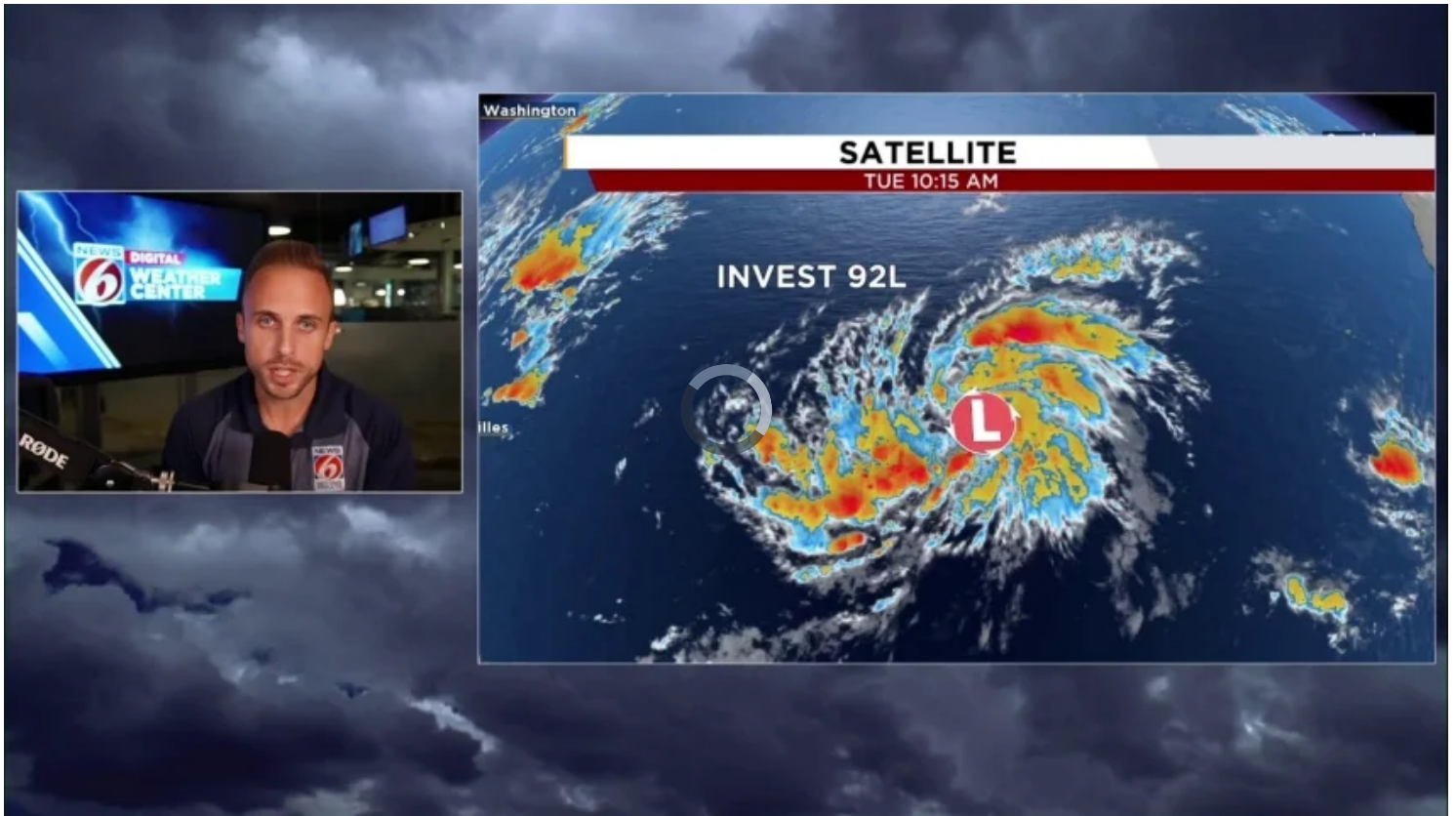
TALLAHASSEE, Fla. – With housing costs in Florida **remaining sky-high for many**, one Florida lawmaker has a proposal to potentially bring some of those prices down: Granny Flats.



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The issue has been especially prevalent in recent years, with **millions of new residents flocking to the Sunshine State** massively increasing the demand for housing.

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To better meet that demand, state Sen. Don Gaetz (R-1) filed a bill on Monday (**SB 48**) that would give homeowners the ability to lease out smaller portions of their homes, like attics, sheds and garages.

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Under **current laws**, local governments can choose to allow these accessory dwelling units (ADUs) — often dubbed “Granny Flats” — which are essentially add-ons to existing homes or properties that act as their own

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State law defines ADUs as having their own kitchen, bathroom and sleeping areas separate from the primary home on the property. They can include the following formats:

- **Interior ADUs:** Examples include converted portions of homes, like the basement or upper level of a home
- **Attached ADUs:** Examples include additions connected to a new or existing home, like an apartment in a basement or over a garage
- **Detached ADUs:** Examples include a separate structure from the primary home, like a converted shed, garage or mobile home



Source: AARP, ADUs Come in Many Shapes and Sizes²⁰

Diagram included in the Legislative analysis for SB 184 (2025) (AARP)

However, Gaetz's bill would instead *require* local governments to allow these ADUs, which proponents argue would increase the available supply of affordable housing in the state.

"ADUs increase workforce housing because ADUs cost less to build. They cost less to rent," Gaetz said during a **committee meeting** back in March. "And they're often located in urban areas where workers need to live in order to be close to their jobs."

Furthermore, the bill would prohibit local governments from requiring more parking spaces to allow ADUs, nor could they require that homeowners actually live at the property to rent out an ADU.

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Gaetz **filed a similar bill** for the Legislative session earlier this year, though that proposal ultimately died.

[RELATED: [Here's what's driving Florida's affordable housing crisis](#)]

A **Legislative analysis** of that bill showed that out of all Florida's counties, only 16 haven't addressed any ADUs in their land development codes. And of the 15 most populous cities in Florida, 11 of them explicitly allow ADUs in single-family districts.

Housing experts like UCF's Dr. Owen Beitsch have claimed that an increase in ADUs would lower housing costs for low-income workers and detract from the influence that larger developers have over the cost of housing.

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By allowing the owner of a single-family home to use a smaller portion of the property as an additional unit, Beitsch argued, more homes could be made in Florida, driving down prices and making the housing market somewhat more affordable.

"Suddenly, if we think of these individual property owners as potential developers, we have vastly improved the opportunities for multiple persons to deliver housing to the market without the constraints of relying on large developers," he told News 6 **back in 2023**.

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Could this new bill help Florida's affordable housing crisis?

Regardless, this latest bill will still need to be approved in the upcoming Legislative session, which starts in January 2026.

If SB 48 manages to pass and gets the governor's signature, though, it's slated to take effect on July 1, 2026.

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Anthony Talcott

Anthony, a graduate of the University of Florida, joined ClickOrlando.com in April 2022.

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Florida Legislature considers 'granny flats' amid housing problems

Granny flats are independent living spaces added to homes or properties. Current law says local governments can allow granny flats, but the new legislation would require them to do so.

By News Service of Florida • Published March 16, 2025 • Updated on [March 16, 2025 at 7:58 am](#)

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TALLAHASSEE — As Florida continues to struggle with a lack of affordable housing, lawmakers are looking at "granny flats" to help address the problem.

Senate and House panels last week approved bills (SB 184 and HB 247) that would require cities and counties to allow adding what are technically known as accessory dwelling units — but are often known as granny flats — in single-family residential areas.

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Granny flats are independent living spaces added to homes or properties. Current law says local governments can allow granny flats, but the new legislation would require them to do so.

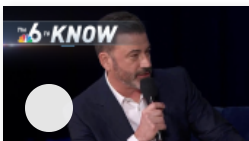
“ADUs (accessory dwelling units) increase workforce housing because ADUs cost less to build, they cost less to rent and they’re often located in urban areas where workers need to live in order to be close to their jobs,” Senate sponsor Don Gaetz, R-Niceville, said before the Senate Transportation, Tourism and Economic Development Appropriations Committee unanimously approved the Senate bill.

Hours later, the House Housing, Agriculture & Tourism Subcommittee voted 15-2 to approve the House version, filed by Rep. Bill Conerly, R-Lakewood Ranch.

Lawmakers in 2023 passed a wide-ranging measure, dubbed the “Live Local Act,” aimed at expanding workforce housing in the state. That measure was a top priority of then-Senate President Kathleen Passidomo, R-Naples.

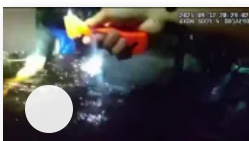
Gaetz, also a former Senate president, said that his bill “takes another step.” A Senate staff analysis, citing a Florida Housing Coalition study, said accessory dwelling units are already allowed in 11 of the 15 cities with the highest populations in the state.

Local



5 HOURS AGO

6 to know – Top stories of the day



11 MINS AGO

WATCH: 2 rescued after hit-and-run crash plunges car into canal in Martin County

The bills drew support from groups as diverse as AARP, the Florida Chamber of Commerce and Americans for Prosperity.

Gaetz said residents could not lose their homestead property exemptions if they add granny flats – though the granny flats would also face property taxes. The requirement for allowing the units would not apply to planned unit developments or master planned communities, which, for example, can include restrictions applied to an entire development rather than to individual homes.

Gaetz made a change that he said would help prevent use of granny flats as short-term vacation rentals. The change would prevent the units from being leased for less than a month.

Sen. Carlos Guillermo Smith, D-Orlando, said he was initially concerned about “potential mischief” related to vacation rentals. But he said the change largely addressed that concern.

House members, meanwhile, raised questions about issues such as the use of the units for short-term rentals and about possible effects on parking.

More broadly, Smith said the bill could help address affordable-housing problems.

“We have a real affordable housing crisis in the state of Florida, and a big part of that crisis has everything to do with supply, or lack of supply,” Smith said. “Bringing in these ADUs to help add to the housing supply is a great idea that should be encouraged.”

Gaetz’ bill must clear the Senate Rules Committee before it could go to the full Senate.

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Housing: Sadowski Coalition 2026 Priorities

Sadowski Housing Coalition 2026 Legislative Objectives

Objectives:

1. **Full Funding of the Sadowski Housing Trust Funds** which include SHIP and SAIL from the dedicated revenue in the State and Local Housing Trust Funds.
2. **Appropriate \$150 million of non-recurring general revenue for the Live Local Act SAIL Program.**
3. **Increase Hometown Heroes funding to \$100 million from non-recurring general revenue.**

Strategies:

1. **Engage city and county elected officials** to include full funding of the Sadowski SHIP and SAIL Trust Funds as a top legislative priority for the 2026 session.
2. **Emphasize the importance of sustained housing investment.**
Utilize www.sadowskicoalition.org website for important points of information.
3. **Promote attendance at Legislative Delegation meetings** to raise awareness and support for Affordable Housing initiatives.

How are Florida's housing programs funded?

1. The Sadowski Act, which passed in 1992, increased the doc stamp tax paid on all real estate transactions and placed these monies in dedicated state and local housing trust funds. The highest priority of the Sadowski Coalition is to retain this dedicated revenue source.
2. 70% of the money goes to the Local Government Housing Trust Fund for the State Housing Initiatives Partnership (SHIP) program, which funds housing programs in all 67 counties and 55 larger cities.
3. 30% of the money goes to the State Housing Trust Fund for Florida Housing Finance Corporation programs, such as the State Apartment Incentive Loan (SAIL) program.
4. The Hometown Heroes and Live Local SAIL Programs are funded with non-recurring general revenue.

State Apartment Incentive Loan Program – SAIL (Sadowski)

2025 Legislative Session Appropriation - \$71,200,000 from State Housing Trust Fund

SAIL Background

1. The State Apartment Incentive Loan program (SAIL) is one of two Sadowski Act Trust Fund programs funded by Documentary Stamp revenues. The legislature fully funded the SAIL program in the 2025 session. The amount of the appropriation each year is dependent upon doc stamp collections and distributions to the housing trust funds.
2. SAIL funds can be used to rehabilitate existing apartments or build new units.

3. SAIL funds affordable rental developments by providing low-interest loans on a competitive basis to affordable housing developers. This money bridges the gap between the development's primary financing and the total cost of the development.
4. The rental developments funded by SAIL target lower income working families and the elderly. The units are income and rent restricted and must remain affordable for at least 50 years.
5. **Objective for 2026 Legislative Session:** Full Funding of the Sadowski Housing Trust Funds which includes SAIL.

