



ANNUAL CONFERENCE COMMITTEE REPORTS

The 2026 FLC Committee Reports include legislative updates from the 2026 regular legislative session and the special session on property taxes.

REPORT OF THE DEVELOPMENT, CODE COMPLIANCE, AND REDEVELOPMENT COMMITTEE

Chair: Council Member Joshua D. Fuller, Town of Bay Harbor Islands

Vice Chair: Commissioner Melissa Castro, City of Coral Gables

Staff: David Cruz, Deputy General Counsel/Legislative Counsel

The League's membership adopted one legislative priority and one policy position for the 2026 Legislative Session recommended by the Development, Code Compliance, and Redevelopment Legislative Policy Committee.

The League adopted the following priority:

Housing

The Florida League of Cities SUPPORTS legislation that addresses Florida's urgent housing shortage while preserving the authority of local governments to manage growth consistent with each community's capacity to ensure public safety, resilience, and financial stability. Cities must retain the ability to decide where housing is located to preserve their unique identity—without additional state preemptions or expanded administrative approval requirements that erode public participation and residents' freedom to influence how their cities grow.

Multiple housing and land use-related bills were filed during the 2026 Session. The following bills passed and were approved by the Governor:

- [HB 1389](#) (Redondo) amends the Live Local Act and the Florida Fair Housing Act. The bill's effective date is July 1, 2026. The League opposed the bill.
- [SB 962](#) (Bradley) revises the definitions of "commercial use," "mixed use," and "industrial use" within the Live Local Act to exclude farms or farm operations and any uses associated therewith, including the packaging and sale of products raised on the premises. The bill's effective date is July 1, 2026. The League supported the bill.
- [SB 594](#) (Burton) expands the list of persons eligible to receive assistance under a local housing assistance plan to include persons who own mobile homes in mobile home parks and authorizes local housing assistance plans to allocate funds for rental assistance to such persons. The bill's effective date is July 1, 2026. The League monitored the bill.
- [HB 927](#) (Sapp) requires municipalities with populations over 10,000 to implement a development preapplication consulting services program and to use private sector professionals to supplement local government review of certain development permit applications. The bill's effective date is July 1, 2026, except as specified. The League opposed the bill.
- [HB 399](#) (Borrero) imposes new restrictions and requirements for assessing the compatibility of proposed residential development with existing residential development, and requires local governments to treat off-site-constructed homes the same as on-site-constructed homes for purposes of development review. The bill is effective upon becoming law (March 27, 2026), except as otherwise provided. The League monitored the bill.

- [SB 1434](#) (Calatayud) requires municipalities within Miami-Dade, Broward, and Palm Beach County to approve proposed residential developments meeting specified conditions on defunct golf course property, brownfields, and other sites containing some form of contamination. The bill is effective upon becoming law (May 21, 2026). The League opposed the bill.

The League adopted the following policy position:

Community Redevelopment Agencies

The Florida League of Cities OPPOSES legislation limiting the authority or operation of Community Redevelopment Agencies (CRAs), which are vital tools for revitalizing neighborhoods and driving local economic growth. CRAs fund critical projects such as infrastructure, public safety, affordable housing, roads, drainage, and public spaces that improve communities statewide. The League supports accountability and transparency, but opposes weakening or eliminating CRAs.

No bills relating to CRAs were filed during the 2026 Legislative Session.

REPORT OF THE FINANCE AND TAXATION COMMITTEE

Chair: Mayor Molly Young, Village of Tequesta

Vice Chair: Council Member Diana Adams, City of West Melbourne

Staff: Charles Chapman, Legislative Advocate

The League's membership adopted one legislative priority for the 2026 Legislative Session recommended by the Finance and Taxation Legislative Policy Committee.

The League adopted the following priority:

Property Taxes

The Florida League of Cities SUPPORTS local authority over equitable property tax decisions that fund essential services like public safety, infrastructure, parks, and programs that define a community. Reducing or eliminating this revenue without a reasonable replacement would destabilize city budgets, threaten city creditworthiness, and undermine local priorities. Cities are created by residents to protect their communities and residents' quality-of-life, and local tax decisions are essential to fulfilling that responsibility.

Numerous property tax-related bills were filed during the regular 2026 Legislative Session, but none passed both chambers. A special session on property taxes was later called, and on June 1, the Legislature passed [HJR 1-F](#) (Overdorf, State Affairs), a proposed constitutional amendment that would significantly increase the homestead property tax exemption and restrict how cities and counties can use ad valorem tax revenue. The amendment will appear on the November 2026 General Election ballot and must receive 60% voter approval to take effect. The League opposes the amendment.

