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2026 Final Bill Report

Copies of bills from the 2026 Legislative Session may be obtained from Online Sunshine at www.leg.state.fl.us. Click onto either the House or Senate link (we find using the Senate system easier even for retrieving House bills). To obtain a copy of a bill passed by the Legislature, copy only the ENROLLED version of the bill, which is typically identified as the “ER” version. The bill’s legislative history will indicate what action the Governor has taken on the bill.

To the extent the Governor has acted upon any bills described below, each has been updated with the applicable chapter law number assigned by the Secretary of State (if available), except where the Governor exercised his authority to veto the bill (as shown in red).

Agriculture, Environment & Utilities

Utility Services

CS/CS/HB 1451 (Busatta) 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 effective date of this change in surcharge authority is July 1, 2027.

The bill specifies that any agreement to provide extraterritorial electric, water, gas, or sewer utility service at retail must be written and that such an agreement may not become

effective until the utility participates in a public meeting within the extraterritorial area to be served. The meeting must solicit public input on the following: the nature of the service being provided, the rates, fees, and charges to be imposed for the services, including any differential in charges between extraterritorial customers and other customers; the nature of the services to be provided; and the extent to which revenues generated from the service will be used to fund nonutility government functions. The bill requires this public meeting to be conducted annually.

The bill imposes an annual reporting requirement to the Florida Public Service Commission for utilities providing extraterritorial gas, electric, water, or wastewater service, *beginning January 2027*. For each type of utility service provided, the report must specify:

- The number and percentage of customers receiving extraterritorial service.
- The volume and percentage of sales made to such customers and the gross revenues generated from such sales.
- Whether the rates, fees, and charges imposed on extraterritorial customers are different from the rates, fees, and charges imposed on customers within the municipality and, if so, the amount and percentage of the differential.
- The percentage of revenues generated from the provision of utility services that were used to fund or finance nonutility government functions or services of the municipality, and the percentage of the municipality's nonutility budget that was funded by such revenues.

Failure to submit the report may subject the utility to daily financial penalties imposed by the Public Service Commission. The Public Service Commission must compile the reported information into an annual report submitted to the Governor and legislature, beginning March 31, 2027. The Commission is given jurisdiction over utilities subject to the reporting requirement for the limited purpose of enforcing the reporting requirement. In addition, the bill provides that the subject of a regional utility authority created by the legislature through charter amendment after January 2023 (Gainesville Regional Utility) is expressly preempted to the state.

Effective date: July 1, 2027, except as otherwise provided.

Approved by Governor: Ch. 2026-135, Laws of Florida

Department of Agriculture & Consumer Services

CS/CS/CS/SB 290 (Truenow) is an agency bill relating to the authority and duties of the Florida Department of Agriculture and Consumer Services. The bill contains several provisions impacting local governments.

Gasoline-powered farm and landscape equipment

The bill prohibits counties and municipalities from enacting or enforcing a restriction or prohibition on the use of gasoline-powered farm or landscape equipment (e.g., leaf blowers), or from imposing standards for such equipment that differ from standards applicable to any electrical or similar equipment in a retail, manufacturing, or distributor setting.

Land development regulations

The bill prohibits administrative approval of any application for development on an “ecologically significant parcel” within a “low-density municipality” without an attestation from the developer which states that the development will not exceed 1 dwelling unit per 20 acres. The density requirement may be waived upon a resolution approved by a unanimous vote of the governing body. An “ecologically significant parcel” is defined as any undeveloped parcel designated by the local government comprehensive plan as rural, conservation, green space, or agricultural. A “low-density municipality” is defined as a municipality consisting of less than 2,500 acres in size with a population of 5,000 or fewer legal residents.

Local government surplus lands

The bill directs the state Acquisition and Restoration Council to determine whether any lands surplus by a local government on or after January 1, 2024, are suitable for bona fide agricultural purposes.

Land application of biosolids

The bill specifies that a permittee of a biosolids land application site ensure that only Class AA biosolids are applied to the soil. In addition, the bill requires local governments that do not transport biosolids for land application outside of their respective county ensure that only Class AA biosolids are applied to the soil by July 1, 2031.

Commercial solicitation

The bill prohibits commercial solicitation on properties that comply with “no solicitation” signage requirements and provides penalties for violation.

Agritourism

The bill prohibits local governments from requiring an owner of agricultural property to obtain a rural event permit or license to conduct agritourism activities, including special events such as weddings, receptions, and corporate gatherings.

Public Fair Associations

The bill revises statutes governing the establishment and dissolution of public fair associations, including ex officio membership on the governing body of a fair association by a county elected official and disposition of assets following dissolution of a fair association.

Signal jamming devices

The bill prohibits the possession, use, and sale of a “signal jamming device,” defined as a device such as a phone jammer, GPS systems blocker, or similar device to intentionally interfere with radio communications (including police radar).

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-3, Laws of Florida.

Biosolids Management

CS/CS/HB 1245 (Shoaf) revises laws relating to the land application of Class AA biosolids. The bill prohibits land application of bulk Class AA biosolids fertilizer and compost products from exceeding specified agronomic rates. It requires land application of Class AA fertilizer and compost products to be managed with beneficial reuse as the primary objective, rather than disposal. It prohibits land application of biosolids of any class if it constitutes disposal. The bill requires land application site operators to maintain application records for five years. It permits Class AA biosolids to be distributed or marketed for agricultural land application if certain requirements are met. In addition, it requires the University of Florida Institute of Food and Agricultural Science to publish recommended agronomic rates for Class AA biosolids on a biennial basis. It directs the Department of Environmental Protection to initiate rulemaking by November 1, 2026, to implement provisions of the bill.

Effective date: November 1, 2026.

Approved by Governor: Ch. 2026-__, Laws of Florida.

Biosolids Management

CS/CS/HB 1285 (Boyles) prohibits the Department of Environmental Protection from issuing or renewing a permit for land application of Class B biosolids if there is a permitted wastewater treatment facility that accepts septage for higher levels of treatment, which is:

- less than 30 miles from a proposed land application site.
- owned or operated by the federal government or agency, a state government body or agency, or a political subdivision of the state; and
- not defunct, used for other purposes, or out of capacity.

Effective date: July 1, 2027.

Approved by Governor: Ch. 2026-__, Laws of Florida.

Prohibited Governmental Policies Regulating Greenhouse Gas Emissions

CS/HB 1217 (Snyder) creates section 377.816, F.S., prohibiting the adoption or implementation of net zero policies by governmental entities. The bill prohibits a governmental entity from enacting or enforcing or requiring any person or legal entity to enact or enforce a requirement to support a net zero policy, including as a condition of any contract or agreement. The bill prohibits a governmental entity from using public funds in any manner that supports or advances a net zero policy, including through procurement or purchasing preferences, or payment of dues, contributions, or fees to any nongovernmental agency or private organization that adopts a net zero policy, requires support of a net zero policy as a condition of membership, or uses membership funds to advocate for a net zero policy.

In addition, the bill prohibits a governmental entity from imposing any charge, including a tax, fee, penalty, offset, or assessment, to advance a net zero policy. It requires each governmental entity to submit an annual affidavit to the Department of Revenue attesting

to compliance with this section. It also prohibits a governmental entity from implementing any program or joining any organization that has a policy of establishing a limit or cap on greenhouse gas emissions that result from any product or activity or requiring or incentivizing any entity or person to participate in an emissions trading program.

The prohibitions of this section do not apply to prohibit a governmental electric or gas utility from passing rules governing the utility, the Public Service Commission from exercising its powers and duties to regulate public utilities, or a governmental entity from otherwise exercising its authority as provided by general law, including laws relating to state energy policy or air and water pollution control programs. The bill revises provisions of chapters 125 and 166 to ensure consistency with the new section 377.816.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-45, Laws of Florida.

Perfluoroalkyl and Polyfluoroalkyl Substances

CS/CS/HB 1019 (Conerly) imposes requirements on the use of firefighting foam containing intentionally added perfluoroalkyl and polyfluoroalkyl substances (PFAS) and imposes new sampling requirements related to domestic wastewater biosolids.

The bill defines “aqueous film-forming foam” (AFFF) and establishes a phased approach that restricts its use, sale, purchase, distribution, possession, and disposal over several years. Beginning July 1, 2026, the bill prohibits non-emergency AFFF use for training or testing and requires entities in possession of AFFF to submit an inventory to the Department of Environmental Protection (DEP). Beginning July 1, 2027, the bill prohibits the sale, purchase, or distribution of AFFF and requires entities with remaining inventories to submit disposal plans to DEP. Beginning July 1, 2029, possession and use of AFFF are prohibited, except for the following: airports; military installations; emergency firefighting situations where alternative firefighting foam is not available; and specific AFFF retrofit projects. The bill directs DEP to adopt rules for containment, collection, and disposal of AFFF, to maintain a registry of AFFF alternatives, and to provide technical assistance and grants for transition to non-AFFF products. The bill authorizes the imposition of civil penalties for noncompliance.

The bill requires public wastewater facilities with an average daily flow of 25,000 or more gallons per day to conduct, on a quarterly basis, at least one biosolids and treated effluent sampling for PFAS and to submit the results to DEP. Until water quality standards for PFAS are established by the Environmental Protection Agency and adopted by DEP, the sampling and reporting to DEP is for informational purposes only and may not be the basis for any enforcement action or other cause of action.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-___, Laws of Florida.

Department of Environmental Protection

CS/CS/CS/HB 1417 (LaMarca) is a bill relating to the duties and authority of the Department of Environmental Protection. Several provisions may be of interest to local governments. The bill requires solar facilities to develop and implement an erosion and sediment control program as part of obtaining a permit. In addition, operational-phase stormwater management systems servicing solar facilities located in the Northwest Florida Water Management District must meet additional requirements.