State Housing Initiatives Partnership Program – SHIP (Sadowski)

2025 Legislative Session Appropriation - \$163,800,000 from Local Government Housing Trust Fund

SHIP Background

1. The State Housing Initiatives Partnership program (SHIP) is one of two Sadowski Act Trust Fund programs funded by Documentary Stamp revenues. SHIP provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and rental housing. The program is designed to serve very low-, low- and moderate-income families. The amount of the appropriation each year is dependent upon doc stamp collections and distributions to the housing trust funds.
2. SHIP funds are distributed to all 67 counties and 55 cities in Florida. The minimum allocation is \$350,000 per county. To participate, local governments must establish a local housing assistance program and a local housing assistance plan (LHAP).
3. SHIP funds may be used for a wide variety of activities, including repairing existing housing stock to allow seniors to age in place, retrofit homes for Floridians with special needs, provide first time homeowners with down-payment and closing cost assistance, and rehabilitate existing housing. A list of eligible activities includes:
 - Emergency repairs
 - New construction
 - Rehabilitation
 - Down payment/mortgage assistance and closing cost assistance
 - Impact fees
 - Construction and gap financing,
 - Acquisition of property for affordable housing
 - Tenant Assistance (rent, deposits)
 - Matching dollars for federal housing grants and programs
 - Homeownership counseling
4. Program Set-aside Requirements:
 - A minimum of 65 percent of the funds must be spent on eligible homeownership activities

- A minimum of 75 percent of funds must be spent on eligible construction activities
- At least 30 percent of the funds must be reserved for very-low-income households (up to 50 percent of the area median income or AMI)
- An additional 30 percent must be reserved for low-income households (up to 80 percent of AMI);
- The remaining funds may be reserved for households up to 140 percent of AMI.
- No more than 10 percent of SHIP funds may be used for administrative expenses.

5. **Objective for 2026 Legislative Session:** Full Funding of the Sadowski Trust Funds which includes SHIP.

Hometown Heroes Home Ownership Program—General Revenue

2025 Legislative Session Appropriation - \$50 million (non-recurring general revenue)

1. This program provides down payment and closing cost assistance to first-time, income-qualified homebuyers so they can purchase a primary residence in the community in which they work and serve. The Florida Hometown Heroes Loan Program also offers a lower first mortgage interest rate and additional special benefits to those who have served and continue to serve their country.
2. **Program Details:**
 - Eligible full-time workforce, employed by a Florida-based employer can receive lower than market interest rates on an FHA, VA, RD, Fannie Mae or Freddie Mac first mortgage, reduced upfront fees, no origination points or discount points and down payment and closing cost assistance.
 - Borrowers can receive up to 5% of the first mortgage loan amount (maximum of \$35,000) in down payment and closing cost assistance.
 - Down payment and closing cost assistance is available in the form of a 0%, non-amortizing, 30-year deferred second mortgage. This second mortgage becomes due and payable, in full, upon sale of the property, refinancing of the first mortgage, transfer of deed or if the homeowner no longer occupies the property as his/her primary residence. The Florida Hometown Heroes loan is not forgivable.
3. **Objective for 2026 Legislative Session:** Increase Hometown Heroes Funding to \$100 million (non-recurring general revenue)

Live Local Act - State Apartment Incentive Loan (Live Local SAIL)

2025 Legislative Appropriation - \$150 million (non-recurring general revenue)

1. The Live Local Act as originally passed in 2023 provided a new recurring funding for affordable and workforce rental housing for ten years from doc stamps. However, the Legislature removed the statutory funding from doc stamps in the 2025 session and funded the program with a non-recurring general revenue appropriation.
2. The Legislature intends for the funding to be used as State Apartment Incentive Loan (SAIL) program gap loans for “innovative projects that provide affordable and attainable housing for persons and families working, going to school or living in the state.” These loans will cover 25% to 35% of total development costs. Seventy percent of the increased funding will be used to issue competitive RFAs to finance developments that:
 - Both redevelop an existing affordable housing development and provide for the construction of a new development within close proximity to the existing development to be rehabilitated. Address urban infill, including conversions of vacant, dilapidated, or functionally obsolete buildings or the use of underused commercial property.
 - Provide for mixed use of the location, incorporating nonresidential uses, such as retail, office, institutional, or other appropriate commercial or nonresidential uses.
 - Provide housing near military installations in this state, with preference given to projects that incorporate critical services for servicemembers, their families, and veterans, such as mental health treatment services, employment services, and assistance with transition from active-duty service to civilian life.
3. The remaining funds shall be used to issue competitive RFAs to finance developments that:
 - Propose using or leasing public lands. Projects that propose to use or lease public lands must include a resolution or other agreement with the unit of government owning the land to use the land for affordable housing purposes.
 - Address the needs of young adults who age out of the foster care system.
 - Meet the needs of elderly persons.
 - Provide housing to meet the needs in areas of rural opportunity, designated pursuant to s. 288.0656.
4. **Objective for 2026 Legislative Session:** Appropriate \$150 million of non-recurring general revenue for the Live Local Act SAIL Program



Impact Fees

2026 LEGISLATIVE ISSUE BACKGROUND

Impact Fees

Draft Statement:

The Florida League of Cities **SUPPORTS** legislation that protects local authority to impose and manage impact fees in a fair, transparent, and legally defensible manner. Impact fees ensure that new development contributes its fair share toward the cost of growth helping fund the infrastructure, public safety facilities, parks, and utilities necessary to serve expanding communities. The League opposes efforts to limit or cap local governments' ability to set impact fees based on actual infrastructure costs or local conditions.

Background:

Impact fees are a one-time charge assessed on new development to help pay for the public infrastructure needed to support growth. They are not a tax but a tool to ensure that growth pays for itself rather than burdening existing residents with the cost of new roads, schools, utilities, and emergency services.

Under Florida law, impact fees must meet strict statutory criteria. Fees must be reasonably connected to the new development's impact, proportionate to the cost of necessary improvements, and supported by data demonstrating a clear link between growth and the need for additional infrastructure. Revenues must be spent in the area where the impact occurs and used solely for capital facilities, not operations or maintenance.

Over the past six years, the Legislature has adopted several significant changes to the Florida Impact Fee Act (section 163.31801, F.S.), generally narrowing local flexibility:

- **2019:** Added notice, accounting, and reporting requirements to improve transparency and documentation of impact fee expenditures.
- **2020:** Clarified that mobility fees and impact fees must follow the same proportionality and dual rational nexus tests.
- **2021:** Capped impact fee increases at 50 percent over a four-year period and required a two-thirds vote of the governing body for any increase exceeding 25 percent. Fees may only be adjusted once every four years unless extraordinary circumstances exist.
- **2023:** Required consistent application of impact fee credits and prohibited fee collection before building permit issuance.
- **2025:** Further tightened phase-in requirements by mandating that any increase beyond statutory limits be approved unanimously by the governing body and implemented over two to four annual increments. Local governments are prohibited from exceeding phase-in limitations if they have not increased an impact fee within the past five years, except when the jurisdiction is located in a hurricane disaster area.

These cumulative changes have made it increasingly difficult for cities to adjust impact fees to reflect current construction and land costs. In many communities, impact fees have not been updated in decades, leaving infrastructure underfunded and placing greater financial pressure on existing taxpayers.

Impact fees remain essential to responsible growth management. They ensure that development pays its fair share for infrastructure, protect existing taxpayers, and promote sound fiscal planning. The Florida League of Cities supports preserving local control over impact fees and opposes additional state-imposed limits or procedural barriers that reduce a community's ability to plan and pay for growth. The League anticipates legislation during the 2026 session that may further restrict local governments' ability to increase impact fees.

By the Committee on Community Affairs; and Senator DiCeglie

578-03106-25

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A bill to be entitled
An act relating to impact fees; amending s. 163.3164,
F.S.; defining the term "plan-based methodology";
amending s. 163.31801, F.S.; defining the term
"extraordinary circumstances"; requiring the
completion of a demonstrated-need study using plan-
based methodology before the adoption of an impact fee
increase which expressly demonstrates certain
extraordinary circumstances; prohibiting increases in
certain impact fees unless specified extraordinary
circumstances are demonstrated; prohibiting a local
government from increasing an impact fee rate under
certain circumstances; amending s. 212.055, F.S.;
conforming a cross-reference; providing an effective
date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Present subsections (39) through (54) of section
163.3164, Florida Statutes, are redesignated as subsections (40)
through (55), respectively, and a new subsection (39) is added
to that section, to read:

163.3164 Community Planning Act; definitions.—As used in
this act:

(39) "Plan-based methodology" means the use of the most
recent and localized data to project growth within a
jurisdiction over a 6-year period and the anticipated capacity
impacts created by that projected growth, and the creation of a
list of capital improvements or infrastructure as defined in s.

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163.31801(3) to be constructed in a defined time period to mitigate those impacts as part of a new or updated impact fee study.

Section 2. Present paragraphs (a) and (b) of subsection (3) of section 163.31801, Florida Statutes, are redesignated as paragraphs (b) and (c), respectively, a new paragraph (a) is added to that subsection, and paragraph (g) of subsection (6) of that section is amended, to read:

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—

(3) For purposes of this section, the term:

(a) “Extraordinary circumstances” means the measurable effects of development which will require mitigation by the affected local government and which exceed the total of the current adopted impact fee amount combined with any increase as provided in paragraphs (6)(c), (d), and (e) in less than 4 years.

(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.

(g) A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

1. A demonstrated-need study using plan-based methodology justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e)

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has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

a. An increase in a nontransportation impact fee may not be adopted unless the extraordinary circumstances demonstrated in the demonstrated-need study include at least two of the following:

(I) The population of the local government's jurisdiction over the past 5 years exceeds, by at least 10 percent, the population estimates and projections used to justify the most recent impact fee increase.

(II) The average number of building permits issued by the local government over the past 5 years exceeds, by at least 10 percent, building permit estimates and projections used to justify the most recent impact fee increase.

(III) The employment base within the local jurisdiction over the past 5 years exceeds the employment estimates and projections used to justify the most recent impact fee.

(IV) The existing level of service grade will be lowered without an increase in the impact fee rate.

b. An increase in a transportation impact fee may not be adopted unless the extraordinary circumstances demonstrated in the demonstrated-need study include at least three of the following:

(I) Any condition provided in sub-subparagraph a.

(II) Cost growth over the past 5 years which exceeds, by an average of at least 10 percent, the Federal Highway Administration's National Highway Construction Cost index

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average used to justify the previous impact fee increase.

(III) The vehicle miles traveled in the past 5 years exceed, by at least 10 percent, the Department of Transportation's vehicle miles traveled index average used to justify the most recent impact fee.

(IV) The per-lane mile cost estimates for construction for the past 5 years exceed, by at least 10 percent, the Department of Transportation average used to justify the most recent impact fee.

c. An increase in an impact fee for an independent special district may not be adopted unless the extraordinary circumstances demonstrated in the demonstrated-need study include all of the following:

(I) The amount of growth experienced in the past 5 years and anticipated within the district requires a significant immediate infrastructure investment to serve such growth which will need to be financed by the special district with impact fees.

(II) The cost of infrastructure investment required to be financed by the district in the next 5 years is increasing the need for public facilities and has a direct impact on the fee amount needed to finance the additional infrastructure for the benefit of the growth.

(III) The existing level of service will be impacted without an increase in the impact fee rate.

2. The local government jurisdiction has held not fewer ~~less~~ than two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c),

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paragraph (d), or paragraph (e).

3. The impact fee increase ordinance is approved by at least a two-thirds vote of the governing body.

A local government may not increase an impact fee rate beyond the phase-in limitations under this paragraph if the local government has not increased the impact fee within the past 5 years. Any year in which the local government is prohibited from increasing an impact fee because the jurisdiction is in a hurricane disaster area is not included in the 5-year period.

Section 3. Paragraph (d) of subsection (2) of section 212.055, Florida Statutes, is amended to read:

212.055 Discretionary sales surtaxes; legislative intent; authorization and use of proceeds.—It is the legislative intent that any authorization for imposition of a discretionary sales surtax shall be published in the Florida Statutes as a subsection of this section, irrespective of the duration of the levy. Each enactment shall specify the types of counties authorized to levy; the rate or rates which may be imposed; the maximum length of time the surtax may be imposed, if any; the procedure which must be followed to secure voter approval, if required; the purpose for which the proceeds may be expended; and such other requirements as the Legislature may provide. Taxable transactions and administrative procedures shall be as provided in s. 212.054.