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

Chair: Mayor Chris Cloudman, City of DeLand

Vice Chair: Councilman Shaun Ferguson, City of Rockledge

Staff: Rebecca O'Hara, Deputy General Counsel

The League's membership adopted one legislative priority and one policy position for the 2026 Legislative Session recommended by the Intergovernmental Relations, Mobility, and Emergency Management Legislative Policy Committee.

The League adopted the following priority:

Revising Sections 18 and 28 of Chapter 2025-190, Laws of Florida (SB 180 – Emergencies)

The Florida League of Cities SUPPORTS legislation to clarify Sections 18 and 28 of SB 180 (2025). The law goes far beyond assisting storm-damaged properties and prevents responsible community planning and flood control. Legislative clarification should: limit the law's applicability to jurisdictions that experience measurable impacts from hurricanes; provide definitions for overbroad and vague terms; limit its scope to storm-damaged properties; and clarify provisions relating to standing, pre-suit notice, and opportunity to cure.

During the 2026 Legislative Session, FLC supported legislation that would have clarified Sections 18 and 28 of SB 180 from the 2025 Legislative Session.

[SB 840](#) (DiCeglie) would have narrowed many of the harmful impacts of 2025's SB 180 by tying applicability more closely to hurricane damage and significantly limiting the retroactive impact. The bill passed the full Senate unanimously but was not considered by the House.

[HB 217](#) (Abbott) and [SB 218](#) (Gaetz) proposed a narrow change to last session's SB 180 (Chapter 2025-190), which placed limits on local land-use, planning, and permitting authority after a major disaster. SB 218 passed the full Senate unanimously but was not considered by the House. HB 217 died in committee.

The League adopted one policy position:

Municipal Elections

The Florida League of Cities OPPOSES legislation that restricts municipal voters' authority to set municipal election dates.

No bills relating to municipal elections were filed during the 2026 Legislative Session.

REPORT OF THE MUNICIPAL OPERATIONS COMMITTEE

Chair: Mayor Mac Fuller, City of Lake Alfred

Vice Chair: Council Member Shannon Hayes, City of Crestview

Staff: Sam Wagoner, Legislative Advocate

The League's membership adopted one legislative priority and one policy position for the 2026 Legislative Session recommended by the Municipal Operations Legislative Policy Committee.

The League adopted the following priority:

Sovereign Immunity

The Florida League of Cities SUPPORTS maintaining reasonable limits or 'caps' on monetary damages recoverable in negligence claims against government entities. These protections are crucial to safeguard Florida's taxpayers.

The 2026 Legislature passed [HB 145](#) (McFarland), a sovereign immunity bill that would have increased tort liability caps for claims accruing on or after October 1, 2026, to \$350,000 per person and \$500,000 per incident. The bill maintained

the requirement that payments above those caps must be approved by the Legislature through a claims bill unless covered by available insurance. The League opposed the bill, and on June 30, Governor DeSantis vetoed HB 145.

The League adopted one policy position:

Public Records Exemption for Municipal Clerks and Staff

The Florida League of Cities SUPPORTS legislation that provides a public records exemption for the personal information of municipal clerks; as well as investigative personnel and employees who perform municipal elections work.

During the 2026 Legislative Session, the League supported [HB 247](#) (Campbell) and [SB 248](#) (Rodriguez), which would have created a public records exemption for the personal information of municipal clerks and staff, as well as their spouses and children. Neither bill was heard in committee.

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

Chair: Mayor Lois Paritsky, Town of Ponce Inlet

Vice Chair: Commissioner Jen Ahearn-Koch, City of Sarasota

Staff: Matt Singer, Legislative Advocate

The League's membership adopted one legislative priority and one policy position for the 2026 Legislative Session recommended by the Utilities, Natural Resources, and Public Works Legislative Policy Committee.

The League adopted the following priority:

Enterprise Fund Transfers

The Florida League of Cities SUPPORTS preserving municipal authority over the use of utility revenues to ensure equitable cost recovery and financial sustainability, including the ability to reinvest in system maintenance and transfer funds to the general fund. Maintaining this flexibility enables municipalities to sustain essential services and manage budgets responsibly for their community.

During the 2026 Legislative Session, two bills were filed relating to enterprise fund transfers. [HB 773](#) (Brackett) would have applied to municipal electric and gas utilities. The bill limited the amount of utility earnings that may be transferred to the municipality's general fund for utility purposes and prohibited any transfers to the general fund for non-utility purposes.