The bill amends section 255.065, F.S., relating to public-private partnerships by including coastal resiliency projects within the definition of a “qualifying project” under the statute. The bill includes provisions to encourage public-private partnerships for coastal resiliency projects. Such projects may include the following: projects to address flooding and sea level rise in coastal communities; public infrastructure repair and updates to seawalls and stormwater drainage; resiliency measures designed to withstand extreme weather, mitigate flooding, and prevent coastal erosion, including property acquisition. To encourage private sector investment in coastal resiliency projects, the bill authorizes the department to enter long term revenue sharing agreements; provide expedited permitting; seek input from local governments and the public during project planning and execution; and engage vocational schools to train workers in resiliency construction. The bill requires the department to publish information on its website about coastal resiliency projects funded through public-private partnerships.

The bill revises requirements for properties within certain Indian River Lagoon basin management action plans to connect to central sewer by July 1, 2030. The requirement applies to any residential property of 10 acres or less. Onsite sewage treatment and disposal system permit agencies must notify affected property owners if the owner submits an application to repair, modify, or replace the system before July 1, 2030.

The bill eliminates the Environmental Regulation Commission. It revises the annual deadline for major sources of air pollution to pay operating license fees to the department to June 30 of each year. It also strikes current law provisions that prohibit the department from adopting more stringent standards than federal regulations. Finally, the bill ratifies the department’s rules relating to “Definitions” in Rule 62-42.200 and “The Lower Santa Fe and Ichetucknee Rivers and Priority Springs” in Rule 62-42.300, Florida Administrative Code.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-2, Laws of Florida.

Coastal Resiliency

CS/CS/SB 302 (Garcia) requires the Department of Environmental Protection to establish statewide standards and a permitting framework for nature-based methods to improve coastal resiliency. The bill also amends current law relating to aquatic preserves to expressly authorize living shorelines, nature-based solutions, and hybrid green-gray infrastructure within the preserves. It prohibits further dredging and filling of submerged

lands in the Terra Ceia Aquatic Preserve with specified exceptions and modifies the dredging and filling exceptions for the Biscayne Bay Aquatic Preserve. The bill requires the department and local governments to promote public awareness and education on the value of nature-based solutions for coastal resiliency.

The bill further requires the department to develop design guidelines and standards for optimal combinations of nature-based methods for using green or hybrid green-gray infrastructure to address coastal resilience, including local mitigation strategies for erosion control, sea level rise, and storm surge. The bill requires the department to develop rules, subject to legislative ratification, under the environmental resource permit program for improving coastal resiliency and specifies criteria to be included in such rules. Criteria include standards for developing a permitting process after storm events or disasters to replace failed coastal infrastructure with nature-based solutions and green infrastructure and identification of ways local governments can participate in coastal resiliency.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-1, Laws of Florida.

Stormwater Treatment

CS/CS/SB 848 (Truenow) addresses environmental resource permitting, regional stormwater treatment systems, and water quality enhancement areas. The bill creates definitions for “compensating stormwater treatment,” “enhancement credit,” and “pollutant reduction allocation” in section 373.403, F.S. It prohibits certain regional stormwater systems operated by non-local government entities, including those under contract with local governments, from providing stormwater treatment, achieving net improvements of water quality, or convey enhancement credits for proposed port activities that cause or contribute to stormwater pollution at certain seaports. The bill establishes new requirements for regional stormwater systems, including requirements for proof of financial responsibility and defined drainage areas. Environmental resource permit applicants within the drainage area may purchase and use pollution reduction allocations from the regional stormwater system to meet treatment performance criteria. The bill describes a regional stormwater system as a method of compensating stormwater treatment that creates pollution reduction allocations and is operated to collect, convey, store, treat or harvest stormwater to prevent adverse impacts of discharges within the drainage area served by the system.

The bill also directs the Department of Environmental Protection to adopt rules for the establishment and operation of water quality enhancement areas. Water quality enhancement areas provide water quality enhancement credits to applicants seeking environmental resource permits and to local governments seeking to meet an assigned basin management action plan or reasonable assurance plan. The bill specifies that the use of an enhancement credit transfers the legal responsibility for complying with applicable water quality treatment requirements from the purchaser to the generator of

such enhancement credit. Until such rules are adopted, the bill authorizes the issuance of provisional permits for water quality enhancement areas.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-60, Laws of Florida.

Employment & Personnel

Commencement of Civil Actions

CS/HB 1407 (Duggan) revises section 760.11, F.S., relating to the filing of complaints under the Florida Civil Rights Act (“Act”). The bill specifies that a civil action commenced under the Act shall be commenced no later than one year after the date of determination of reasonable cause by the Florida Commission on Human Relations (“commission”) or the issuance of a Notice of Right to Sue by the Equal Employment Opportunity Commission, whichever is earlier. If a determination of reasonable cause is not made or a Notice of Right to Sue is not issued within 180 days of the filing of a complaint, a civil action brought under the Act may commence no later than 18 months after the filing of the complaint. In addition, the bill eliminates the requirement that notices from the commission be made by registered mail.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-116, Laws of Florida.

Firefighter Cancer Benefits

CS/CS/SB 984 (DiCeglie) revises subsection 112.1816(4), F.S., relating to line-of-duty death benefits for firefighters who die from cancer or the treatment of cancer. The bill provides that death benefits under this subsection must be made available by the former employer of the firefighter for one year after the firefighter terminates employment so long as the firefighter otherwise met the criteria specified in this subsection and was not employed as a firefighter after that date.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-99, Laws of Florida.

Military Affairs

CS/CS/SB 422 (Wright) revises laws relating to military service leave for public employees. The bill amends section 115.01, F.S., to expand eligibility for certain military service leave protections to include county and state officials who are also members of the U.S. Coast Guard. It creates section 115.07(3) to authorize a county, municipality or political subdivision to adopt an ordinance or resolution providing that an employee who is a commissioned reserve officer or reserve enlisted personnel in the U.S. military or who is a member of the National Guard to receive more than 240 hours of paid leave on all days during which he or she is engaged in training. The bill also narrows instances for which service members who are also public officials or public employees are entitled to 30 days’

pay from their government employment for federal military service to apply only when the service member has federal military service of 90 consecutive days or more on a single order.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-47, Laws of Florida.

Public Employees Relations Commission

CS/CS/SB 1296 (Martin) substantially amends provisions of chapter 447, F.S., relating to public employee unions. The bill revises the Public Employees Relations Commission's registration, certification, and recertification processes for unions. Among other things, the bill changes the employee approval threshold for the certification, recertification, and decertification of a non-public safety union to a 60 percent vote of the employees who vote in the election, if at least 25 percent of the total bargaining unit participates in the election. The bill amends section 447.509, F.S., to prohibit a public employer from providing any form of compensation or paid leave for a public employee for the purpose of engaging in employee organization activities. It amends section 447.303, F.S., to require a public safety unit employee to request membership dues deduction directly of the employer rather than by the bargaining unit. The bill requires a public employer to allow equal access to its communal spaces or internal communications systems by any registered employee organization or any petitioning public employee. The bill amends section 447.4095, F.S., to provide that appropriations to local governments by the legislature that are specifically directed to be disbursed as salaries to employees of local governments are considered a financial urgency and provide for an expedited bargaining and impasse resolution process for those salary dollars (does not apply to salary increases appropriated for public safety bargaining unit employees). In addition, the bill creates expedited timeframes for a hearing and related procedures under a special magistrate. The bill aligns commission timeframes and procedures with those of the Administrative Procedures Act.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-58, Laws of Florida.

Ethics & Elections

Candidate Qualification

CS/HB 91 (Tant) revises the form of candidate oath in section 99.021, F.S., for persons seeking to qualify for nomination as a candidate of any political party. At the time of subscribing to the oath, the bill specifies the person must have been a registered member of the political party for at least 365 days preceding the beginning of qualifying before the general election for which the person seeks to qualify. In addition, the person shall not have legally changed his or her name during the 365-day period, except for name changes associated with a dissolution of marriage, adoption of children, or based on a change conducted with a marriage certificate. For candidates seeking qualification with no party

affiliation, the bill requires the person to state in writing that he or she has not been a registered member of any political party for the same 365-day period and has not legally changed his or her name during this period. The bill specifies mechanisms for enforcement of these requirements.

Effective date: Upon becoming a law.

Approved by Governor: Ch. 2026-25, Laws of Florida.

Ethics for Public Officers and Employees

CS/SB 572 (Harrell) revises the definition of “relative” in the Code of Ethics for Public Officers and Employees to include foster parents and foster children. In addition, the bill provides that restrictions on employment of relatives in section 112.3135, F.S., do not prohibit a board, council, commission, or collegial body from appointing, employing, promoting, or advancing a relative who is an elected public official serving on the same board, commission, council, or body to a leadership position of such board, commission, council, or body.

Effective date: Upon becoming law.

Approved by Governor: Ch. 2026-22, Laws of Florida.

Elections

CS/CS/HB 991 (Persons-Mulicka) is a substantial revision of the state’s election laws relating primarily to voter registration, citizenship verification, and election administration. It requires proof and verification of United States citizenship and expands data-sharing and recordkeeping requirements of the Department of State, Department of Highway Safety and Motor Vehicles, and supervisors of elections.

- Amends section 97.021, F.S., to: redefine the term “ballot” or “official ballot;” revise the term “voting system;” and eliminate the terms “marksense ballots” and “electromechanical device;” and to specify the types of documents that may be accepted as evidence of United States citizenship.
- Requires the uniform statewide voter registration application to contain an acknowledgment that it is a third-degree felony to provide false information on the application.
- Amends on-line voter registration system requirements relating to a voter’s or applicant’s citizenship status and eligibility to vote.
- Amends section 97.053, F.S., relating to acceptance of voter registration applications for purposes of participating in a particular election, including changes to address, name and party affiliation and duties of supervisors of elections to verify a voter’s citizenship status, notify applicants or voters, and update voter records.
- Amends section 97.057, F.S., relating to voter registration duties of the Department of Highway Safety and Motor Vehicles.
- Amends section 98.075, F.S., relating to registration records maintenance, including notice to supervisors of elections of potential voter ineligibility due to citizenship status

and duties of supervisors of elections to notify voters of potential ineligibility and to remove ineligible voters from the system.