(2) LOCAL GOVERNMENT INFRASTRUCTURE SURTAX.—

(d) The proceeds of the surtax authorized by this subsection and any accrued interest shall be expended by the school district, within the county and municipalities within the

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county, or, in the case of a negotiated joint county agreement, within another county, to finance, plan, and construct infrastructure; to acquire any interest in land for public recreation, conservation, or protection of natural resources or to prevent or satisfy private property rights claims resulting from limitations imposed by the designation of an area of critical state concern; to provide loans, grants, or rebates to residential or commercial property owners who make energy efficiency improvements to their residential or commercial property, if a local government ordinance authorizing such use is approved by referendum; or to finance the closure of county-owned or municipally owned solid waste landfills that have been closed or are required to be closed by order of the Department of Environmental Protection. Any use of the proceeds or interest for purposes of landfill closure before July 1, 1993, is ratified. The proceeds and any interest may not be used for the operational expenses of infrastructure, except that a county that has a population of fewer than 75,000 and that is required to close a landfill may use the proceeds or interest for long-term maintenance costs associated with landfill closure. Counties, as defined in s. 125.011, and charter counties may, in addition, use the proceeds or interest to retire or service indebtedness incurred for bonds issued before July 1, 1987, for infrastructure purposes, and for bonds subsequently issued to refund such bonds. Any use of the proceeds or interest for purposes of retiring or servicing indebtedness incurred for refunding bonds before July 1, 1999, is ratified.

1. For the purposes of this paragraph, the term "infrastructure" means:

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175 a. Any fixed capital expenditure or fixed capital outlay
176 associated with the construction, reconstruction, or improvement
177 of public facilities that have a life expectancy of 5 or more
178 years, any related land acquisition, land improvement, design,
179 and engineering costs, and all other professional and related
180 costs required to bring the public facilities into service. For
181 purposes of this sub-subparagraph, the term "public facilities"
182 means facilities as defined in s. 163.3164 ~~s. 163.3164(41)~~, s.
183 163.3221(13), or s. 189.012(5), and includes facilities that are
184 necessary to carry out governmental purposes, including, but not
185 limited to, fire stations, general governmental office
186 buildings, and animal shelters, regardless of whether the
187 facilities are owned by the local taxing authority or another
188 governmental entity.

189 b. A fire department vehicle, an emergency medical service
190 vehicle, a sheriff's office vehicle, a police department
191 vehicle, or any other vehicle, and the equipment necessary to
192 outfit the vehicle for its official use or equipment that has a
193 life expectancy of at least 5 years.

194 c. Any expenditure for the construction, lease, or
195 maintenance of, or provision of utilities or security for,
196 facilities, as defined in s. 29.008.

197 d. Any fixed capital expenditure or fixed capital outlay
198 associated with the improvement of private facilities that have
199 a life expectancy of 5 or more years and that the owner agrees
200 to make available for use on a temporary basis as needed by a
201 local government as a public emergency shelter or a staging area
202 for emergency response equipment during an emergency officially
203 declared by the state or by the local government under s.

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252.38. Such improvements are limited to those necessary to comply with current standards for public emergency evacuation shelters. The owner must enter into a written contract with the local government providing the improvement funding to make the private facility available to the public for purposes of emergency shelter at no cost to the local government for a minimum of 10 years after completion of the improvement, with the provision that the obligation will transfer to any subsequent owner until the end of the minimum period.

e. Any land acquisition expenditure for a residential housing project in which at least 30 percent of the units are affordable to individuals or families whose total annual household income does not exceed 120 percent of the area median income adjusted for household size, if the land is owned by a local government or by a special district that enters into a written agreement with the local government to provide such housing. The local government or special district may enter into a ground lease with a public or private person or entity for nominal or other consideration for the construction of the residential housing project on land acquired pursuant to this sub-subparagraph.

f. Instructional technology used solely in a school district's classrooms. As used in this sub-subparagraph, the term "instructional technology" means an interactive device that assists a teacher in instructing a class or a group of students and includes the necessary hardware and software to operate the interactive device. The term also includes support systems in which an interactive device may mount and is not required to be affixed to the facilities.

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233 2. For the purposes of this paragraph, the term "energy
234 efficiency improvement" means any energy conservation and
235 efficiency improvement that reduces consumption through
236 conservation or a more efficient use of electricity, natural
237 gas, propane, or other forms of energy on the property,
238 including, but not limited to, air sealing; installation of
239 insulation; installation of energy-efficient heating, cooling,
240 or ventilation systems; installation of solar panels; building
241 modifications to increase the use of daylight or shade;
242 replacement of windows; installation of energy controls or
243 energy recovery systems; installation of electric vehicle
244 charging equipment; installation of systems for natural gas fuel
245 as defined in s. 206.9951; and installation of efficient
246 lighting equipment.

247 3. Notwithstanding any other provision of this subsection,
248 a local government infrastructure surtax imposed or extended
249 after July 1, 1998, may allocate up to 15 percent of the surtax
250 proceeds for deposit into a trust fund within the county's
251 accounts created for the purpose of funding economic development
252 projects having a general public purpose of improving local
253 economies, including the funding of operational costs and
254 incentives related to economic development. The ballot statement
255 must indicate the intention to make an allocation under the
256 authority of this subparagraph.

257 Section 4. This act shall take effect July 1, 2025.

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Community Affairs

BILL: CS/SB 482

INTRODUCER: Community Affairs Committee and Senator DiCeglie

SUBJECT: Impact Fees

DATE: April 1, 2025

REVISED: _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Hackett	Fleming	CA	Fav/CS
2.			FT	
3.			RC	

Please see Section IX. for Additional Information:

COMMITTEE SUBSTITUTE - Substantial Changes

I. Summary:

CS/SB 482 provides a definition of “extraordinary circumstance” for the purposes of raising impact fees beyond the statutorily prescribed percentage. The bill’s definition requires certain criteria to be met before a local government can raise impact fees beyond the statutory ramp up of 50 percent over 4 years. These criteria include factors such as population growth, total development increases, increase in vehicle miles, and increase in maintenance costs.

The bill also prohibits a local government from increasing impact fees under “extraordinary circumstances” if the local government has not increased impact fees over the preceding 5 years.

The bill takes effect July 1, 2025.

II. Present Situation:

Local Government Impact Fees

In Florida, impact fees are imposed pursuant to local legislation and are generally charged as a condition for the issuance of a project’s building permit. The principle behind the imposition of impact fees is to transfer to new users of a government-owned system a fair share of the costs the new use of the system involves.¹ Impact fees have become an accepted method of paying for

¹ *Contractors & Builders Ass’n of Pinellas County v. City of Dunedin*, 329 So. 2d 314, 317-318 (Fla. 1976).

public improvements that must be constructed to serve new growth.² In order for an impact fee to be a constitutional user fee and not an unconstitutional tax, the fee must meet a dual rational nexus test, in that the local government must demonstrate the impact fee is proportional and reasonably connected to, or has a rational nexus with:

- The need for additional capital facilities and the increased impact generated by the new residential or commercial construction; and
- The expenditure of the funds collected and the benefits accruing to the new residential or nonresidential construction.³

Impact fee calculations vary from jurisdiction to jurisdiction and from fee to fee. Impact fees also vary extensively depending on local costs, capacity needs, resources, and the local government's determination to charge the full cost or only part of the cost of the infrastructure improvement through utilization of the impact fee.

Impact Fee Increases

Section 163.31801(6), F.S., provides limitations on impact fee increases imposed by a local government, school district, or special district. An impact fee may increase only pursuant to a plan for the imposition, collection, and use of the increased impact fees as follows:

- An impact fee increase of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.
- If the increase in rate is between 25 and 50 percent of the current rate, the increase must be implemented in four equal annual installments.
- No impact fee increase may exceed 50 percent of the current impact fee rate.
- An impact fee may not be increased more than once every four years.
- An impact fee may not be increased retroactively for a previous or current fiscal or calendar year.

A local government, school district, or special district may increase an impact fee rate beyond these phase-in limitations if a local government, school district, or special district:

- Completes, within the 12-month period before the adoption of the impact fee increase, a demonstrated-need study justifying the increase and expressly demonstrating the *extraordinary circumstances* necessitating the need to exceed the limitations;
- Holds at least two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the limitations; and
- Approves the impact fee increase ordinance by at least a two-thirds vote of the governing body.

III. Effect of Proposed Changes:

The bill amends s. 163.31801, F.S., to provide a definition of “extraordinary circumstance” for the purposes of raising impact fees beyond the statutorily prescribed percentage: means the measurable effects of development which will require mitigation by the affected local

² *St. Johns County v. Ne. Florida Builders Ass'n, Inc.*, 583 So. 2d 635, 638 (Fla. 1991); s. 163.31801(2), F.S.

³ See *St. Johns County* at 637. Codified at s. 163.31801(3)(f) and (g), F.S.

government and which exceed the total of the current adopted impact fee amount combined with any of certain enumerated increases in less than 4 years.

The bill provides for circumstances which would permit a local government to raise impact fees beyond the statutory ramp under the “extraordinary circumstances” exception separated by type of fee, as follows:

An increase in a nontransportation impact fee may not be adopted unless the extraordinary circumstances demonstrated in the demonstrated-need study include at least two of the following:

- The population of the local government’s jurisdiction over the past 5 years exceeds, by at least 10 percent, the population estimates and projections used to justify the most recent impact fee increase.
- The average number of building permits issued by the local government over the past 5 years exceeds, by at least 10 percent, building permit estimates and projections used to justify the most recent impact fee increase.
- The employment base within the local jurisdiction over the past 5 years exceeds the employment estimates and projections used to justify the most recent impact fee.
- The existing level of service grade will be lowered without an increase in the impact fee rate.

An increase in a transportation impact fee may not be adopted unless the extraordinary circumstances demonstrated in the demonstrated-need study include at least three of the following:

- Any condition enumerated above.
- Cost growth over the past 5 years which exceeds, by an average of at least 10 percent, the Federal Highway Administration’s National Highway Construction Cost index average used to justify the previous impact fee increase.
- The vehicle miles traveled in the past 5 years exceed, by at least 10 percent, the Department of Transportation’s vehicle miles traveled index average used to justify the most recent impact fee.
- The per-lane mile cost estimates for construction for the past 5 years exceed, by at least 10 percent, the Department of Transportation average used to justify the most recent impact fee.

An increase in an impact fee for an independent special district may not be adopted unless the extraordinary circumstances demonstrated in the demonstrated-need study include all of the following:

- The amount of growth experienced in the past 5 years and anticipated within the district requires a significant immediate infrastructure investment to serve such growth which will need to be financed by the special district with impact fees.
- The cost of infrastructure investment required to be financed by the district in the next 5 years is increasing the need for public facilities and has a direct impact on the fee amount needed to finance the additional infrastructure for the benefit of the growth.
- The existing level of service will be impacted without an increase in the impact fee rate.

The bill also provides that a local government may not increase an impact fee rate beyond the phase-in limitations under this paragraph if the local government has not increased the impact fee

within the past 5 years. Any year in which the local government is prohibited from increasing an impact fee because the jurisdiction is in a hurricane disaster area is not included in the 5-year period.

The bill also defines “plan-based methodology” to mean the use of the most recent and localized data to project growth within a jurisdiction over a 6-year period and the anticipated capacity impacts created by that projected growth, and the creation of a list of capital improvements or infrastructure to be constructed in a defined time period to mitigate those impacts as part of a new or updated impact fee study.

The bill takes effect July 1, 2025.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

None.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill substantially amends the following sections of the Florida Statutes: 163.3164, 163.31801, and 212.055.

IX. Additional Information:**A. Committee Substitute – Statement of Substantial Changes:**

(Summarizing differences between the Committee Substitute and the prior version of the bill.)

CS by Community Affairs on March 31, 2025:

The committee substitute:

- Revises the calculation for “extraordinary circumstances” to be based on a variety of factors including population, building permits, employment, and levels of service. A local government is prohibited from utilizing extraordinary circumstances to raise impact fees if it has not raised impact fees in the preceding 5 years.
- Removes provisions relating to public art funding.
- Changes the title of the bill to an act relating to impact fees.

B. Amendments:

None.

1 A bill to be entitled
2 An act relating to local government impact fees and
3 development permits and orders; amending s. 125.022,
4 F.S.; prohibiting a county from requiring an applicant
5 to take certain actions as a condition of processing
6 or issuing a development permit or development order;
7 providing that any ordinance or regulation in conflict
8 is void and unenforceable; amending s. 163.3164, F.S.;
9 defining the term "plan-based methodology"; amending
10 s. 163.31801, F.S.; defining the term "extraordinary
11 circumstances"; requiring the completion of a
12 demonstrated-need study using a plan-based methodology
13 before the adoption of an impact fee increase which
14 expressly demonstrates certain extraordinary
15 circumstances; prohibiting increases in certain impact
16 fees unless specified extraordinary circumstances are
17 demonstrated; prohibiting a local government from
18 increasing an impact fee rate under certain
19 circumstances; amending s. 166.033, F.S.; prohibiting
20 a municipality from requiring an applicant to take
21 certain actions as a condition of processing or
22 issuing a development permit or development order;
23 providing that any ordinance or regulation in conflict
24 is void and unenforceable; amending s. 212.055, F.S.;
25 conforming a cross-reference; providing an effective

26 date.