[SB 1420](#) (DiCeglie) would have applied to county and municipal utilities providing water, wastewater, stormwater, electric, or gas service. The bill prohibited a county or municipal utility from transferring any utility revenues to fund general government functions or special projects that are not related to ongoing utility service. It specified that any utility revenue surplus be returned to ratepayers.

The League opposed both bills. Neither bill received a committee hearing.

The League adopted the following policy position:

Extraterritorial Surcharges

The Florida League of Cities SUPPORTS maintaining municipal authority to establish reasonable extraterritorial surcharges that reflect the actual cost of providing services outside city limits. These surcharges protect

municipal residents from subsidizing outside customers, promote efficient regional service, and often originate as municipal initiatives to assist counties and unincorporated residents. Statutory notice and public hearing requirements provide transparency and accountability, ensuring municipal utilities remain fair, open, and responsive to their communities.

Multiple bills relating to extraterritorial surcharges were filed during the 2026 Session. Of those, only one, [HB 1451](#) (Busatta), passed the full Legislature. The League opposed the bill.

HB 1451 applies to extraterritorial service by municipal gas, electric, water, and sewer utilities. The bill eliminates current law authority in section 180.191, Florida Statutes, for utilities to impose an automatic 25% surcharge on extraterritorial water and sewer service. Instead, a water and sewer utility may, after holding a public hearing, set separate rates, fees, and charges for extraterritorial customers based on the same factors used to set rates, fees, and charges for customers within the municipality. Such separate rates, fees, and charges may not exceed the rates, fees, and charges for customers within the municipality by more than 25%. The bill provides that utilities that have pledged currently authorized surcharge revenues for debt service have until 2029 to phase out the surcharge, or until the debt is retired or renewed, whichever occurs first. The Governor approved the bill, and the effective date of this change in surcharge authority is July 1, 2027.

For a comprehensive report of bills that the Florida League of Cities tracked during the 2026 Legislative Session, view the [2026 Legislative Session Final Report](#).

REPORT OF THE FEDERAL ACTION STRIKE TEAM

Chair: Commissioner BJ Bishop, Town of Longboat Key

Vice Chair: Councilor Allan Kaulbach, City of Atlantis

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

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

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

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

In June, almost 50 city officials from across Florida participated in a FAST Fly-In to Washington, D.C., to meet with members of Florida's congressional delegation and advocate for key federal issues impacting municipalities (see issues above).

The National League of Cities (NLC) City Summit will be held November 19-21, 2026, in Nashville. For Conference information, click [here](#).

The following Florida municipal officials currently serve on the NLC Board of Directors: FLC President Holly D. Smith, Sanibel; Mayor Michael C. Blake, Cocoa; Vice Mayor Greg Langowski, Westlake; and Commissioner Joshua Simmons, Coral Springs.

REPORT OF THE ADVOCACY COMMITTEE

Chair: Commissioner Dylan Rumrell, City of Saint Augustine Beach

Vice Chair: Councilmember Denise Horland, City of Plantation

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

The Advocacy Committee engaged 68 members in four meetings held during the interim legislative committee meetings and the 2026 Regular Session, keeping the committee informed on key legislative issues. The committee played a key role in providing the FLC legislative team with data on how proposed bills would impact municipal operations. It remains focused on strengthening relationships and communication with legislators.

Lobbying in Tallahassee during Interim Committee Meetings/Legislative Session

This year, FLC legislative staff held 15 different legislative briefings for city officials who came to Tallahassee to meet with legislators. 2026 Legislative Action Days had our largest turnout to date, with nearly 400 municipal officials participating, including 100 first-time attendees.

This past year brought record levels of advocacy as municipal officials responded to the numerous property tax proposals considered during the legislative session and continue preparing for the property tax amendment that will appear on the 2026 ballot. Through briefings, alerts, webinars, meetings, and direct outreach, FLC helped municipal officials stay informed, engaged, and ready to protect essential city services.

Home Rule Hero Award

This year, 221 municipal officials received the 2026 Home Rule Hero Award. Recipients of the Home Rule Hero Award are local government officials, both elected and nonelected, who consistently responded to the League's request to reach out to members of the Legislature and help give a local perspective on an issue. They worked throughout the legislative session to promote local voices making local choices, protect Home Rule powers of Florida's municipalities, and advance the League's legislative platform. To view the 2026 Home Rule Hero Award recipients, click [here](#).