- Amends the form of candidate oath in section 99.021, F.S. A person seeking nomination as a candidate of any political party or as a candidate with no party affiliation must state in writing that he or she has been a registered member of the political party for at least 365 consecutive days preceding the beginning of qualifying before the general election and that he or she has not legally changed his or her name during this period. Each candidate for federal office shall state in writing whether he or she intends to trade stocks, if elected, in a manner other than through a trust or similar mechanism. The bill provides a mechanism for challenging compliance with these requirements in circuit court.
- Creates section 99.0211, F.S, to provide a mechanism for certain candidates or political parties to challenge a candidate's compliance with all statutory and constitutional requirements for the office for which he or she is seeking nomination or election. If a court determines the candidate fails to comply with such requirements, the supervisor of elections must remove the candidate's name from the ballot or notify voters that votes for that candidate will not be counted.
- Revises requirements for qualifying for federal, state, county, or district office to specify that a candidate must state in writing whether he or she is a citizen of another country in addition to being a citizen of the United States. If the candidate seeks federal office, the candidate must state in writing whether he or she previously held federal office and, if so, disclose whether he or she traded stocks while in such office in a manner other than through a trust or similar mechanism.
- Amends various provisions of the Florida Elections Code to delete the following items as acceptable forms of identification: credit or debit cards; student or educational institution identification; retirement center identification; neighborhood association identification; and public assistance identification.
- Requires candidates for judicial office or a school board to provide a written oath or affirmation whether the candidate is a citizen of another country in addition to being a citizen of the United States.
- Amends section 106.023, F.S., to require all candidates for office, at the time of filing the statement of candidacy, to provide a written oath or affirmation that he or she meets all statutory and constitutional qualifications for the office sought.
- Prohibits a political party, a political committee, an electioneering communications organization, or a candidate from knowingly and willfully accepting or soliciting a contribution from a foreign national.
- By July 1, 2027, requires all Florida driver licenses and identification cards that are issued, renewed or replaced to include the person's legal citizenship status.
- Revises the definition of "racketeering activity" in s. 895.02, F.S., to include commission of certain violations of the Florida Elections Code relating to issue petition activities.

Effective date: July 1, 2027, except as otherwise provided.

Approved by Governor: Ch. 2026-26, Laws of Florida.

Finance & Tax

Local Government Finances

CS/CS/HB 1329 (Benarroch) creates the “Local Government Financial Transparency and Accountability Act” and imposes new budget and budget reporting requirements on municipalities and counties. In addition, the bill revises statutory impact fee requirements.

Budget Reduction Exercise

It requires local governments to conduct a budget workshop at which the governing body performs a budget reduction exercise that identifies strategies to potentially reduce the ensuing fiscal year budget by 10 percent in comparison to the current year budget without compromising essential public services. The budget reduction exercise must be posted on the local government’s website in a downloadable portable document (pdf) format, or the government may instead post a link to a recording of the budget reduction exercise. The exercise must occur at least 14 days before final budget adoption.

Posting of Tentative, Adopted and Final Budgets

Each tentative, adopted and final budget must be posted on the local government’s website in a downloadable pdf format and include the following information:

- Budget overview and summary, including a narrative analysis with graphical illustrations.
- An overall jurisdiction-wide summary of revenues and expenditures.
- A summary of revenues and expenditures by fund.
- A summary of expenses by department and division.
- A summary of expenses by program or function.
- A summary of expenses related to debt obligations.
- A summary of expenses related to capital projects.
- An organizational chart or staffing summary.
- A summary and analysis of reserves and fund balances.

Proposed budget amendments must be posted on the local government’s website five days before adoption of the amendment.

Summary of Employee Compensation

Each local government shall prepare a quarterly summary of compensation for all employees funded from appropriations by the local government, including job titles, names and salaries. The summary must be posted on the government’s website in a downloadable pdf format.

Budget Development Calendar

On or before January 30 of each calendar year, each local government must publish a budget development calendar for the year listing:

- The expected timeframe for agencies to submit budget requests.
- The expected timeframe for constitutional officers to submit their tentative budgets.

- The expected timeframe in which the property appraiser is expected to submit his or her estimate of total valuations to the local government budget officer.
- An expected timeframe for holding any budget workshops.
- The expected timeframes in which statutorily required budget hearings may be held.
- The expected timeframe by which the local government will hold a budget workshop and perform the budget reduction exercise.

Publication of the calendar may not serve as the basis for any civil or equitable action challenging the adoption of the local government’s tentative or final budget.

Impact Fees

The bill imposes new substantive and procedural constraints on how local governments, school districts, and special districts calculate, justify, and increase impact fees. The bill defines and mandates the use of a “plan-based methodology” for demonstrated-need studies, requiring the use of the most recent localized data and extending growth projections from five to 10 years. The bill narrows the ability of local governments to rely on “extraordinary circumstances” to increase impact fees beyond statutory phase-in limits. It eliminates the multi-factor test authorized in current law and instead requires a demonstrated-need study that expressly identifies the extraordinary circumstances, the specific infrastructure necessitating the increase, and an implementation timeline for the improvements.

The bill retains some current law requirements for extraordinary-circumstance impact fee increases, including that local governments hold at least two publicly noticed workshops and approve any such increase by a unanimous vote of the governing body. The bill prohibits the use of data older than four years, disallows certain deductions when calculating increased impact fees, and caps extraordinary-circumstance impact fee increases beyond phase-in limits to no more than 100% of the current fee, phased in over a four-year period.

The bill also imposes new coordination mandates on counties and municipalities that assess transportation impact fees. Local governments charging transportation impact fees must enter into interlocal agreements using a plan-based methodology to coordinate mitigation and fee collection, with existing agreements required to expire by October 1, 2031. This sunset requirement forces the renegotiation of longstanding agreements to ensure consistency with current law and current growth and infrastructure needs. In addition, the bill expands litigation exposure for local governments by revising impact fee challenge provisions. Courts are prohibited from applying a deferential standard of review, prevailing challengers may recover attorney fees and costs in specified circumstances, and local governments must refund any impact fee overpayments, with interest, within 90 days after a final judgment.

Effective date: January 1, 2027.

Approved by Governor: Ch. 2026-__, Laws of Florida.

Electronic Payments Made to Units of Local Governments

CS/HB 967 (Buchanan) requires units of local government to accept payments online by credit card, charge card, debit card, or other means of electronic funds transfer.

Effective date: January 1, 2027.

Approved by Governor: Ch. 2026-__, Laws of Florida.

Clerks of Court

CS/HB 925 (Trabulsky) revises statutes relating to the finances and operations of clerks of the circuit court, including changes to the distribution of certain civil traffic penalties, clerk budget procedures, and publication of legal notices.

In addition, the bill amends the distribution formula for civil penalties collected under s. 318.21, F.S. Currently, 50.8% of the applicable penalty revenue is distributed to the municipality where the violation occurred, and 5.6% is deposited into the clerks' fine and forfeiture fund. The bill revises this distribution, such that 28.2% will be paid to the municipality and 28.2% will be deposited into the fine and forfeiture fund. This significantly increases the share retained for clerk operations and reduces the amount distributed to municipalities.

The bill also revises the definition of a "publicly accessible website" for purposes of publishing required legal notices relating to real property. Under the bill, a clerk of the circuit court or county comptroller may publish such notices on the clerk's own website, a private website designated by the clerk, the county's official website, or a private website designated by the county.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-112, Laws of Florida.

Assessments Levied on Recreational Vehicle Parks

CS/CS/SB 118 (Truenow) relates to special assessments levied on recreational vehicle parks regulated under chapter 513, F.S. The bill specifies that a non-ad valorem special assessment may not be levied against the portion of a recreational vehicle parking space or campsite which exceeds the maximum square footage of a recreational vehicle-type unit pursuant to s. 320.01(1)(b), F.S., regardless of the size of the recreational vehicle parking space or campsite. A county, municipality, special district shall consider the recreational vehicle park's occupancy rates to ensure that any special assessment is fairly and reasonably apportioned among the recreational vehicle parks receiving the special benefit.

Effective date: Upon becoming a law.

Approved by Governor: Ch. 2026-37, Laws of Florida.

Special District Funding

CS/HB 273 (Johnson) revises the definition of “rural community” for purposes of section 288.0656, F.S., relating to rural economic development initiatives. As revised, the definition includes an independent special district that provides water and wastewater services within a rural area of opportunity. In addition, the bill requires agency agreements that provide state or federal funding assistance to special districts located in a rural community or rural area of opportunity, or that provide water and wastewater service in such areas, to include a provision allowing the agency to provide for the payment of invoices for verified and eligible performance that has been completed in accordance with the terms and conditions of the agreement in the same manner that current law authorizes for counties in municipalities in these areas.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-___, Laws of Florida.

Homestead Exemptions

CS/SB 110 (Arrington) provides that lessees owning the leasehold interest in a bona fide lease of 98 years or more in a homesteaded residential parcel or a condominium parcel have legal title to the property for homestead exemption purposes, even if the lease contains a provision that terminates the leasehold interest upon the death of the lessees.

Effective date: Upon becoming a law.

Approved by Governor: Ch. 2026-___, Laws of Florida.

General Government

Suits Against the Government

HB 145 (McFarland) increases the statutory limits on liability for tort claims against the state and political subdivisions to \$350,000 per claim and \$500,000 per incident. This change applies to causes of action accruing on or after October 1, 2026. In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six months to four months. The bill further clarifies that the maximum amount of attorney fees that may be collected in a claim against the government is 25% of any funds recovered as a result of judgment or settlement.

Effective date: October 1, 2026.

Approved by Governor: Ch. 2026-___, Laws of Florida.