27
28 Be It Enacted by the Legislature of the State of Florida:

29
30 **Section 1. Subsection (8) is added to section 125.022,**
31 **Florida Statutes, to read:**

32 125.022 Development permits and orders.—

33 (8) A county may not as a condition of processing or
34 issuing any development permit or development order require an
35 applicant to install a work of art, pay a fee for a work of art,
36 or reimburse the county for any costs that the county may incur
37 related to a work of art. Any ordinance or regulation in
38 conflict with this subsection is void and unenforceable.

39 **Section 2. Subsections (39) through (54) of section**
40 **163.3164, Florida Statutes, are renumbered as subsections (40)**
41 **through (55), respectively, and a new subsection (39) is added**
42 **to that section to read:**

43 163.3164 Community Planning Act; definitions.—As used in
44 this act:

45 (39) "Plan-based methodology" means the use of the most
46 recent and localized data to project growth within a
47 jurisdiction over a 6-year period and the anticipated capacity
48 impacts created by that projected growth, and the creation of a
49 list of capital improvements or infrastructure as defined in s.
50 163.31801(3) to be constructed in a defined time period to

mitigate those impacts as part of a new or updated impact fee study.

Section 3. Paragraphs (a) and (b) of subsection (3) of section 163.31801, Florida Statutes, are redesignated as paragraphs (b) and (c), respectively, a new paragraph (a) is added to that subsection, and paragraph (g) of subsection (6) of that section is amended, to read:

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—

(3) For purposes of this section, the term:

(a) "Extraordinary circumstances" means the measurable effects of development which will require mitigation by the affected local government and which exceed the total of the current adopted impact fee amount combined with any increase as provided in paragraphs (6)(c), (d), and (e) in less than 4 years.

(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.

(g) A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

76 1. A demonstrated-need study using a plan-based
77 methodology justifying any increase in excess of those
78 authorized in paragraph (b), paragraph (c), paragraph (d), or
79 paragraph (e) has been completed within the 12 months before the
80 adoption of the impact fee increase and expressly demonstrates
81 the extraordinary circumstances necessitating the need to exceed
82 the phase-in limitations.

83 a. An increase in a nontransportation impact fee may not
84 be adopted unless the extraordinary circumstances demonstrated
85 in the demonstrated-need study include at least two of the
86 following:

87 (I) The population of the local government jurisdiction
88 over the past 5 years exceeds, by at least 10 percent, the
89 population estimates and projections used to justify the most
90 recent impact fee increase.

91 (II) The average number of building permits issued by the
92 local government over the past 5 years exceeds, by at least 10
93 percent, the building permit estimates and projections used to
94 justify the most recent impact fee increase.

95 (III) The employment base within the local jurisdiction
96 over the past 5 years exceeds the employment estimates and
97 projections used to justify the most recent impact fee.

98 (IV) The existing level of service grade will be lowered
99 without an increase in the impact fee rate.

100 b. An increase in a transportation impact fee may not be

101 adopted unless the extraordinary circumstances demonstrated in
102 the demonstrated-need study include at least three of the
103 following:

104 (I) Any condition provided in sub-subparagraph a.

105 (II) Cost growth over the past 5 years which exceeds, by
106 an average of at least 10 percent, the Federal Highway
107 Administration's National Highway Construction Cost Index
108 average used to justify the previous impact fee increase.

109 (III) The vehicle miles traveled in the past 5 years
110 exceed, by at least 10 percent, the Department of
111 Transportation's vehicle miles traveled index average used to
112 justify the most recent impact fee.

113 (IV) The per-lane mile cost estimates for construction for
114 the past 5 years exceed, by at least 10 percent, the Department
115 of Transportation's average used to justify the most recent
116 impact fee.

117 c. An increase in an impact fee for an independent special
118 district may not be adopted unless the extraordinary
119 circumstances demonstrated in the demonstrated-need study
120 include all of the following:

121 (I) The amount of growth experienced in the past 5 years
122 and anticipated within the district requires a significant
123 immediate infrastructure investment to serve such growth which
124 will need to be financed by the special district with impact
125 fees.

126 (II) The cost of infrastructure investment required to be
127 financed by the district in the next 5 years is increasing the
128 need for public facilities and has a direct impact on the fee
129 amount needed to finance the additional infrastructure for the
130 benefit of the growth.

131 (III) The existing level of service will be impacted
132 without an increase in the impact fee rate.

133 2. The local government jurisdiction has held not fewer
134 ~~less~~ than two publicly noticed workshops dedicated to the
135 extraordinary circumstances necessitating the need to exceed the
136 phase-in limitations set forth in paragraph (b), paragraph (c),
137 paragraph (d), or paragraph (e).

138 3. The impact fee increase ordinance is approved by at
139 least a two-thirds vote of the governing body.

140
141 A local government may not increase an impact fee rate beyond
142 the phase-in limitations under this paragraph if the local
143 government has not increased the impact fee within the past 5
144 years. Any year in which the local government is prohibited from
145 increasing an impact fee because the jurisdiction is in a
146 hurricane disaster area is not included in the 5-year period.

147 **Section 4. Subsection (8) is added to section 166.033,**
148 **Florida Statutes, to read:**

149 166.033 Development permits and orders.—

150 (8) A municipality may not as a condition of processing or

issuing any development permit or development order require an
applicant to install a work of art, pay a fee for a work of art,
or reimburse the municipality for any costs that the
municipality may incur related to a work of art. Any ordinance
or regulation in conflict with this subsection is void and
unenforceable.

**Section 5. Paragraph (d) of subsection (2) of section
212.055, Florida Statutes, is amended to read:**

212.055 Discretionary sales surtaxes; legislative intent;
authorization and use of proceeds.—It is the legislative intent
that any authorization for imposition of a discretionary sales
surtax shall be published in the Florida Statutes as a
subsection of this section, irrespective of the duration of the
levy. Each enactment shall specify the types of counties
authorized to levy; the rate or rates which may be imposed; the
maximum length of time the surtax may be imposed, if any; the
procedure which must be followed to secure voter approval, if
required; the purpose for which the proceeds may be expended;
and such other requirements as the Legislature may provide.
Taxable transactions and administrative procedures shall be as
provided in s. 212.054.

(2) LOCAL GOVERNMENT INFRASTRUCTURE SURTAX.—

(d) The proceeds of the surtax authorized by this
subsection and any accrued interest shall be expended by the
school district, within the county and municipalities within the

176 county, or, in the case of a negotiated joint county agreement,
177 within another county, to finance, plan, and construct
178 infrastructure; to acquire any interest in land for public
179 recreation, conservation, or protection of natural resources or
180 to prevent or satisfy private property rights claims resulting
181 from limitations imposed by the designation of an area of
182 critical state concern; to provide loans, grants, or rebates to
183 residential or commercial property owners who make energy
184 efficiency improvements to their residential or commercial
185 property, if a local government ordinance authorizing such use
186 is approved by referendum; or to finance the closure of county-
187 owned or municipally owned solid waste landfills that have been
188 closed or are required to be closed by order of the Department
189 of Environmental Protection. Any use of the proceeds or interest
190 for purposes of landfill closure before July 1, 1993, is
191 ratified. The proceeds and any interest may not be used for the
192 operational expenses of infrastructure, except that a county
193 that has a population of fewer than 75,000 and that is required
194 to close a landfill may use the proceeds or interest for long-
195 term maintenance costs associated with landfill closure.
196 Counties, as defined in s. 125.011, and charter counties may, in
197 addition, use the proceeds or interest to retire or service
198 indebtedness incurred for bonds issued before July 1, 1987, for
199 infrastructure purposes, and for bonds subsequently issued to
200 refund such bonds. Any use of the proceeds or interest for

purposes of retiring or servicing indebtedness incurred for refunding bonds before July 1, 1999, is ratified.

1. For the purposes of this paragraph, the term "infrastructure" means:

a. Any fixed capital expenditure or fixed capital outlay associated with the construction, reconstruction, or improvement of public facilities that have a life expectancy of 5 or more years, any related land acquisition, land improvement, design, and engineering costs, and all other professional and related costs required to bring the public facilities into service. For purposes of this sub-subparagraph, the term "public facilities" means facilities as defined in s. 163.3164 ~~s. 163.3164(41)~~, s. 163.3221(13), or s. 189.012(5), and includes facilities that are necessary to carry out governmental purposes, including, but not limited to, fire stations, general governmental office buildings, and animal shelters, regardless of whether the facilities are owned by the local taxing authority or another governmental entity.

b. A fire department vehicle, an emergency medical service vehicle, a sheriff's office vehicle, a police department vehicle, or any other vehicle, and the equipment necessary to outfit the vehicle for its official use or equipment that has a life expectancy of at least 5 years.

c. Any expenditure for the construction, lease, or maintenance of, or provision of utilities or security for,

226 facilities, as defined in s. 29.008.

227 d. Any fixed capital expenditure or fixed capital outlay
228 associated with the improvement of private facilities that have
229 a life expectancy of 5 or more years and that the owner agrees
230 to make available for use on a temporary basis as needed by a
231 local government as a public emergency shelter or a staging area
232 for emergency response equipment during an emergency officially
233 declared by the state or by the local government under s.

234 252.38. Such improvements are limited to those necessary to
235 comply with current standards for public emergency evacuation
236 shelters. The owner must enter into a written contract with the
237 local government providing the improvement funding to make the
238 private facility available to the public for purposes of
239 emergency shelter at no cost to the local government for a
240 minimum of 10 years after completion of the improvement, with
241 the provision that the obligation will transfer to any
242 subsequent owner until the end of the minimum period.

243 e. Any land acquisition expenditure for a residential
244 housing project in which at least 30 percent of the units are
245 affordable to individuals or families whose total annual
246 household income does not exceed 120 percent of the area median
247 income adjusted for household size, if the land is owned by a
248 local government or by a special district that enters into a
249 written agreement with the local government to provide such
250 housing. The local government or special district may enter into

251 a ground lease with a public or private person or entity for
252 nominal or other consideration for the construction of the
253 residential housing project on land acquired pursuant to this
254 sub-subparagraph.

255 f. Instructional technology used solely in a school
256 district's classrooms. As used in this sub-subparagraph, the
257 term "instructional technology" means an interactive device that
258 assists a teacher in instructing a class or a group of students
259 and includes the necessary hardware and software to operate the
260 interactive device. The term also includes support systems in
261 which an interactive device may mount and is not required to be
262 affixed to the facilities.

263 2. For the purposes of this paragraph, the term "energy
264 efficiency improvement" means any energy conservation and
265 efficiency improvement that reduces consumption through
266 conservation or a more efficient use of electricity, natural
267 gas, propane, or other forms of energy on the property,
268 including, but not limited to, air sealing; installation of
269 insulation; installation of energy-efficient heating, cooling,
270 or ventilation systems; installation of solar panels; building
271 modifications to increase the use of daylight or shade;
272 replacement of windows; installation of energy controls or
273 energy recovery systems; installation of electric vehicle
274 charging equipment; installation of systems for natural gas fuel
275 as defined in s. 206.9951; and installation of efficient

276 | lighting equipment.

277 | 3. Notwithstanding any other provision of this subsection,
278 | a local government infrastructure surtax imposed or extended
279 | after July 1, 1998, may allocate up to 15 percent of the surtax
280 | proceeds for deposit into a trust fund within the county's
281 | accounts created for the purpose of funding economic development
282 | projects having a general public purpose of improving local
283 | economies, including the funding of operational costs and
284 | incentives related to economic development. The ballot statement
285 | must indicate the intention to make an allocation under the
286 | authority of this subparagraph.

287 | **Section 6.** This act shall take effect July 1, 2025.

FLORIDA HOUSE OF REPRESENTATIVES

BILL ANALYSIS

This bill analysis was prepared by nonpartisan committee staff and does not constitute an official statement of legislative intent.

BILL #: CS/HB 665	COMPANION BILL: CS/SB 482 (DiCeglie)
TITLE: Local Government Impact Fees and Development Permits and Orders	LINKED BILLS: None
SPONSOR(S): Steele	RELATED BILLS: None

Committee References

[Housing, Agriculture & Tourism](#)

16 Y, 1 N



[Intergovernmental Affairs](#)

16 Y, 0 N, As CS



[Commerce](#)

SUMMARY

Effect of the Bill:

The bill prohibits a county or municipality from requiring an applicant for a development permit or development order to install a work of art, pay a fee for a work of art, or reimburse the local government for any costs that the local government may incur related to a work of art, as a condition of processing or issuing the development permit or development order.