Official Actions of Local Government

CS/CS/SB 1134 (Yarborough) prohibits counties and municipalities from funding, promoting, or taking any official action relating to diversity, equity, and inclusion (DEI) and provides that existing ordinances, resolutions, rules, regulations, programs, or policies relating to DEI are void. The legislation defines DEI as efforts to influence the composition of employees with reference to race, color, sex, ethnicity, gender identity, or sexual orientation other than to ensure hiring conforms with federal and state antidiscrimination laws, provide preferential treatment or special benefits to a person or group, or implement training, programming, or activities based on race, color, sex, ethnicity, gender identity, or sexual orientation, except for materials informing individuals of nondiscrimination protections required under state or federal law. The bill also defines “acting in an official capacity” to include performing or purporting to perform a function, duty, or responsibility assigned by law, rule, or policy to a public officer or employee.

The bill prohibits counties and municipalities from expending funds, regardless of source, to establish, support, or staff a DEI office (defined in the bill) or to employ or contract with a DEI officer (defined in the bill). It also prohibits local governments from providing or authorizing public funds to be used by employees, contractors, volunteers, vendors, or agents to promote DEI initiatives. The bill further provides that a county commissioner, municipal governing body member, or other local official acting in an official capacity who violates the prohibitions commits misfeasance or malfeasance in office. The bill authorizes a resident of a county or municipality to bring an action in circuit court against the county or municipality for alleged violations of these provisions. The court may award declaratory and injunctive relief, damages, and costs.

The bill has several exceptions. It does not prohibit any official action by a county or municipality required for compliance with state or federal law. In addition, it does not prohibit a county or municipality from any of the following:

- Recognizing federal holidays
- Recognizing state holidays and special observances designated by state law
- Recognizing patriotic and national observances recognized by federal law, or recognizing the events and individuals forming the basis for such observation
- Supporting a nonprofit entity that provides single-sex programs for the homeless or education, counseling, and rehabilitation of trauma-involved or at-risk youth.
- Recognizing the individuals and groups recognized by the monuments, memorials, and museums authorized by chapters 265 or 267, or recognizing the events and individuals forming the basis for such monuments, memorials, and museums
- Owning, operating, funding, or conducting events at monuments and memorials listed in 54 U.S.C. s. 320301 and located in the state.
- Issuing event permits in a content-neutral manner and providing public safety services

The bill further specifies that it does not prohibit the use of equal opportunity or equal employment opportunity materials designed to inform a person about prohibitions against

discrimination based on protected status under state or federal law, and that it may not be construed to conflict with the following:

- State and federal law protecting the rights of males and females to use restrooms corresponding to their biological sex.
- State and federal laws ensuring victims of domestic violence and their dependents have access to emergency shelters.
- State and federal laws prohibiting discrimination based on biological sex in education, sports, and employment.
- State and federal laws ensuring males and females have access to public health services corresponding to their biological sex.
- State and federal laws ensuring access in public health care services corresponding to a person's race or ethnicity.
- Any other state or federal laws recognizing the inherent biological differences between males and females.

The bill does not apply to the actions of a body composed of nonelected volunteers or to basic administrative support provided to such a body unless the administrative support is provided by a county or municipal employee whose sole function is the provision of such administrative support.

The bill also requires the potential recipient of a county or municipal contract or grant to certify that it does not and will not use local government funds to require employees, contractors, volunteers, vendors, or agents to participate in or be instructed using DEI materials. This requirement applies to contracts with DEI officers in existence on January 1, 2027. With respect to all other contracts, the bill applies to contracts executed or renewed after January 1, 2027.

Effective date: January 1, 2027.

Approved by Governor: Ch. 2026-43, Laws of Florida.

Local Administration of Vessel Restrictions

CS/CS/HB 1103 (Andrade) relates to derelict vessels, long term anchoring permit requirements, and boating-restricted areas. The bill authorizes a county or municipality to authorize by ordinance a code enforcement officer to identify, notice and take corrective action relating to public nuisance vessels and vessels at risk of becoming derelict. Such ordinance may not take effect until it has been reviewed and approved by the Florida Fish & Wildlife Conservation Commission. Code officers may issue a noncriminal infraction for violations. The bill also authorizes municipalities and counties to authorize by ordinance a code enforcement officer to enforce long-term anchoring permit requirements, however, such ordinance may not take effect until it is reviewed and approved by the commission. Code officers may issue a noncriminal infraction for violations. In addition, the bill authorizes counties and municipalities to adopt an ordinance regulating vessel speed and

operation within 300 feet of a confluence of water bodies presenting a blind corner. The boundaries of such areas must be clearly marked in accordance with commission rules.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-36, Laws of Florida.

Foreign Influence

CS/CS/HB 905 (Persons-Mulicka) revises various laws, including laws affecting local governments, to limit foreign influence by foreign countries of concern and designated foreign terrorist organizations.

The bill revises the Code of Ethics for Public Officers and Employees to define the terms “designated foreign terrorist organization” (incorporating the definition in current law section 775.32, F.S.) and “foreign county of concern” (incorporating the definition in current law section 286.101(1), F.S.). It amends section 112.313(2), F.S., to provide enhanced penalties for public officers, public employees, local government attorneys, or candidates for election who solicit or accept anything of value from persons or entities representing a designated foreign terrorist organization or foreign county of concern. Violators will be required to repay double the value of any pecuniary benefit received. It directs the Florida Commission on Ethics to adopt rules by November 1, 2026, relating to the minimum course content for mandatory ethics training for specified constitutional officers, elected municipal officers, commissioners of community redevelopment agencies, and elected local officers of independent special districts. Such rules must include information on known efforts by foreign counties of concern to target and influence subnational governments, how to recognize and report suspected foreign influence campaigns, and enhanced penalties for accepting or soliciting gifts from designated foreign terrorist organizations or foreign counties of concern.

The bill amends the Local Business Tax Act to authorize a county, municipality, or tax collector to revoke or refuse to issue the business tax receipt of an individual, business, or entity that is doing business with Cuba in violation of federal law. It also authorizes a county, municipality, or tax collector to request a sworn affidavit or declaration from an individual, business, or entity attesting whether the individual, business, or entity is doing business with Cuba in violation of federal law.

The bill revises section 288.816, F.S., relating to sister city and sister state programs of the Florida Department of State by specifying that such activities may not include encouragement of any affiliation with foreign countries of concern or their subdivisions. It requires the Florida Department of State to publish information on its website, including a list of all sister city and sister state affiliations. It revises section 288.860 relating to international cultural agreements to specify that a state agency, political subdivision, or public school may not participate in any agreement with or accept any grant from a subdivision of a foreign country of concern. In addition, it terminates all agreements in violation of section 288.860, F.S., including any sister city agreements, as of July 1, 2026.

The bill revises the Solicitation of Contributions Act to prohibit charitable organizations and sponsors from soliciting or accepting anything of value from a foreign terrorist organization or other “foreign source of concern” as specified in current law.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-66, Laws of Florida

Systems of Law and Terrorist Organizations

CS/CS/HB 1471 (Cassel) contains various provisions that prohibit application or enforcement of provisions of certain religious or foreign laws by courts or other adjudicatory bodies or individuals and addresses activities of designated domestic or foreign terrorist organizations or persons involved in such organizations. The bill creates a process by which the Chief of Domestic Security may, subject to approval by the Governor and Cabinet, designate a domestic or foreign terrorist organization if certain conditions are met. The designation of such organizations must be published in the Florida Administrative Register and posted on the website of the Florida Department of Law Enforcement.

The bill also prohibits governmental entities authorized to expend state-appropriated funds or levy ad valorem taxes from: accepting or expending funds or taxes to support domestic or foreign terrorist organizations; contracting with such organizations; or accepting funds from such organizations, except for funds resulting from fines, penalties, forfeitures, taxes, or payment for goods or services provided to the organization or a member of the organization. The bill imposes similar and additional requirements upon public and charter schools, and state universities and colleges, relating to such organizations.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-28, Laws of Florida.

Department of Financial Services

CS/CS/CS/HB 1452 (Truenow) relates to the powers and duties of the Department of Financial Services. Provisions of interest to local governments include the following:

- Creates an exception to the restriction on employment of relatives in the Florida Code of Ethics for Public Officers and Employees to aid in the recruitment of firefighters. It specifies that a public official may appoint, employ, promote or advance a relative as a firefighter if such appointment, employment, promotion or advancement is part of a competitive process provided for in a collective bargaining agreement.
- Amends current law provisions relating to hurricane mitigation inspections for property owners pursuant to the “My Safe Florida Home” program, including property and owner qualifications, grant eligibility and conditions, and procedures for abandoned applications.
- Deletes section 215.89(3), F.S., relating to the reporting structure for charts of account.
- Revises the name of the Florida Accounting Information Resource Subsystem to the Financial Management Subsystem. It revises section 215.96, F.S., relating to the duties of the coordinating council for the Subsystem, to specify the coordinating council shall

review and coordinate annual workplans to ensure the system remains aligned across participating entities and to ensure each participating entity submits an annual workplan by October 1 of each year.

- Amends section 440.13, F.S., (workers' compensation) relating to the contest by a health care provider of the disallowance or adjustment of payment by a carrier to increase the timeframe to petition the department from 45 days to 60 days and to increase the timeframe for a carrier to submit documentation to the department from 30 days to 45 days.
- Amends section 440.13(12), F.S., relating to duties of the three-member panel to establish the uniform schedule of maximum reimbursement allowances to include authority to submit recommendations to the legislature on methods to improve the workers' compensation health care delivery system, beginning January 2031 and every five years thereafter.
- Amends section 553.80, F.S., of the Florida Building Code to specify that for purposes of the design, construction, erection, alteration, fire protection, fire suppression, modification, repair, and demolition of a single-family or two-family dwelling, such dwelling does not have a change of occupancy as defined in the Florida Building Code solely due to its being used or converted into a dwelling used:
 - By a charitable organization for the support of people living with a mental health disorder, provided the dwelling has no fewer than two and no more than four bedrooms, is occupied by a group or family of no more than six ambulatory adults living with a mental disorder, and has no more than two adults assigned to any bedroom; or
 - For residential migrant housing as defined in section 381.008(8), which has a permit from the Department of Health
- Amends section 633.208, F.S., to specify that a single-family or two-family dwelling may not be reclassified for purposes of enforcing the Florida Fire Safety and Prevention Code solely due to such dwelling being used or converted into:
 - A residence owned by a charitable organization for the support of people living with a mental health disorder, provided the dwelling has no fewer than two and no more than four bedrooms, is occupied by a group or family of no more than six ambulatory adults living with a mental disorder, and has no more than two adults assigned to any bedroom; or
 - For residential migrant housing as defined in section 381.008(8), F.S., which has a permit from the Department of Health

Effective date: Upon becoming a law.

Approved by Governor: Ch. 2026-__, Laws of Florida

Local Government Cyber Security

CS/CS/HB 1085 (Miller) creates section 282.31855, F.S., the Local Government Cybersecurity Protection Program (program). This grant program will be administered by the Florida Digital Service (FDS) to assist counties and municipalities in mitigating and defending against cybersecurity threats, including ransomware incidents. Under the

program, FDS must enter data-sharing agreements with participating local governments to facilitate the collection, analysis, and exchange of security-related information to support the detection, prevention, and response to cybersecurity incidents consistent with state cybersecurity standards.

The FDS shall administer the grant program based on objective eligibility and evaluation criteria to provide information technology commodities and cybersecurity services directly to eligible local governments for the purpose of developing and enhancing cybersecurity risk management programs. FDS is responsible for contracting for information technology commodities and services and awarding them to local governments eligible under grant program criteria. Grant award preference must be given to fiscally constrained counties. Grants must be awarded annually by December 1. Any local government, regardless of whether it applies for or receives a grant, is authorized to purchase information technology commodities and cybersecurity services from contracts managed by FDS. Such local government is responsible for all costs associated with such purchases.

Beginning December 15, 2027, and annually thereafter, FDS must submit a report to the Governor's Office of Policy and Budget and the chairs of the legislative appropriations committees summarizing the implementation and outcomes of the grant program. The program is scheduled to sunset on July 1, 2031, unless reenacted by the legislature.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-115, Laws of Florida.

Community Development Districts

CS/CS/SB 1180 (Arrington) exempts community development districts (CDDs) from provisions of law prohibiting local governments from regulating synthetic turf except as provided by rules of the Department of Environmental Protection. In addition, the bill amends section 190.003, F.S., relating to the types of developments that can qualify as "compact, urban, mixed-use districts." As revised, these are districts consisting of at least 75 acres located within a municipality, and within a federally-designated qualified opportunity zone or community redevelopment area, and which have development entitlements of at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential units. The bill also creates section 190.0071, F.S., to establish a process for the recall of CDD board members by qualified electors of the CDD.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-___, Laws of Florida.

Domestic Violence and Protective Injunctions

CS/CS/HB 277 (Tendrich) revises current law relating to domestic violence and protective injunctions. Specifically, the bill reclassifies the second or subsequent domestic violence offense to the next degree; reduces the number of prior injunction violation convictions

from two to one for purposes of reclassifying a subsequent offense to a third degree felony; requires a law enforcement officer who has probable cause to believe a person has military protective order, or the officer's employing agency, to notify the agency that entered the military protective order; adds threatening to kill or injure a family pet, including a service animal or emotional support animal to the factors a court must consider when deciding whether to grant a petition for a domestic violence petition; increases the dollar amount a victim of domestic violence may be awarded for relocation assistance from \$1,500 to \$2,500 for any one claim and the lifetime maximum amount from \$3,000 to \$5,000; and requires the Florida Department of Law Enforcement to enter dating violence injunctions and sexual violence injunctions into the Domestic, Dating, Sexual, and Repeat Violence Injunction Statewide Verification System.

The bill creates two domestic violence-related pilot program for a period of two years – one in Pinellas County and the other in the Sixth Judicial Circuit (Pasco and Pinellas Counties). Both pilot programs begin July 1, 2026 and end on June 30, 2028.

In Pinellas County, the bill creates an adult misdemeanor electronic monitoring pilot program. A court may order electronic monitoring supervision as a condition of probation for persons found guilty of a misdemeanor crime of domestic violence or violating an injunction for protection against domestic, sexual, or dating violence, and the court orders no contact with the victim as a condition of probation. The court must order electronic monitoring supervision if there is clear and convincing evidence the defendant poses a threat of violence or physical harm to the victim. The Pinellas County Sheriff must design and implement the pilot program, in consultation with the chief judge, state attorney and public defender, which must comply with the following:

- The sheriff must manage the electronic monitoring supervision of all persons ordered to participate in the program.
- A person designated by the sheriff must meet with each person ordered to electronic monitoring and explain the conditions of electronic monitoring supervision including any prohibited locations and consequence for noncompliance.
- The person ordered to electronic monitoring supervision is responsible for all costs of supervision but the sheriff has discretion to waive or reduce such costs.
- A court may not order electronic monitoring supervision in lieu of any other mandatory term or condition of probation.
- The sheriff must create a procedure that allows persons under supervision to petition the court to remove or terminate an electronic monitoring supervision order, including when the person has permanently moved to another state.

The sheriff must evaluate the program and provide reports to the President of the Florida Senate and the Speaker of the House of Representatives on specified dates, and the bill provides a nonexclusive list of the information the sheriff must include in such reports.

An electronic monitoring supervision pilot program for adults is similarly created in the Sixth Judicial Circuit subject to similar requirements, except the program relates to convictions for felony domestic violence crime, and felony convictions for violating an injunction of protection against domestic, dating violence, and sexual violence. The bill specifies criteria a court must consider in determining to order electronic monitoring supervision as a condition of probation. The pilot program is administered by the Florida Department of Corrections. A person subject to electronic monitoring must pay the costs of such supervision as provided in s. 948.09, F.S. The department must also evaluate the effectiveness of the program and provide reports on specified dates to the Senate President and House Speaker.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-86, Laws of Florida.

Land Use, Housing, Building & Development

Local Land Planning and Development

CS/CS/CS/HB 927 (Sapp) requires certain counties and municipalities to implement a development preapplication consulting services program and to utilize qualified private-sector contractors to supplement local government review of specified development permit applications. The new requirement applies to counties with populations of 75,000 or more, except for counties located within an area of critical state concern, and to municipalities with populations of 10,000 or more. Local governments that already operate substantially similar preapplication review programs as of July 1, 2026, are not required to modify those programs.

The bill requires covered local governments, by January 1, 2027, to make development preapplication consultation services available at an applicant's request. These services may be performed, at the choice of the applicant, either by local government staff or by a qualified contractor or qualified contractor firm authorized under newly created s. 163.3169, F.S. The preapplication review process is limited to administratively approved permits governed by objective, nondiscretionary standards and expressly designated by the local government for staff-level approval. Eligible permits include site plan or development plan approvals, subdivision approvals, plats and replats, and other administratively issued permits such as tree, landscaping, sign, and minor development modification permits. The program does not apply to building permits or to applications requiring discretionary approval by an appointed board or governing body.

The preapplication consultation process requires review and precertification of application completeness and compliance with the comprehensive plan and applicable land development regulations before formal processing. When an applicant elects to use the program, the local government must confirm receipt of the proposed development application and issue a written notice identifying any deficiencies within five business

days. If no deficiency notice is issued within that period, the application is deemed complete by operation of law. Upon submission of a complete application, the local government must approve, approve with conditions, or deny the application within 45 days. If final action is not taken within that 45-day timeframe and the local government fails to respond within 10 days after written notice from the applicant, the application is deemed approved without condition, although compliance with other applicable laws is required. Applicants who do not elect to use the preapplication program remain subject to existing statutory review timelines, including 120-day or 180-day decision deadlines depending on whether a public hearing is required, along with statutory limits on requests for additional information and mandatory fee refunds when deadlines are missed.

The bill creates s. 163.3169, F.S., which requires covered local governments to establish a registry of at least four qualified contractors or two qualified contractor firms to supplement local government staff resources. Qualified contractors are defined as licensed or certified professionals who demonstrate knowledge and experience with applicable development approvals and include engineers, surveyors or mappers, architects, landscape architects, and certain experienced or certified urban planners. Qualified contractor firms are business entities providing these services through appropriately licensed professionals. A qualified contractor may not have a conflict of interest as defined in section 112.312, F.S., or a conflict recognized under the contractor's applicable licensing or certification standards. Qualified contractors may perform preapplication consulting services, assist in processing and expediting preliminary plat and related plan reviews, and support administrative approval of plats and replats under chapter 177, F.S. Local governments are prohibited from placing their own employees on their registry but may enter interlocal agreements to share qualified personnel with other jurisdictions.

If a local government fails to establish or maintain the required registry, an applicant may retain a qualified contractor or firm of the applicant's choosing, provided no conflict exists. In such cases, the local government may not condition, delay, or deny the applicant's use of the contractor and must provide access to public records and information reasonably necessary to perform the authorized review, subject to confidentiality protections and proprietary software limitations. The qualified contractor review framework does not apply to properties listed in or contributing to the National Register of Historic Places, locally designated historic landmarks or districts, or properties subject to historic preservation review.

The bill also amends sections 177.071 and 177.073, F.S., relating to subdivision and plat review. Municipalities and counties may not impose procedural requirements or approval conditions for administrative plats or replats that exceed or conflict with those expressly authorized in state law. Local governments must accept certain forms of financial assurance that meet objective statutory standards and must allow applicants to use qualified contractors to assist in processing and expediting preliminary plat and related administrative reviews.

The bill also prohibits a local government from conditioning, delaying, or denying a building permit based on compliance with an environmental condition unless that condition is expressly required by adopted land development regulations, the local comprehensive plan, a recorded regulatory covenant or similar instrument, a decision of a zoning or other quasi-judicial board, or applicable state or federal law. In addition, the bill expands the expedited building permit process under section 177.073, F.S., to include one or more phases in a multi-phased community or subdivision and establishes procedures for when a local government has failed to establish an expedited permitting process in accordance with this section.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-64, Laws of Florida.