The bill also amends the Florida Impact Fee Act (Act) to define “extraordinary circumstances” and requires a local government seeking to increase an impact fee rate beyond the phase-in limitations established by the Act to conduct a demonstrated-need study using a plan-based methodology and requires the demonstrate-need study to show the presence of certain factors.

Fiscal or Economic Impact:

The bill has an indeterminate impact on the private sector and local governments.

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ANALYSIS

EFFECT OF THE BILL:

Development Permits and Orders

The bill prohibits a local government¹ from requiring an applicant to install a [work of art](#), pay a fee for a work of art, or reimburse the local government for any costs that the local government may incur related to a work of art, as a condition of processing or issuing a development permit or development order. The bill provides that any ordinance or regulation in conflict with this provision is void and unenforceable. (Section [1](#) for counties; Section [4](#) for municipalities.)

Florida Impact Fee Act

For purposes of the [Florida Impact Fee Act](#) (Act), the bill defines “[extraordinary circumstances](#)” to mean the measurable effects of development which will require mitigation by the affected local government and which exceed the total of the current adopted impact fee combined with any increase allowed under the Act’s [phase-in limitations](#) in less than four years.

The bill requires any local government seeking to increase an impact fee rate beyond the phase-in limitations established by the Act to conduct a demonstrated-need study that uses a plan-based methodology. The demonstrated-need study must also show:

¹ Local government means any county or municipality. See [s. 163.3164\(29\), F.S.](#)

- For non-transportation impact fees, two of the following:
 - The population of the local government jurisdiction over the past five years exceeds, by at least 10 percent, the population estimates and projections used to justify the most recent impact fee increase.
 - The average number of building permits issued by the local government over the past five years exceeds, by at least 10 percent, the building permit estimates and projections used to justify the most recent impact fee increase.
 - The employment base within the local jurisdiction over the past five years exceeds the employment estimates and projections used to justify the most recent impact fee.
 - The existing level of service grade will be lowered without an increase in the impact fee rate.
- For transportation impact fees, three of the following:
 - Any of the above factors for non-transportation impact fees.
 - Cost growth over the past five years which exceeds, by an average of at least 10 percent, the Federal Highway Administration's National Highway Construction Cost Index average used to justify the previous impact fee increase.
 - The vehicle miles traveled in the past five years exceed, by at least 10 percent, the Department of Transportation's vehicle miles traveled index average used to justify the most recent impact fee.
 - The per-lane mile cost estimates for construction for the past five years exceed, by at least 10 percent, the Department of Transportation's average used to justify the most recent impact fee.
- For impact fees levied by independent special districts, all of the following:
 - The amount of growth experienced in the past five years and anticipated within the district requires a significant immediate infrastructure investment to serve such growth which will need to be financed by the special district with impact fees.
 - The cost of infrastructure investment required to be financed by the district in the next five years is increasing the need for public facilities and has a direct impact on the fee amount needed to finance the additional infrastructure for the benefit of the growth.
 - The existing level of service will be impacted without an increase in the impact fee rate. (Section [3.](#))

The bill also prohibits a local government from increasing its impact fee rate beyond the phase-in limitations if the local government has not increased its impact fee within the past five years. Any year in which the local government is prohibited from increasing an impact fee because the jurisdiction is in a hurricane disaster area is not included in the five-year period. (Section [3.](#))

The bill defines a “plan-based methodology” as the use of the most recent and localized data to project growth within a jurisdiction over a six-year period and the anticipated capacity impacts created by that projected growth, and the creation of a list of capital improvements or infrastructure as defined in the Act to be constructed in a defined time period to mitigate those impacts as part of a new or updated impact fee study. (Section [2.](#))

The bill has an effective date of July 1, 2025. (Section [4.](#))

FISCAL OR ECONOMIC IMPACT:

LOCAL GOVERNMENT:

The bill has an indeterminate impact on local governments that condition the approval of a development permit or order on an applicant installing a work of art, paying a fee for a work of art, or reimbursing the local government for any costs incurred related to a work of art. The cities and counties that have such requirements regarding works of art will no longer be able to use public funds to subsidize the construction of art in those communities.

PRIVATE SECTOR:

The bill has an indeterminate impact on developers.

RELEVANT INFORMATION

SUBJECT OVERVIEW:

Development-Funded Public Art

Under current law, local governments in Florida are not prohibited from requiring an applicant to install a work of art, pay a fee for a work of art, or reimburse the local government for any costs that the local government may incur related to a work of art, as a condition of the local government processing or issuing a development permit² or development order.³

Some counties and municipality have adopted ordinances requiring developers to fund public art. For example, the City of Naples requires all proposed projects containing new non-residential square footage, and all mixed-use projects to the extent that non-residential square footage is included, to either:

- Pay an established fee into the public art fund, which is non-refundable; or
- Obtain approval to acquire and install artwork on site for the proposed project. The artwork may be either an existing piece or a commissioned piece of art that is of equal or greater value than the established fee. The developer pays the established fee, which is then held in escrow and reimbursed to the developer as the artwork is acquired and installed.⁴

Similarly, the City of Tampa requires private developers that construct certain commercial structures to contribute one percent of the construction or reconstruction costs up to \$200,000 dollars to “the provision of fine art in conjunction with” the commercial structure to be built.⁵ Alternatively, if the private developer or owner does not want to provide fine art, then the developer or owner may make a charitable donation of one percent of the construction or reconstruction costs to the City of Tampa.⁶

On the other hand, the City of Fort Meyers encourages, rather than requires, private developers to fund public art.⁷

Impact Fees

Impact fees are a type of regulatory fee “imposed by local governments against new development to provide for capital facilities’ costs made necessary by population growth. Rather than imposing the costs of these additional capital facilities upon the general public, the purpose of impact fees is to shift the expense burden to newcomers.”⁸ Examples of capital facilities include the provision of additional water and sewer systems, schools, libraries, parks and recreation facilities.⁹ Impact fees are typically assessed using a fee schedule that sets forth the charge per type

² A development permit includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land. [S. 163.3164\(16\), F.S.](#)

³ A development order means any order that grants, denies, or grants with conditions an application for a development order. [S. 163.3164\(15\), F.S.](#)

⁴ See Ord. No. 06-11447, codified as sections 46-42 of the Code of Ordinances, City of Naples, Fla. (Nov. 22, 2024), https://library.municode.com/fl/naples/codes/code_of_ordinances?nodeId=PTIICORR_CH46ADPREN_ARTIIADPR_S46-42PUAR (last visited Mar. 12, 2025). The amount of the fee is determined by resolution of the Naples City Council and is currently set at \$1.00 per square foot. The fee must be paid when the permit is issued.

⁵ See Ord. No. 2000-227, codified as sections 27-436 and 27-441 of the Code of Ordinances, City of Tampa, Fla. (Aug. 31, 2000), https://www.tampa.gov/art-programs/Info/ordinance?utm_source=direct&utm_medium=alias&utm_campaign=tampagovnet (last visited Mar. 12, 2025).

⁶ *Id.*

⁷ See Ordinance Ord. No. 3890, codified as section 118.7.6 of the Code of Ordinances, City of Fort Meyers, Fla. (Jan. 1, 2020), https://library.municode.com/fl/fort_meyers/codes/code_of_ordinances?nodeId=SPBLADECO_CH118LAUSRE_ART7COAP_11_8.7.6PUAR (last visited Mar. 12, 2025).

⁸ Florida’s Office of Economic and Demographic Research, *Local Government Financial Information Handbook* (Nov. 2016), p. 13, <https://edr.state.fl.us/Content/local-government/reports/lghih16.pdf> (last visited Mar. 12, 2025).

⁹ Florida Housing Finance Corporation, *Overview of Impact Fees and Affordable Housing* (Oct. 2017), p. 1, https://www.floridahousing.org/docs/default-source/aboutflorida/august2017/october2017/TAB_3.pdf (last visited Mar. 12, 2025).

of dwelling unit or per square footage of floor space.¹⁰ The charges are usually paid at the time the building permit is approved.¹¹

The [Florida Impact Fee Act](#) (Act) provides requirements and procedures to be followed by a county, municipality, or special district when it adopts an impact fee.¹² Impact fees must meet the following minimum criteria when adopted:

- The fee must be calculated based on a study using the most recent and localized data available within four years of the update.
- The local government adopting the impact fee must account for and report impact fee collections and expenditures. If the fee is imposed for a specific infrastructure need, the local government must account for those revenues and expenditures in a separate accounting fund.
- Charges imposed for the collection of impact fees must be limited to the actual administrative costs.
- All local governments must give notice of a new or increased impact fee at least 90 days before the new or increased fee takes effect, but need not wait 90 days before decreasing, suspending, or eliminating an impact fee. Unless the result reduces total mitigation costs or impact fees on an applicant, new or increased impact fees may not apply to current or pending applications submitted before the effective date of an ordinance or resolution imposing a new or increased impact fee.
- A local government may not require payment of the impact fee before the date of issuing a building permit for the property that is subject to the fee.
- The impact fee must be reasonably connected to, or have a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction.
- The impact fee must be reasonably connected to, or have a rational nexus with, the expenditures of the revenues generated and the benefits accruing to the new residential or commercial construction.
- The local government must specifically earmark revenues generated by the impact fee to acquire, construct, or improve capital facilities to benefit new users.
- The local government may not use revenues generated by the impact fee to pay existing debt or for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential or commercial construction.¹³

Under the Act, a county, municipality, school district, or special district may increase in impact fee subject to the following [phase-in limitations](#):

- Increases of up to 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.
- Increases between 25 and 50 percent of the current rate must be implemented in four equal annual increments beginning with the date on which the increased fee is adopted.
- An impact fee increase may not exceed 50 percent of the current impact fee rate.
- An impact fee may not be increased more than once every four years.¹⁴

A county, municipality, school district, or special district may also increase an impact fee rate beyond these phase-in limitations by establishing the need for the increase, provided the following criteria are met:

- A demonstrated-need study justifying any increase in excess of those authorized by the Act has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the [extraordinary circumstances](#) necessitating the need to exceed the phase-in limitations.
- The local government jurisdiction has held not less than two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in the Act.
- The impact fee increase ordinance is approved by at least a two-thirds vote of the governing body.¹⁵

¹⁰ *Id.*

¹¹ *Id.*

¹² [S. 163.31801, F.S.](#)

¹³ [S. 163.31801\(4\), F.S.](#)

¹⁴ [S. 163.31801\(6\)\(b\)-\(e\), F.S.](#)

¹⁵ [S. 163.31801\(6\)\(g\), F.S.](#)

RECENT LEGISLATION:

YEAR	BILL #	HOUSE SPONSOR(S)	SENATE SPONSOR	OTHER INFORMATION
2024	CS/HB 479	Robinson, W.	Martin	Passed both chambers and approved by the Governor.
2023	CS/CS/HB 235	Robinson, W.	Brodeur	Died in the House.

BILL HISTORY

COMMITTEE REFERENCE	ACTION	DATE	STAFF DIRECTOR/ POLICY CHIEF	ANALYSIS PREPARED BY
Housing, Agriculture & Tourism Subcommittee	16 Y, 1 N	3/18/2025	Curtin	Fletcher
Intergovernmental Affairs Subcommittee	16 Y, 0 N, As CS	4/9/2025	Darden	Darden
THE CHANGES ADOPTED BY THE COMMITTEE:	- Provides that county or municipal ordinances and regulations requiring a work of art as part of issuing a development permit or order are void and unenforceable. - Defines “plan-based methodology” and requires demonstrated-need studies to use a plan-based methodology. - Revises definition of “extraordinary circumstances.” - Establishes criteria for determining when extraordinary circumstances are present. - Prohibits a local government from increasing impact fees beyond phase-in limitations if the local government has not increased impact fees in the past five years.			
Commerce Committee				

THIS BILL ANALYSIS HAS BEEN UPDATED TO INCORPORATE ALL OF THE CHANGES DESCRIBED ABOVE.

FLC Bill Summaries – SB 482 and HB 665

Under current law, local governments cannot increase impact fees by more than 50% over a four-year period without conducting an "extraordinary circumstances" study to justify the higher rate.