Land Use and Development Regulations

CS/CS/CS/HB 399 (Borrero) addresses fees associated with development orders, public school interlocal agreements, residential land use compatibility, zoning requirements for offsite constructed homes, provisions to benefit certain resort developments, and composting facilities.

The bill requires that any application fee associated with a development permit or development order be related to the direct and reasonable indirect costs associated with processing the application. Fees must be published on the local government's fee schedule and may not be based on a percentage of construction costs, site costs, or project valuation.

The bill also imposes new requirements on local governments relating to the review of certain residential developments. It requires local government comprehensive plans and land development regulations to include factors for assessing the compatibility of allowable residential uses within a residential zoning district and future land use category. Land development regulations must incorporate objective design standards or other measures for mitigating or minimizing potential incompatibility. The bill requires local governments to identify each area of incompatibility before recommending denial of an application for rezoning, subdivision, or site plan approval on compatibility grounds. It prohibits local governments from denying an application on compatibility grounds if the applicant has proposed mitigation measures, unless the denial includes written findings stating that the proposed mitigation measures are inadequate and no feasible mitigation measures exist. It requires the denial of an application on compatibility grounds to specify with particularity the area or areas of incompatibility. References to "community character" or "neighborhood feel" are not independently sufficient to support a denial of an application on compatibility grounds. These new compatibility requirements do not apply to the following: compatibility review between uses in different land use categories; planned unit developments or master planned communities; and historic districts designated before January 2026.

The bill requires an off-site constructed home (a home with components manufactured off-site but assembled on-site) to be permitted by right in any zoning district where single-family homes are allowed. A local government may not treat an off-site constructed home differently or more restrictively than a single-family site-built dwelling. A local government may, however, apply generally applicable setback, aesthetic, and other standards that also apply to onsite single-family homes. In addition, the bill requires any residential manufactured building to be placed on any lot in a mobile home park, however, any such housing unit must continue to meet all requirements of the permit allocation system of the Florida Keys Area of Critical State Concern.

The bill requires a public school interlocal agreement between a municipality and a school district to address reasonable access to public easements and rights-of-way necessary for siting and improvements to public and charter school facilities.

The bill creates section 163.31903, F.S., relating to large destination resorts. The section sunsets July 1, 2031. A large destination resort is defined in the bill as a public lodging establishment that is comprised of at least five contiguous acres and which contains at least 500 guest rooms, and that has had an average occupancy rate of at least 70 percent in the past three years. It requires a local government to administratively approve any application submitted by a large destination resort for a minor special exception or variance (as defined in the bill) for the modification, maintenance, or refurbishment of an existing structure or site that is not a historic structure, provided the changes are consistent with the existing permitted or accessory uses in the land use category of the local government's comprehensive plan or zoning district in which the structure or site is located.

The bill creates section 163.31804, F.S., relating to permits or other approvals for facilities that process compost. It specifies that a local government permit or other approval for a facility that processes compost may not be conditioned on a requirement to purchase additional property to expand the footprint of an existing privately-owned road, but the property owner may be required to supply turnouts for emergency vehicles. The local government may not require that additional property be purchased to provide such turnouts. In addition, the bill specifies that an existing permit for a facility that processes compost may not be revoked by a local government if such activity is regulated through and in compliance with state agency best management practices, interim measures, or regulations.

Effective Date: Upon becoming a law except as otherwise provided.

Approved by Governor: Ch. 2026-7, Laws of Florida.

Affordable Housing (Live Local Act)

CS/CS/HB 1389 (Redondo) amends the Live Local Act (LLA) and the Florida Fair Housing Act. The bill requires municipalities and counties to authorize LLA projects on property

owned by a county, municipality, or school board, and makes certain properties containing a house of worship eligible for a LLA project.

The bill clarifies that farms and farm operations are not commercial or industrial uses for purposes of the LLA. It also exempts from the LLA the following: open space districts; open space recreation districts; open use estate districts; open use rural districts; and park and open space districts, and similar districts in existence before July 1, 2026, which are intended to retain the open character of land; areas of critical state concern; and any portion of a property encumbered by a recorded conservation easement. These changes to ss. 125.01055(7)(n) and 166.04151(7)(n), F.S., are remedial and clarifying in nature and apply retroactively to January 1, 2024.

The bill prohibits a local government from applying setback or step-back requirements to a LLA project that exceeds the minimum setbacks and step-backs applicable to the development. The bill specifies that a multifamily or mixed-use project under the LLA shall not exclude an assemblage of parcels under common ownership or control separated by no more than 15 feet of land and limited to public pedestrian access (this provision expires July 1, 2030).

The bill authorizes an applicant to choose which Laws of Florida chapter law of the LLA it wishes to use for purposes of application to a local government. The bill amends the Florida Fair Housing Act to include governmental entities and agencies within the definition of the term “person” under the Act. The bill specifies that it is unlawful for any person to discriminate in land use permitting and development decisions based on how a project is funded or whether it is intended to provide affordable housing. It waives sovereign immunity in suits for discriminatory housing practices under the Act.

The bill expands the LLA to include parcels greater than three acres owned by a religious institution with a public house of worship on it for at least 10 years, regardless of the underlying zoning applicable to the parcel. The house of worship must continue on the property after the development is constructed. In addition, the bill revises applicability of the LLA to developments proximate to airports by authorizing the governing body of the airport to consent to the project.

The bill revises the 80–120% AMI multifamily middle market property tax exemption authorized in section 196.1978(3), F.S. Current law allows a local taxing authority to opt out of granting the exemption authorized in section 196.1978(3)(o) if data from the annual housing report of the Shimberg Center for Housing Studies shows the jurisdiction had sufficient affordable rental units in the prior year. The bill now requires the jurisdiction to have had sufficient affordable units in the prior *three* years to qualify for the opt out. In addition, the bill allows property owners to obtain the exemption earlier in the development process even if a local government later chooses to opt out. If the developer was issued a building permit on or after July 1, 2026, for the development of the project within four years before the effective date of a local government opt out ordinance, the

developer may apply for and be granted the exemption, even if the local government later chooses to opt out. These changes first apply to the 2027 property tax roll.

Finally, the bill authorizes local governments to offer density bonus incentives to landowners who voluntarily donate property for housing affordable to military families receiving the basic allowance for housing and directs the Office of Program Policy Analysis and Government Accountability to evaluate the efficiency of using mezzanine finance to support construction of owner-occupied affordable housing.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-__, Laws of Florida.

Affordable Housing/Live Local Act

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.

Effective date: Upon becoming a law.

Approved by Governor: Ch. 2026-__, Laws of Florida.

Local Housing Assistance Plans

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 directs counties and SHIP-eligible municipalities to include in their local housing assistance plans the provision of funds for lot rental assistance to mobile homeowners in mobile home parks and revises the criteria for awards made to eligible sponsors or persons to include mobile home lot rental assistance and the construction, rehabilitation, or repair of mobile homes. The bill prohibits counties and SHIP-eligible municipalities from discriminating between the types of housing when awarding funds from the local housing distribution pursuant to section 420.9075, F.S.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-__, Laws of Florida.

Infill Redevelopment

CS/CS/SB 1434 (Calatayud) applies to Miami-Dade, Broward, and Palm Beach counties and the municipalities within these counties. The bill requires such municipalities and counties to administratively approve certain residential development on qualifying parcels, which are defined as environmentally impacted land consisting of at least five acres adjacent to a parcel of land within the same jurisdiction which is zoned for residential uses as of right. The term “environmentally impacted land” is defined as a parcel of land upon which a contaminant or pollutant has been detected above applicable local, state, or

federal residential cleanup target levels from Phase II environmental assessment activities, or a parcel any portion of which is located in a Brownfield area. The bill exempts the following properties from its requirements: designated agricultural land; land owned or operated by a local government for public park purposes; land outside an urban growth boundary; land within one-quarter mile of a military installation; and land that is owned, or was owned within the 15 years preceding the effective date of the bill, by a public utility.

The bill requires local governments to permit a qualifying parcel to be developed with residential uses. The density of such residential uses may not exceed the average density of all zoning districts within the same jurisdiction which are applicable to parcels adjacent to the qualifying parcel and which allow residential uses as of right or 25 dwelling units per acre, whichever is lower. The intensity of the development must comply with standards applicable to any parcels adjacent to the qualifying parcel. The local government must administratively approve an application for subdivision of a qualifying parcel that complies with chapter 177. If the qualifying parcel is adjacent to single-family or townhouse development on all sides, the developer must provide a 20-foot buffer.

If the qualifying parcel contains recreational facilities or areas reserved for recreational use and such facilities or uses are adjacent to single-family homes on all sides, the developer must: establish that the facilities or uses have not been in operation for at least 12 consecutive months; pay double the applicable parks or recreational facilities impact fee that would otherwise apply; and provide written notice to adjacent property owners. The bill further specifies additional information that must be contained in the written notice, including information that adjacent property owners may purchase the portion containing the recreational facilities or areas and procedures for doing so.

The bill further provides that a local government may administratively require a proposed development to comply with local regulations relating to architectural review if such regulations are generally applicable to comparable residential development and do not limit the density or intensity of the development. The proposed development must comply with applicable concurrency requirements. The bill requires each local government to post policies and procedures applicable to the administrative approval requirements of the bill. A local government may not adopt or enforce local requirements that restrict, prohibit, or otherwise limit the development of a qualifying parcel in accordance with the bill's requirements.

Effective date: Upon becoming a law.

Approved by Governor: Ch. 2026-84, Laws of Florida.

Housing for Veterans

CS/CS/SB 1602 (Wright) establishes the Homes for Veterans Property Management Pilot Program, subject to legislative appropriation, within Broward, Escambia, Hillsborough, and Santa Rosa counties to provide eligible landlords with incentives to lease eligible dwelling units to veterans who are participating in the HUD-Veterans Affairs Supportive Housing

program. It requires the Florida Housing Finance Corporation, in consultation with local public housing authorities and U.S. Department of Veterans Affairs case managers, to establish and oversee the pilot program. Under the program, an eligible landlord may apply to contracted program administrators to receive funding to hold a vacant dwelling for a veteran for up to 45 days and to cover property loss at the dwelling unit caused by a veteran that extends beyond the amount of the deposit money, up to a specified amount.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-125, Laws of Florida.

Onsite Sewage Treatment and Disposal System Permits

CS/CS/CS/HB 589 (Nix) prohibits a county or municipality from requiring the owner or builder of a single-family residence to receive a construction permit for an onsite sewage treatment and disposal system from the Department of Environmental Protection as a condition of issuing the building or plumbing permit. The owner or builder must provide the municipality or county proof that it submitted an application for the system to the department when applying for a building or plumbing permit. If construction of the system commences before issuance of the permit for the system, the property owner or applicant must assume all legal, financial, and safety liabilities arising therefrom. In addition, the bill specifies that any new rule relating to onsite sewage treatment and disposal systems adopted by the department do not apply to permit applications submitted within 90 days after the date such rule is adopted.

Effective date: Upon becoming a law, except as otherwise provided.

Approved by Governor: Ch. 2026-62, Laws of Florida.

Areas of Critical State Concern

CS/HB 755 (Mooney) exempts a person who enters a formal contract with the state or other entities for the construction of public buildings from executing the payment and performance bond required under section 255.05, F.S., if: the work is done on property located within an area of critical state concern that is subject to a long-term ground lease with Habitat for Humanity International, Inc., or any of its local affiliates; and the leasehold interest is subject to any claims by claimants who are lienors as defined in section 713.01,, F.S., except the underlying real property owned by the state or any political subdivision or public authority is not subject to any lien rights. In addition, the bill extends the time during which at least \$5 million of Florida Forever funding must be spent each fiscal year on land acquisition within the Florida Keys Area of Critical State Concern. The bill also prohibits the drilling, exploration, or production of oil, gas, or other petroleum products within 30 miles of a national estuarine research reserve located within a county that contains an area of critical state concern.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-__, Laws of Florida.

Building Permits and Inspections

CS/CS/HB 803 (Trabulsy) addresses exemptions from the Florida Building Code and local government building permits, expiration of local government building permits, uniform building permit applications, timeframe for approval of a building permit, local building department requirements applicable to private providers, zoning requirements for offsite-constructed residential dwellings, and building inspection services during a state of emergency.

Florida Building Code

The bill requires the Florida Building Commission to modify the Florida Building Code to exempt from building permit requirements the installation of temporary residential hurricane and flood protection walls or barriers that meet specified conditions. The commission is further required to modify the Code to exempt retaining walls installed on certain residential properties from building permit requirements.

Local Government Building Permits

- Provides that a local government building permit for a single-family dwelling expires one year after issuance or the effective date of the next edition of the Florida Building Code, whichever is later.
- Provides that any residential manufactured building certified under chapter 553, F.S., may not be denied a building permit for placement on a mobile home lot in a mobile home park, on a lot in a recreational vehicle park, or in a mobile home condominium, cooperative, or subdivision. In addition, each housing unit located on a mobile home lot and subject to section 553.382, F.S., shall be taxed as a mobile home under section 320.08(11), F.S.
- Prohibits inspection fees that are based on the total cost of a project or that exceed the actual inspection costs incurred.
- Exempts the owner of a single-family dwelling, or the owner's contractor, from obtaining a building permit for any work on the property valued at less than \$7,500, except for work on a property that is partially or entirely located in a flood hazard area or for gas, electrical, plumbing, mechanical, or structural work. A project may not be divided into more than one project for purposes of evading the requirements of this provision. The person performing the work must file a written request for the exemption to the local enforcement agency with documentation demonstrating the nature and value of the work to be performed. A local government has no legal duty to the owner or contractor for work performed pursuant to this section.
- Requires approval of a building permit application within five business days if the permit is for structural, accessory structure, alarm, electrical, gas, irrigation, landscaping, mechanical, plumbing, or roofing on an existing single-family residential dwelling, where the value of the work is less than \$15,000.
- Prohibits a local government from requiring the owner of a single-family home or its contractor to obtain a building permit for the installation of temporary residential hurricane and flood protection walls or barriers under specified conditions, including a

condition that the wall or barrier complies with applicable zoning, drainage, easement, and setback requirements. The exemption does not apply to work on a property that is partially or entirely located in a flood hazard area as defined in the Florida Building Code. A local government has no legal duty to the owner or contractor for the work performed. The Florida Building Commission is authorized to adopt rules to implement these requirements. If a retaining wall spans more than one lot or parcel, a local government must issue a permit for the project as a whole and may not require a building permit for each lot or parcel on which a retaining wall is installed on the property of a single-family or two-family dwelling or townhome.

- Prohibits the imposition or enforcement of certain glazing requirements on a proposed commercial or mixed-use new construction or restoration project, except for individually listed contributing structures in a National Register of Historic Places district.

Uniform Building Permit Applications

- Directs the Florida Building Commission to develop uniform building permit applications for mandatory use by local governments for residential and commercial construction projects. The commission must endeavor to make the permit capable of integration with local building permit software and account for locally adopted amendments to the Florida Building Code.

Private Providers – substantial revisions

- Requires all local enforcement agencies to establish a registration system for private providers. The registration system must have a method to register and update information electronically. It prohibits imposition of an administrative fee for the registration process. The provider must register with the local enforcement agency before contracting to provide services in the jurisdiction.
- Requires a copy of a contract between an owner and a private provider to be submitted to the local building official but specifies the local government may not require the contract to be provided as part of the permit application or as a condition of issuing a permit.
- Specifies that a local government or building official may not prohibit or discourage the use of a private provider.
- Requires five days' notice of any audit to be performed.
- Requires all permit applications to be submitted electronically.
- Requires the reduction in building permit fee to be based on the cost incurred by the jurisdiction, including labor, personnel, clerical, and supervisory costs associated with providing the service; prohibits any additional fees for inspections or plans review; and prohibits any punitive administrative fees for using a private provider.
- Prohibits a local government from requiring additional forms beyond those required at registration, except for the written notice required if a private provider is used to perform an inspection; and prohibits local alteration of the form adopted by the Florida

Building Commission to notify the local building official that a private provider will be used.

- Prohibits a local building official from reviewing plans, construction drawings, or other related documents determined by a private provider to be compliant with the Florida Building Code, except to the extent necessary to determine compliance with local ordinances, floodplain management regulations, site review requirements, and any other administrative or life-safety review unrelated to building code compliance. It permits the building official to review other forms and documents for completeness only and requires the building official to provide written notice to a permit applicant of any incomplete forms or documents within 10 days (5 days for a single-trade plans review for a single- or two-family dwelling) of receipt of a permit application and affidavit from a private provider. It provides for tolling of this period to address deficiencies, but the application is deemed approved if the local government fails to adhere to the applicable timeframes.
- Deletes provisions requiring that a private provider provide notice of inspections to the building official and authorizing a building official to visit the building site to verify the inspections have been performed.
- Prohibits fees relating to reinspections or administrative matters relating to reinspections.
- Provides that a local building official is not responsible for the regulatory administration or supervision of inspection services of a private provider, including verification of licensure and insurance.
- Specifies that a local building official may not fail an inspection performed by a private provider for not having the inspection records at the job site if the records are transmitted within four days.
- Provides that a certificate of compliance following completion of all inspections must be a form approved by the Commission and may be signed by any licensed individual employed by the private provider's firm under whose authority the inspection was completed.
- Permits a local building official to only perform inspections that a private provider has determined compliant if the official has knowledge the private provider did not perform the inspections. It requires the official to provide written notice to the provider before such inspection and permits the building official to review forms and documents for completeness only.
- A local government may not prohibit or limit the use of virtual inspections by private providers for any construction for which such providers have a license to inspect.
- If a private provider is used for a commercial construction project, a local enforcement agency must reduce the building permit fee by 25% and if the provider is used for all plans review and inspections, the fee must be reduced by 50%. If the fee is not reduced as specified, the local government is prohibited from collecting any building permit fees for the project.

- Authorizes a county, municipality, school district, or independent special district to use a private provider or private provider firm to provide inspection services for a public works project, building or improvement.

Zoning for Offsite-Constructed Residential Dwellings

- Requires an off-site constructed home (a home with components manufactured off-site but assembled on-site) to be permitted by right in any zoning district where single-family homes are allowed. The bill prohibits local governments from treating an off-site constructed home differently or more restrictively than a single-family site-built dwelling. A local government may, however, apply generally applicable setback, aesthetic, and other standards that also apply to on-site single-family homes.

Building Code Inspection Services During State of Emergency

- Directs the Department of Management Services to enter one or more state term contracts for the purpose of providing building code inspection services.
- Authorizes a person to act in the following positions under the direction of a local building official for a period of one year from the date of the declaration of a state of emergency issued by the Governor for a natural emergency, a manmade emergency, or a technological emergency, if such person has entered into a state term contract with DMS, is qualified to work in any state that has a mutual aid agreement under Florida law, or has held a valid license for such work in any state for five years immediately before the date of the declaration: building code inspector, building inspector, coastal construction inspector, commercial electrical inspector, electrical inspector, mechanical inspector, plumbing inspector, residential electrical inspector, residential inspector, plans examiner, building plans examiner, plumbing plans examiner, mechanical plans examiner, or electrical plans examiner.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-63, Laws of Florida.

Historic Cemeteries

CS/CS/HB 425 (Aristide) requires counties and municipalities to administratively approve applications to change zoning and land use designations for historic African American cemeteries recorded in the Florida Master Site File if the cemetery sells excess vacant land to fund the cemetery for long-term maintenance and upkeep. The bill allows local governments to use reasonable discretion to determine the new zoning or land use designation, provided it is consistent and compatible with the surrounding area.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-87, Laws of Florida.