[CS/SB 482](#) (2025) by DiCeglie and [CS/HB 665](#) (2025) by Steele would have revised the definition and calculation for “extraordinary circumstances” to be based on a variety of factors, including population, building permits, employment, and levels of service. A local government would have been prohibited from utilizing extraordinary circumstances to raise impact fees if it had not raised impact fees in the preceding five years. The bills would have provided that an increase in a nontransportation impact fee may not be adopted unless the extraordinary circumstances demonstrated in the demonstrated-need study included at least two of the following:

- The population of the local government’s jurisdiction over the past five years exceeds, by at least 10%, the population estimates and projections used to justify the most recent impact fee increase
- The average number of building permits issued by the local government over the past five years exceeds, by at least 10%, the building permit estimates and projections used to justify the most recent impact fee increase
- The employment base within the local jurisdiction over the past five years exceeds the employment estimates and projections used to justify the most recent impact fee increase
- The existing level of service grade will be lowered without an increase in the impact fee rate

The bills also would have provided that an increase in a transportation impact fee may not be adopted unless the extraordinary circumstances demonstrated in the demonstrated-need study included at least three of the following:

- Any condition that would justify an increase in a nontransportation impact fee
- Cost growth over the past five years which exceeds, by an average of at least 10%, the Federal Highway Administration’s National Highway Construction Cost index average used to justify the previous impact fee increase
- The vehicle miles traveled in the past five years exceed, by at least 10%, the Department of Transportation’s vehicle miles traveled index average used to justify the most recent impact fee

- The per-lane mile cost estimates for construction for the past five years exceed, by at least 10%, the Department of Transportation average used to justify the most recent impact fee

Flagler Home Builders Association Will Sue Palm Coast Over Parks, Fire and Road Impact Fee Increases

AUGUST 27, 2025 | [FLAGLERLIVE](#) | — 37 COMMENTS



The Flagler Home Builders Association showed its muscle last March when the mayor was pushing for a building moratorium. It is showing it again with notice of a lawsuit it will file against the city, disputing recently adopted impact fee increases. (© FlaglerLive)

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apply until Oct. 1.



The HBA today sent [a 14-day notice to the city](#) of its intent to sue, as is required before a civil lawsuit is filed against a government. The suit would be filed on behalf of HBA, five construction companies and two city residents.

The pending action argues that the city’s new schedule violated the law by raising fees too sharply and too quickly, without a substantiated showing of “extraordinary circumstances” that would justify the sharper increase, among other alleged violations.

“We believe the notice of violation accurately states the law as well as the defects and deficiencies of these ordinances,” Annamaria Long, Executive Officer of the Flagler Home Builders Association, is quoted as saying in a release by HBA. “We are committed to protecting citizens and ensuring a fair business environment in our community.”

A city spokesperson said the city had received the notice and was reviewing it.



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Palm Coast Vice Mayor Theresa Pontieri, who pressed for higher impact fees with three different council colleagues last year and again this year, countered HBA's notice in strong language today.

"It's unfortunate that at a time when our city has experienced incredible growth and unprecedented increases in infrastructure construction costs, our homebuilder's association would find it necessary to threaten us with legal action, rather than recognize the importance of growth paying for itself—which it never truly does," Pontieri wrote in a statement to FlaglerLive. "Impact fees are a necessary cost of doing business, and they ensure that the city's future infrastructure needs and public safety are adequately funded. Providing residents with fire stations and safe roads is not optional—it's our duty. Additionally, providing for parks and recreation keeps families healthy and active. It's unfortunate that we, as public officials, have to defend our quality of life to the HBA—the same folks that earn money by selling houses in the very community we work so hard to keep safe and beautiful."

Notably, the HBA's action is also an outgrowth of recently passed and controversial legislation that forbids local governments from adopting land-development regulations that would be burdensome to developers. The legislation, known as Senate Bill 180, largely addresses recovery measures after natural disasters, but also applies the "burdensome" prohibition across the board, whether an area is in recovery or not. The legislation is itself facing litigation and sweeping opposition from local governments.



Local and state officials have said it is very likely to be revised in the coming session. How that will affect litigation citing SB180 is unclear, though HBA's lawsuit is multi-pronged and would likely not be nullified if the burdensome" standard was narrowed.

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transportation fee 115 percent. The city increased [water and sewer impact fees 30 percent](#) last year.



The HBA states Palm Coast more than doubled combined impact fees on homes and businesses from a minimum of \$5,764 to \$11,646 as of October 1, 2025. When added to water and sewer fees, a 2,000 square foot home would carry at least \$31,528 in impact fees, according to the association.

“It is incomprehensible,” the HBA’s notice states, “how over a 100% increase in impact fees with a \$5,681 increase for a single family, 2,000 square foot home, could be anything but ‘more burdensome’. The Ordinances would, therefore, be found null and void *ab initio*.” That’s Latin for “to start with,” or “from the outset.”

Impact fees are one-time fees, barely distinguishable from taxes, imposed on new development—houses, office buildings, industrial buildings—to defray the “impact” of that new development on the community. The impact fee revenue is intended to fund necessary infrastructure improvements and schools caused by a larger population, though fee revenue is generally not enough to meet all such needs.



Governments must justify the fees through rigorous studies that directly link population increases, including projections, with need. The HBA successfully argued several years ago that an attempt by the School Board to double its impact fees was based on a questionable study. The proposal was scaled back before it was approved. The HBA is making a similar argument in Palm Coast’s case, focusing on the city’s claim that “extraordinary circumstances” exist to justify the large increases.

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circumstances.” Those are defined as population increases faster than the state average and unusually high construction costs. HBA claims Palm Coast failed to meet those standards.

“The impact fees are not proportional or reasonably connected to or have a rational nexus with the need for additional capital facilities for the properties as there was no effort whatsoever to apply such impact fees to neighborhoods or even regional areas within the City,” the notice to the city states.

The notice was drafted by Daniel Webster, a Daytona Beach attorney. While he claims that the city’s study lacked rigor, the same may be said of at least some parts of the notice, leaving them easy pickings for the sort of merciless attorney the city is in the habit of hiring to fight lawsuits.

Webster says, with questionable accuracy, that the city’s study was not Palm Coast-specific, relying instead on national and state data. The city relied on such city and county-specific data as that provided by the University of Florida’s Bureau of Economic and Business Research and the Census Bureau, both of which provide Palm Coast and Flagler County-specific data.

Webster states the city did not make a case for “extraordinary circumstances” other than to show that there was inflation, and that the local population increased, “which in Florida is the norm, certainly not extraordinary.” The statement is disingenuous: while Florida’s population has increased almost every year for decades, Flagler County’s increases in some years after 2018 placed it among the [fastest-growing counties in the state](#), with most of that growth in Palm Coast. That [growth continued last year](#).

The notice also claims that “The Ordinances are unlawful because they are assessing impact fees for the reconstruction or replacement of previously existing structures.” That would be illegal: impact fees may be used only to add capacity, not to repair or replace existing capacity. But in all publicly announced city projects, the city appears to have abided to that requirement quite strictly, and its administration is quick to remind council members what their impact fees may or may not fund.

For example, impact fee revenue is being used to build a new fire station in Seminole Woods (Fire Station 26). It has been used to expand a water treatment plant, and to add new amenities to existing parks. The notice does not include examples of violations of that standard.

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therefore, cannot be benefiting those within the entire City and cannot be a need based on future growth or apportioned by neighborhood.”

The reasoning assumes that, say, a new turning lane, a new fire station or a new park in one neighborhood would be a violation of impact fee use since it would not benefit the entire city, but that’s not been the reasonable application of the standard since by necessity, almost all impact fee spending is geographically specific: even water treatment plants serve specific areas of the city.

The notice seems to go even further afield when it claims that “The City fire stations also serve areas outside of the City and utilize as personnel Flagler County Fire Department personnel operating out of City Stations, which also serve areas outside of the City. This was not addressed.”

It is true that city fire stations serve areas outside the city: mutual-aid agreements are in place with Flagler County and Flagler Beach. That has been true since the founding of the city. It is also true that county personnel operate out of city fire stations. That’s because the county alone operates ambulances, which are stationed jointly with city personnel as an efficiency measure. It is almost unimaginable that someone like Circuit Judge Christ France, before whom this lawsuit is likely to play out when filed, would find either of these arrangements objectionable or relevant to a case against higher impact fees.

Webster’s claim that “There has been no allocation or explanation as to the current actual needs nor any study showing why additional stations or personnel are needed” is not accurate: the Fire Department produced data showing that the new station in Seminole Woods was needed because the area is underserved, and a new station would cut response time in half for many residents. (See: [“As Seminole Woods Soon Gets Its Own Fire Station, Emergency Response Times May By Cut in Half for Many.”](#))

Webster’s arguments against the city’s proportional calculations of needs may be sounder when he shows that the capital needs the city shows can be paid for through impact fees include all of the city’s firefighters in the equation, rather just the 33 additional firefighters who would be needed through 2035.

Webster applies similar approaches to the city’s transportation and parks impact fee calculations, finding them wanting and concluding that “there is an exceptionally strong case to overturn all three (3) Ordinances.” (Each impact fee increase was ratified through a separate ordinance.)

“It is unfortunate that the consultants hired by the City, undoubtedly at a substantial cost to tax payers, failed to address the fundamental requirements required under the State’s legal precedent,” the notice concludes. “Additionally, the studies failed to mention or address the statutory changes, which were pending before the legislature, and approved by the Governor on June 26, 2025 – which was four (4) days before the Ordinances were adopted.”

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August 27, 2025

Via Email Transmissions

Mayor Mike Norris
mnorris@palmcoastgov.com
Ty Miller, Council Member – District 1
tmiller@palmcoastgov.com
Theresa Pontieri, Council Member – District 2
tcarlipontieri@palmcoastgov.com
David Sullivan, Council Member – District 3
dsullivan@palmcoastgov.com
Charles Gambaro, Jr., Council Member – District 4
cgambaro@palmcoastgov.com
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164

Via Federal Express

City of Palm Coast
Attn: City Clerk
160 Lake Avenue
Palm Coast, FL 32164

Re: City of Palm Coast ("City") Impact Fees
Ordinance 2025-10 - - Amending Fire and Rescue Impact Fees
Ordinance 2025-11 - - Amending Parks System Impact Fees
Ordinance 2025-12 - - Amending Transportation Impact Fees

Dear Mayor and Council Members:

I have the privilege of representing the Flagler County – Palm Coast Homebuilders Association, Inc. ("Association"), Intracoastal Construction, LLC, Integrity Homes USA, LLC, Thomas Consulting and Construction, LLC, 1621 Building and Remodeling, LLC and Florida Green Building Construction, Inc., which are contractors and/or real estate developers doing business in the City of Palm Coast; and William R. Barrick and Brad M. Thomas, who are residents of the City of Palm Coast.

With respect to Ordinances referenced above, this letter shall constitute legal notice pursuant to Section 252.42, Florida Statutes, as adopted pursuant to Section 18, Senate Bill No. 180, and pursuant to Section 28, Senate Bill No. 180, that the above-referenced Ordinances ("Ordinances") are in violation of the respective sections and the State of Florida legal precedent pertaining to impact fees.



Manatee receives threat of litigation over increased impact fees

Freedom Housing Alliance Inc. says the impact fee increase — it could go from \$13,442 for a house to more than \$33,000 — violates state statute.

By [Lesley Dwyer](#) | 5:00 a.m. July 16, 2025 | [2](#) Free Articles Remaining!



Manatee County commissioners hold the second of two required public hearings May 8 to request "extraordinary circumstances" from the state to raise impact fees.

Photo by Lesley Dwyer

MANATEE-SARASOTA

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Bottom line

Key takeaway: Manatee County officials face a potential lawsuit from a homebuilding group that alleges raising impact fees, as the county plans to do in September, is a violation of a new state law.

Core challenge: County officials across the region are grappling with how to pay for infrastructure costs while also not curtailing efforts to stunt housing supply growth.

What's next: The fees are scheduled to begin in September.

Manatee County commissioners have been warned they face a lawsuit if they follow through with plans to impose higher impact fees, which are scheduled to go into effect Sept. 9.

Impact fees are charged on new residential and commercial developments to offset the county’s costs for the infrastructure that the ensuing growth will require, such as roads, parks and libraries.

Local property rights attorney Bill Moore, with Sarasota-based Moore Bowman & Reese P.A., sent a Notice of Violation, dated June 30, to commissioners, which reads:

“The cause of said violation is that the changes to county impact fees amount to significant increased charges to homebuilders within specific hurricane impacted areas, including Manatee County and are ‘more restrictive and burdensome’ than the previous impact fee charges assessed.”

The letter cites [Senate Bill 180](#) as strictly forbidding “such burdensome regulations” through October 2027.

SB 180, sponsored by Sen. Nick DiCeglie, R-St. Petersburg, and signed by Gov. Ron DeSantis June 26, prohibits a local government from adding more restrictive or burdensome amendments to its comprehensive plan or land development code.

Moore sent the notice on behalf of Freedom Housing Alliance Inc. The Florida Division of Corporations lists Jon Mast, CEO of the Suncoast Builders Association, as the nonprofit’s registered agent.

Mast wouldn’t comment on the letter because of possible litigation, but he did agree to talk about impact fees and SB 180 in general with the *East County Observer*, sister paper of the *Business Observer*.

Mast contends the increase will cripple the local economy and won’t remedy the county’s current problems, such as roads that are over capacity, because impact fees only cover new improvements.

Impact fees can’t pay to refurbish a library, he adds. They can only be used to build a new library.

New impact fee schedule

The new impact fee schedule goes into effect Sept. 9. For the complete list, visit [MyManatee.org](#).

Residential

- **\$27,459** for a 1,500-square-foot single-family home
- **\$33,875** for a 2,201-plus-square-foot single-family home
- **\$26,152** for a 1,500-square-foot townhome
- **\$32,209** for a 2,201-plus-square-foot townhome
- **\$24,785** for a 1,500-square-foot apartment
- **\$25,193** for a 2,201-plus-square-foot apartment
- **\$16,934** for a 1,500-square-foot mobile home
- **\$17,342** for a 2,201-plus-square-foot mobile home

Commercial (per square foot)

- **\$18,854** for office and other services
- **\$20,661** for hospitals
- **\$3,509** for warehouses
- **\$8,482** for light industrial uses
- **\$7,442** for nursing homes
- **\$26,191** for daycares
- **\$14,827** for commercial shopping centers under 40,000 square feet
- **\$28,635** for commercial shopping centers over 150,000 square feet

Commercial (per unit)

- **\$4,756** for hotels (per room)
- **\$2,540** for assisted living facilities (per dwelling unit)
- **\$27,072** for gas stations/convenience stores less than 2,000 square feet (per gas pump)
- **\$54,464** for gas stations/convenience stores over 5,500 square feet (per gas pump)

Commissioners had to claim extraordinary circumstances to raise the impact fees to 100% of the current collection rate.

Without claiming extraordinary circumstances, state statute limits increases to 50% over four years. Once raised, the fees can't be raised again for another four years.

Up until Jan. 1, Manatee County had been collecting 90% of 2015 collection rates. An updated study with 2023 collection rates was adopted in August 2024, and a 12.5% increase went into effect Jan. 1, which falls in line with the state's guidelines.

The notice asserts that claiming extraordinary circumstances to raise the fees beyond the state guidelines violates the "more burdensome" language in SB 180.

Mast argues that, not only is the move against the law, the upcoming increase is so significant it will devastate small builders and anyone looking to develop commercial properties. He singled out impact fees on daycare centers as particularly burdensome.

When the new fee schedule is adopted in September, a daycare center will incur an impact fee of \$26,191 per 1,000 square feet. That's higher than any other business or service except for large commercial shopping centers and gas stations that include convenience stores.

Mast referenced a study conducted by the National Association of Homebuilders to emphasize the fees will also impact housing affordability in the area. The 2025 report shows that for every \$1,000 increase on a median-priced new home, 115,593 American families are priced out of the market.

Mast says developers will pass that expense on to buyers because they still have to pay for the same amount of supplies and subcontractors, and set enough funds aside to guarantee the home for seven years, per Florida statute.

He also notes home prices are already on the rise, with President Donald Trump's 50% copper tariff going into effect Aug. 1 because most copper supplies come from Chile.

"There are 52 subcontractors that work on a home, plus closing agents, attorneys, bankers and suppliers," Mast says. "It's all the trades. It's an ecosystem. Commercial follows rooftops — businesses, warehouses, restaurants, physicians, dentists and grocery stores."



Commissioner Bob McCann says impact fees have nothing to do with an emergency management statute (Senate Bill 180).

Photo by Lesley Dwyer

SB 180 is legislation that aids hurricane recovery efforts, yet impact fees are only paid once. Replacing a home destroyed by a hurricane wouldn't require another fee because the original home already established its impact on the area.

However, Mast says the ecosystem, created by development, is the overarching reason SB 180 prohibits commissioners from raising impact fees on new homes.

Mast says every Florida governor for the past 20 years has passed legislation following a hurricane to ensure the economy continues to grow. New development provides new property taxes to replace those that were damaged.

He adds impact fees are meant to support growth —not bail out the local government for poor planning.

Commissioner Bob McCann, whose district covers Lakewood Ranch, one of the faster growing parts of Manatee County, doesn't necessarily see it that way.

"We're not trying to go back and fix what's already broken with impact fees," McCann says. "We're trying to mitigate it from continuing to break over and over again. We need time to catch up."

In January, McCann discussed a possible [building moratorium on new housing developments](#), but the idea didn't develop into an action. While higher impact fees can't stop new development, he says, they could slow it down if builders decide to take their business to counties that charge less.

Sarasota County separates its fees into three categories — impact fees, educational systems fees and mobility fees — but still charges less than Manatee County. When adding the fees together, a developer today pays between \$10,117 and \$13,197 to build a 2,000-square-foot home in Sarasota, depending on where the home is located.

Building the same home in Manatee County today costs between \$13,442 and \$16,328 in impact fees, including educational impact fees. When the new fee schedule takes effect, the impact fee will be \$33,875.



Jon Mast is the CEO of the Suncoast Builders Association. His wife Teresa Mast is a Sarasota County commissioner.

The Suncoast Builders Association represents builders in both counties. Mast's wife, Teresa Mast, is a Sarasota County commissioner.

Jon Mast, meanwhile, uses Hillsborough County as an example of what happens when growth is stymied. In 2019, officials enacted a growth moratorium in rural areas to prevent urban sprawl.

He says builders brought their projects to other counties, Sarasota and Manatee included, and now Hillsborough is left without enough tax dollars to fund its roads.

But when discussing the lower impact fees in Sarasota County, McCann argues Sarasota is running out of money charging those rates.

“(Developers) did the same thing there that they tried to do here,” he says. “They said Senate Bill 250 and 180 and all these things prevent you from doing anything with land use.”

McCann, also an attorney, argues impact fees are not directly related to land use because the fees only pay for the privilege of building on that land. It can’t be more restrictive or burdensome to pay the fair share of what was already required, he contends.

He also says that impact fees have nothing to do with emergency management statutes, such as SB 180.

The Notice of Violation sent by Moore asks that actions be taken to withdraw the impact fee increase immediately. But the majority of commissioners have made it clear since the 2024 election that they would rather be sued than accept less than the fee schedule going into effect Sept. 9.

Commission Chair George Kruse tried to convince the last board to take this action, and Commissioner Tal Siddique called impact fees “a fight worth having.”

Commissioners Mike Rahn and Amanda Ballard expressed concerns that the higher impact fees could drive businesses away and negatively affect the county’s future economic development. (Rahn is a banker specializing in residential mortgages and past president of the Home Builders Association of Sarasota-Manatee.)

By the numbers: impact fees

Jon Mast, CEO of the Suncoast Builders Association, did some calculations of how much more the new impact fees, scheduled to take effect Sept. 9, will cost builders in Manatee County versus the county's current fee schedule. Hikes include:

- **\$22,100 more** if building a 10,000-square-foot warehouse
- **\$703,178 more** if building a 40-000-square-foot commercial center
- **\$1,440,000 more** if building 20 single-family homes a year for four years
- **\$2,138,100 more** if building a 150-unit multi-family project over 1,301 square feet per unit

Manatee County Commission Chair George Kruse calls the increased fees “a big percent of a little number” because Manatee County has not charged 100% of its impact fees since 2008.

This story originally appeared in the the East County Observer, sister paper of the Business Observer.



AUTHOR

[Lesley Dwyer](#)

Lesley Dwyer is a staff writer for East County and a graduate of the University of South Florida. After earning a bachelor’s degree in professional and technical writing, she freelanced for the Sarasota Herald-Tribune. Lesley has lived in the Sarasota area for over 25 years.

Latest News





Growth Managment Legislation

2026 LEGISLATIVE ISSUE BACKGROUND

Growth Management

Draft Statement:

The Florida League of Cities **OPPOSES** legislation that preempts local authority over land use and growth management. Cities are best equipped to plan for sustainable development that reflects community character, infrastructure capacity, and public input. The League supports maintaining local discretion to adopt and enforce comprehensive plans and land development regulations without additional state mandates that diminish public participation or local decision-making.

Background:

Growth management in Florida is governed by the Community Planning Act, adopted in 2011 to replace the state's 1985 Growth Management Act. The Act requires each local government to adopt and maintain a comprehensive plan guiding future land use, housing, transportation, infrastructure, and public facilities. Comprehensive plans are implemented through local zoning and land development regulations, which must be consistent with the adopted plan. These plans are the foundation of Florida's home rule approach to land use, ensuring that growth occurs in a manner compatible with local needs, resources, and capacity.

Over the last five years, the Legislature has adopted several significant changes to growth management laws, primarily focused on streamlining development approvals and limiting local discretion:

- **2019–2021:** Amendments to sections 125.022 and 166.033, Florida Statutes, imposed strict deadlines for local review of development permits and orders, limited requests for additional information from applicants, and required written findings for permit denials. These provisions aimed to accelerate development approvals statewide.
- **2022–2023:** New procedures were adopted for the review of comprehensive plan amendments and local development orders, expanding the ability of applicants to challenge delays or denials.
- **2024:** Legislation clarified administrative processes for certain residential and agricultural developments and required faster review timelines for applications meeting statutory criteria.
- **2025: SB 1080** expedited local government procedures for processing development permits and orders.

Collectively, these changes have shifted Florida's growth management system away from local discretion and toward greater state direction and administrative approval. While intended to streamline development, they have limited public engagement, reduced flexibility to address infrastructure needs, and eroded the balance between state oversight and home rule authority.

For the 2026 Legislative Session, potential proposals—backed by development interests—are being considered to further preempt local control. Some of the potential concepts being considered for the 2026 Session where

originally included in SB 1080 but amended out of the bill prior to passage. The potential proposals seek to:

- Impose statewide minimum residential densities of three to four units per acre within urban service areas;
- Require administrative, non-discretionary approval of most residential projects;
- Limit local use of discretionary compatibility standards in denying comprehensive plan amendments;
- Restrict local fees on residential development; and
- Create a state “Planning Ombudsman” to enforce compliance and penalize local governments found noncompliant by withholding transportation and infrastructure funding.

The Florida League of Cities supports collaborative efforts to plan for growth but opposes legislation that imposes one-size-fits-all mandates or reduces public participation in land-use decisions. Preserving local authority to plan, zone, and guide development is essential to maintaining the character, infrastructure capacity, and long-term livability of Florida’s cities.

Proposed Land Use Bill

Revised Draft – Infill Residential Development & Compatibility

Section 1. Legislative Intent.

It is the intent of the Legislature to:

1. Encourage infill housing development by streamlining approvals for parcels already designated and zoned for residential use;
2. Provide clarity and certainty to both local governments and developers by establishing consistent statewide standards;
3. Prevent arbitrary or inconsistent application of “compatibility” standards by ensuring residential uses within the same land use category are presumed compatible; and
4. Ensure that local governments cannot use vague or overly broad compatibility criteria to delay, condition, or deny residential development where adjacent residentially developed properties already exist.
5. Ensure that local governments cannot use vague compatibility criteria or excessive development fees to delay, condition, or deny residential development where adjacent residentially developed properties already exist

Section 2. Infill Residential Development.

(kept same as last draft — streamlined administrative approval, averaging lot size/density of contiguous parcels).

Section 3. Compatibility.

(a) “Compatibility” means that land uses or development types within the **same land use category** can reasonably coexist in relative proximity in a stable and enduring manner, without creating undue adverse impacts on one another. Compatibility does not require uniformity or identical development, but rather a reasonable ability to fit within the existing community fabric.

(b) For purposes of this section, **residential land uses are deemed compatible when they fall within the same residential land use category as designated in the local**

government's comprehensive plan. Compatibility includes properties separated only by a roadway, railroad, canal, or other public easement.

(c) A local government may not deny, condition, or delay approval of residential development on the grounds of "incompatibility" when the proposed residential use is located adjacent to, or across a public right-of-way from, existing residential development within the same land use category.

Section 4. Subsection (__) is added to section [appropriate statute], Florida Statutes, to read:

Development Fees

(a) A county, municipality, or other local government entity may not condition the approval of an application for infill residential development, or any other residential development authorized under this act, on the payment of any fee, charge, or exaction that is based on a percentage of construction costs, site costs, or project valuation.

(b) Any fee or charge imposed by a local government in connection with the review, processing, or inspection of a residential development application must be:

- 1. Limited to the actual cost of the service provided by the local government;*
- 2. Clearly itemized and published on the local government's fee schedule; and*
- 3. Not exceed the caps established for building permit and inspection fees under s. 553.80, Florida Statutes.*

(c) Fees imposed in violation of this subsection are unlawful, and approval of a development application may not be withheld, conditioned, or delayed based on nonpayment of such unlawful fees.

A bill to be entitled

An act relating to housing production and comprehensive planning; amending s. 163.3184, F.S.; amending s. 163.3191, F.S.; creating ss. 163.32052, 163.32054, and 163.3219, F.S.; amending ss. 339.2817 and 339.2819, F.S.; providing legislative findings and intent; providing severability; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Legislative findings and intent.—

(1) The Legislature finds that Florida faces a persistent shortage of attainable housing within adopted urban service areas; that lengthy, serial local review processes impede timely delivery; and that unclear standards for alley access, adjacency, and large-site impacts can stall otherwise compatible residential development.

(2) It is the intent of the Legislature to: establish a baseline residential density with an administrative approval path; recognize context-based entitlements where the comprehensive plan contemplates residential growth; authorize parallel processing of plan amendments with rezonings and site plans; allow a local enhanced impact review for very large properties; improve state oversight of Evaluation and Appraisal (EAR) reports; and create an expedited planning ombudsman process for resolving disputes.

Section 2. Section 163.32052, Florida Statutes, is created to read:

163.32052 Baseline residential density; administrative approvals; context-based entitlements; adjacency option.—

(1) Definitions. As used in this section, the terms in s. 163.3164 apply. “Urban service area” has the meaning in s. 163.3164(50). “Prevailing nearby residential density” means the median of the maximum allowable residential densities designated on the future land use map for parcels within a 1/4-mile radius of the subject site, excluding waterbodies and rights-of-way.

(2) Baseline density. Within an adopted urban service area, each county and municipality shall ensure that residential future land use categories provide a baseline density of not less than 3 and not more than 4 dwelling units per gross acre. A local government may set the baseline within that range by ordinance; if no baseline is set, the default baseline is 3.5 du/ac.

(3) Administrative approval. A local government shall administratively approve a site plan or equivalent development order for residential development that: (a) is consistent with the comprehensive plan and applicable concurrency standards; (b) meets or exceeds

the baseline density set in subsection (2) without exceeding the maximum density allowed by the comprehensive plan; and (c) complies with objective site development standards related to height, bulk, orientation, location on the lot, access, utilities, stormwater, landscaping, and tree protection. Projects seeking density above the comprehensive plan maximum remain subject to legislative approval.

(4) Context-based entitlement. Where the comprehensive plan contemplates residential use on the subject site, a residential development is entitled by right to the prevailing nearby residential density as defined in subsection (1), up to the maximum density permitted by the comprehensive plan, and is administratively approvable if it meets paragraph (3)(c).

(5) Industrial/commercial adjacency option. If 75 percent or more of the subject parcel's perimeter directly adjoins parcels designated or zoned industrial or commercial, the local government shall allow an administrative residential entitlement of at least 12 du/ac (or the next available "middle housing" category under the plan), provided the development: (a) meets public safety, noise, and buffering standards adopted by ordinance; and (b) does not exceed the comprehensive plan's maximum permitted density absent a plan amendment.

(6) No impairment of health and safety. Nothing in this section limits a local government's authority to enforce building, fire, or stormwater codes; adopt objective standards for infrastructure adequacy; or require proportionate-share mitigation consistent with state law.

(7) Rule of construction. This section preempts local procedures to the extent they require discretionary hearings for projects qualifying under subsections (3)–(5). It does not preempt local authority over historic preservation within designated local historic districts, provided such authority is exercised through objective standards.

Section 3. Paragraph (j) is added to subsection (3) of section 163.3184, Florida Statutes, to read:

163.3184 Process for adoption of comprehensive plan or plan amendment.—

(3) Local government review of a proposed comprehensive plan amendment.

...

(j) Parallel processing. A local government may accept and process in parallel any related rezoning, planned development, or site plan application while a comprehensive plan amendment is under review pursuant to this section. The local government may notice

and conduct consolidated hearings. No development order or permit that would authorize vertical construction may be issued until the comprehensive plan amendment becomes effective. Parallel processing under this paragraph does not extend or toll the timeframes in this section unless mutually agreed in writing by the applicant and the local government.

Section 4. Section 163.32054, Florida Statutes, is created to read:

163.32054 Local Enhanced Impact Review (LEIR) for large properties.—

(1) A local government may require a Local Enhanced Impact Review for a proposed development that either: (a) exceeds 250 dwelling units; (b) occupies 100 acres or more; or (c) generates peak-hour trips above a threshold adopted by ordinance.

(2) An LEIR is limited to transportation, potable water, wastewater, stormwater, schools, public safety, and environmental resources. The review must run concurrently with any plan amendment, rezoning, or site plan under s. 163.3184(3)(j) and shall be completed within 90 days after the application is deemed complete.

(3) An LEIR may identify proportionate mitigation and phasing, but may not be used to reduce or condition the baseline or context-based entitlements provided in s. 163.32052 unless a comprehensive plan amendment is adopted.

(4) The department may publish model LEIR guidelines.

Section 5. Subsections (9)–(12) are added to section 163.3191, Florida Statutes, to read:

163.3191 Evaluation and appraisal of comprehensive plan.—

...

(9) State review; sufficiency. In addition to requirements of this section, each local government shall submit its evaluation and appraisal report (EAR) to the state land planning agency for a sufficiency determination addressing whether the local government is meeting growth and housing capacity targets within adopted boundaries, including the urban service area.

(10) Deficiency finding; cure period. If the state land planning agency issues a deficiency finding— including but not limited to insufficient residential capacity or inadequate allowance for the baseline density under s. 163.32052— the agency shall reject the EAR

and provide written corrective actions. The local government must adopt corrective amendments within 180 days after the notice.

(11) Consequences for noncompliance. If a local government fails to cure within the timeframe in subsection (10), the state land planning agency shall designate the local government as noncompliant. While noncompliant, the local government is ineligible for new awards under ss. 339.2817 and 339.2819 until the agency certifies compliance is restored. The agency shall provide due process and a reinstatement path, including prompt certification upon adoption of corrective amendments.

(12) Appeal. A local government may seek review of a deficiency finding or noncompliance designation under chapter 120. An appeal does not automatically stay the consequences in subsection (11) unless a stay is granted by the presiding tribunal.

Section 6. Section 163.3219, Florida Statutes, is created to read:

163.3219 Planning ombudsman; expedited determinations.—

(1) The Planning Ombudsman is created within FloridaCommerce to provide expedited, neutral determinations regarding: (a) whether a local development order complied with the procedural requirements of this part; and (b) whether a local government's action is consistent with statutory requirements of this part, including ss. 163.3184, 163.3191, and 163.32052.

(2) Petitions; timelines. An applicant or local government may file a petition with the ombudsman. Within 30 days after a complete filing, the ombudsman shall issue a written determination. The determination is binding on the parties unless appealed under chapter 120 within 30 days after issuance.

(3) Effect on local proceedings. Upon notice that a petition has been accepted, the local government shall pause enforcement of the disputed requirement identified in the petition until the determination issues, unless the local government demonstrates a life-safety risk.

(4) The ombudsman may adopt procedural guidelines and maintain a public docket.

Section 7. Paragraph (g) is added to subsection (3) of section 339.2817, Florida Statutes, to read:

339.2817 County Incentive Grant Program.—

(3) The department shall consider, at a minimum, the following criteria for evaluating projects for funding:

...

(g) A county or municipality designated noncompliant under s. 163.3191(11) is ineligible for new project awards under this section until the state land planning agency certifies compliance is restored.

Section 8. Subsection (9) is added to section 339.2819, Florida Statutes, to read:

339.2819 Transportation Regional Incentive Program.—

...

(9) A county or municipality designated noncompliant under s. 163.3191(11) is ineligible for new project awards under this section until the state land planning agency certifies compliance is restored.

Section 9. Severability.—

If any provision of this act or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications which can be given effect without the invalid provision or application.

Section 10. Effective date.—

This act shall take effect July 1, 2026.

Housing Production & Planning Accountability Act

Purpose. Speed delivery of attainable housing inside adopted urban service areas by setting a modest **baseline density**, creating an **administrative approval** path for plan-consistent projects, focusing large-site reviews, and improving state oversight—while keeping health, safety, and infrastructure protections intact.

Core Provisions (plain English)

- **Baseline density (3–4 du/ac) inside urban service areas.** Localities must adopt a baseline within this range (default 3.5 du/ac).
- **Administrative approvals.** Plan-consistent housing that meets objective site standards is approved **administratively** (no discretionary hearings).
- **Context-based entitlement.** Where the comp plan contemplates housing, a project is entitled up to the **prevailing nearby residential density** (by right) subject to objective standards.
- **Industrial/commercial adjacency option.** Sites mostly bordered by industrial/commercial get at least **12 du/ac** (with safety/buffering).
- **Parallel processing.** Plan amendments may run **concurrently** with rezonings/site plans; no verticals until the plan is effective.
- **Local Enhanced Impact Review (LEIR).** For very large projects, a 90-day, **focused** review limited to core systems; may identify proportionate mitigation but can't undercut baseline/context entitlements.
- **EAR oversight + consequences.** State sufficiency review; 180-day cure for deficiencies; if uncured, temporary ineligibility for **County Incentive** and **TRIP** until compliance restored.
- **Planning Ombudsman (Florida Commerce).** 30-day neutral determination; pauses enforcement of the disputed requirement (unless life-safety).

Guardrails

- **No impairment of health & safety** or objective infrastructure standards; proportionate-share mitigation preserved.
- Preemption is **procedural** (removes discretionary hearings for qualifying projects) and **does not** displace objective historic-district standards.

Effective date: July 1, 2026.

Why it matters. Reduces serial hearings and subjective veto points for plan-consistent homes while keeping local safety, concurrency, and mitigation intact.

Infill Residential Development & Compatibility

Purpose. Enable infill housing on land already planned/zoned for residential use by clarifying **compatibility** and preventing fee/criteria abuses that delay or block by-right homes.

Core Provisions

- **Administrative infill path.** Streamlined approvals for residentially designated/zoned parcels; allows averaging of contiguous lot size/density (kept from prior draft).
- **Compatibility defined & presumed.**
 - Defines compatibility as reasonable coexistence—not uniformity.
 - **Presumes residential uses within the same residential land-use category are compatible**, including across a ROW; localities may **not** deny/delay approvals on vague “incompatibility” grounds in these cases.
- **Fee sanity for infill.** Bars fees based on a **% of project cost**; requires fees be cost-based, itemized on public schedules, and not exceed **s. 553.80** caps; unlawful fees can’t be used to condition/withhold approvals.

Why it matters

- **Predictability:** Ends subjective “compatibility” vetoes when the plan already says “residential.”
- **Feasibility:** Transparent, lawful fees reduce soft-cost drag that prices out small-scale infill.
- **Speed:** Administrative path for plan-consistent lots shortens timelines without loosening safety standards.



Key Dates



2025-2026 Key Legislative Dates

September 2025

26 FLC Legislative Policy Committee Meetings (Round 1), Hilton Orlando, 6001 Destination Pkwy, Orlando, FL 32819

October 2025

6-10 Legislative Interim Committee Meetings
13-17 Legislative Interim Committee Meetings
17 FLC Legislative Policy Committee Meetings (Round 2), Hilton Orlando, 6001 Destination Pkwy, Orlando, FL 32819

November 2025

3-7 Legislative Interim Committee Meetings
17-21 Legislative Interim Committee Meetings
19-22 NLC City Summit, Salt Lake City, UT

December 2025

1-5 Legislative Interim Committee Meetings
4-5 FLC Legislative Conference, Renaissance Orlando at SeaWorld, 6677 Sea Harbor Dr, Orlando, FL 32821
8-12 Legislative Interim Committee Meetings

January 2026

13 Regular Legislative Session Convenes
26-28 FLC Legislative Action Days, Tallahassee, FL

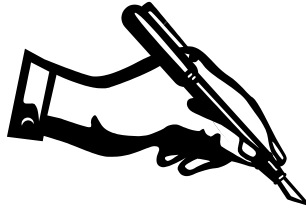
March 2026

13 Last Day of Regular Legislative Session
16-18 NLC Congressional City Conference, Washington, D.C.

For further details about the mentioned events or legislative information, contact medenfield@flcities.com.



Notes



Notes

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