Data Centers

CS/CS/SB 484 (Avila) specifies that local governments maintain the authority for comprehensive planning and land development regulations pertaining to “large load”

customers such as data centers, and that a large load customer may not be considered an electric substation for purposes of section 163.3208, F.S. It includes data centers within section 288.075(2)(a), F.S., which provides that information in an economic incentives agreement between a private entity and an economic development agency is confidential and exempt from the public records for 12 months after the date the economic development agency receives a request for confidentiality, however, this 12-month period may not be extended.

The bill creates section 366.043, F.S., relating to “large load tariffs for public electric utilities” to prevent the shifting of costs of serving large load customers to the general body of ratepayers. It requires that each large load customer bear its own full cost of electric service and that the risk of nonpayment of such costs may not be borne by the general body of ratepayers. It prevents the provision of electric service to a large load customer that is a foreign entity associated with a foreign country of concern. The bill defines “data center” as a facility that primarily contains electrical equipment used to process, store, and transmit digital information. It defines “large scale data center” as a single location with a data center on site that has an anticipated monthly peak load of 50 megawatts or more. It prohibits the Department of Environmental Protection or water management district from issuing a water use permit to a large-scale data center if the proposed water use is harmful to the water resources of the area or is prohibited by applicable local government zoning regulations and the comprehensive plan. It specifies additional requirements for large-scale data centers to obtain a water use permit and requires the applicant to use reclaimed water in lieu of a proposed use of surface or groundwater under specified conditions. A public hearing is required before the department or water management district approves a water use permit for a large-scale data center. The bill directs the Office of Program Policy Analysis and Government Accountability (OPPAGA) to contract for a study related to the construction and operation of large-scale data centers, including local and state economic impacts, the use of land, water and other natural resources, energy use and rate impacts, and public health and safety impacts. OPPAGA must submit the study to the Governor and legislature by July 1, 2027.

Effective date: July 1, 2026, except as otherwise provided.

Approved by Governor: Ch. 2026-65, Laws of Florida

Local Government Regulation of Chickees

HB 929 (Cobb) prohibits a municipality or county from enacting an ordinance, regulation, or policy that prevents or has the effect of preventing a person who is a member of the Miccosukee or Seminole Tribe of Indians of Florida from constructing a chickee, as defined in section 553.73(10), F.S., in a side yard if the chickee is at least 10 feet from the property line, or near another structure if the chickee is at least 10 feet from any other structure. A county or municipality may not enact an ordinance, regulation, or policy concerning chickees that is more restrictive than federal floodplain management regulations. The bill revises references to chickees in section 553.73 (10), F.S. (Florida Building Code), to specify that a chickee may have a wooden deck, it may incorporate nonwood fasteners,

and it may incorporate electrical or plumbing features in accordance with a building permit for such features. The bill amends the Florida Fire Prevention Code to specify that a chickee is exempt from the Code if it is at least 20 feet from another structure subject to the Florida Building Code or the chickee otherwise implements fire-proofing measures approved by a certified fire protection system contractor.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-55, Laws of Florida

Enforcement of the Florida Building Code

CS/CS/CS/SB 1614 (Leek) deletes provisions authorizing excess building permit funds to be used to pay for the construction of a building to house a local government's building code enforcement agency.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-126, Laws of Florida.

Agricultural Enclaves

CS/CS/CS/SB 686 (McClain) revises the statutory framework governing the development of agricultural enclaves. The legislation modifies the statutory definition of "agricultural enclave," including criteria relating to parcel ownership, acreage thresholds, surrounding development patterns, and population limitations used to determine whether a parcel qualifies for enclave status.

The revised eligibility provisions are temporary and expire on January 1, 2028, unless reenacted by the legislature. Because agricultural enclaves are defined as unincorporated parcels of land, the legislation primarily affects county land use regulation rather than municipal authority.

The bill expands eligibility for certification of agricultural enclaves and establishes a formal application process for property owners seeking enclave designation. A property owner or authorized agent may apply to the county for certification if adjacent parcels or developments permit the same or greater density or intensity as the development proposed for the subject property. The legislation also clarifies that an applicant may not rely on the perimeter of another parcel previously certified as an agricultural enclave to satisfy the statutory adjacency requirements.

The bill establishes review timelines for counties considering certification requests. Within 30 days after receiving an application, the county must issue a written report determining whether the parcel meets the statutory criteria for enclave status. Within 30 days after issuing the report, the county must hold a public hearing to approve or deny the certification request. If the county fails to act within 90 days after receiving the application, the parcel is deemed certified as an agricultural enclave by operation of law. Any denial

must include written findings of fact and conclusions of law and is subject to judicial review.

Once certified, the property owner may submit development plans for single-family residential development consistent with the uses, density, or intensity permitted on adjacent parcels or developments. Such development must be treated as a conforming use regardless of the county's comprehensive plan, future land use designation, or zoning classification. Counties may not impose regulations on agricultural enclave developments that are more burdensome than those applied to comparable developments, and enclaves adjacent to an urban service district must be treated as though they are located within that district.

The legislation also authorizes certain agricultural enclaves located adjacent to an interstate highway to be developed for commercial, industrial, or single-family residential uses when adjacent parcels or developments allow comparable density or intensity. The bill creates a rebuttable presumption that comprehensive plan amendments associated with these developments do not constitute urban sprawl and establishes a structured process for negotiation and state review if agreement on the amendments cannot be reached.

The bill preserves existing statutory protections for certain environmentally or strategically sensitive areas, including areas of critical state concern, the Everglades Protection Area, the Wekiva Study Area, military installations and ranges, and lands encumbered by recorded conservation easements. The legislation also encourages, but does not require, local governments to incorporate site design measures that maintain habitat permeability where development may affect an established wildlife corridor.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-34, Laws of Florida.

Public Records & Public Meetings

Attorney Meetings to Discuss Private Property Rights Claims

CS/CS/HB 655 (Duggan) provides an exemption from public meetings requirements for meetings or portions of meetings between agencies and their attorneys to discuss claims under the Bert J. Harris Private Property Rights Act, during the 90-day notice period under the Act. The subject of the meeting must be confined to settlement negotiations or strategy sessions relating to a claim under the Act. The records generated during an exempt meeting are exempt from the public records requirements. The entire session must be recorded, transcribed, and made available to the public in the event no litigation is filed and there is no settlement of a claim.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-142, Laws of Florida.

Public Records/Crime Victims

CS/HB 1113 (Tuck) expands a public records exemption for victims of crime. It exempts from public records requirements information which reveals the identity, including the name or personal identification number or any other information that could be used to locate, intimidate, harass, or abuse the victim of a crime. In addition, the bill exempts from public records requirements any information which reveals the identity and any other information that could be used to locate, intimidate, harass, or abuse a lawful representative, family member, or next of kin of a victim. This exemption does not apply to the accused or a lawful representative, family member, or next of kin of a victim upon a showing that the interest of such person would conflict with the interests of a victim. The bill also provides that information which contains the name of an officer who became a victim in the course and scope of the officer's employment or official duties, is confidential and exempt for the first 72 hours after the incident in which the officer became a victim. The information is exempt for an additional 60 days after the expiration of the 72-hour period, after which the exemption expires.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-33, Laws of Florida.

Body Camera Recordings Recorded by a Code Inspector

SB 506 (Burgess) provides an exemption from public records requirements for body camera recordings recorded by a code inspector if the recording: is taken within the interior of a private residence; is taken within the interior of a facility that offers health care, mental health care, or social services; or is taken in a place that a reasonable person would expect to be private. Notwithstanding the public records exemption, a recording may be disclosed by a local government in furtherance of its official duties or to another governmental agency in furtherance of such duties. A local government must disclose a recording or portions of a recording to a person recorded by the body camera, to the personal representative of a person recorded by a body camera, to a person not depicted in the recording if the recording depicts a place in which the person lawfully resided, dwelled or lodged at the time of the recording, or pursuant to a court order. The bill provides additional grounds a court must consider in determining whether to order disclosure of a body camera recording. Local governments must retain body camera recordings for 90 days.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-49, Laws of Florida.

Cybersecurity, Information Technology, and Operational Technology Information

SB 7024 (Gov't Oversight and Accountability Committee) consolidates several agency-specific cybersecurity-related public records and public meeting exemptions into the general cybersecurity exemptions in section 119.0725, F.S. This section now defines "cybersecurity" to mean the protection afforded to information technology or operational technology in order to attain the applicable objectives of preserving confidentiality,

integrity, and availability of such technologies, data, and information. The following cybersecurity-related exemptions apply to each state or local government agency and any private entity acting on behalf of such agencies:

- Information relating to processes or practices designed to protect data, information, or existing or proposed information technology or operational technology.
- Portions of risk assessments, evaluations, audits, and other reports of any agency's cybersecurity program.
- Login credentials.
- Internet protocol addresses, geolocation data, and other information describing how and where users access public-facing portals.
- Agency-produced data processing software that is sensitive; and
- Insurance and self-insurance coverage limits, deductibles, and other coverages acquired for the protection of Information Technology, operational technology, or data of an agency.

Current law provides that an agency may disclose confidential and exempt information in furtherance of its official duties and responsibilities or to another agency or governmental entity in the furtherance of its statutory duties and responsibilities. The bill expands this language by replacing the term "statutory duties" with the term "the agency's or governmental entity's official" duties. These exemptions apply to information held by an agency before, on, or after the effective date of the bill and sunsets October 1, 2031, unless renewed by the legislature.

Effective date: Upon becoming a law.

Approved by Governor: Ch. 2026-120, Laws of Florida.

Persons Provided Emergency Shelter

CS/SB 7000 (Military and Veterans Affairs Committee) renews an existing exemption from the public records requirements for the addresses and telephone numbers of persons provided public emergency shelter and held by the agency that provided the shelter.

Effective date: Upon becoming a law.

Approved by Governor: Ch. 2026-51, Laws of Florida.

Administration of Small Business Loan Programs Held by an Economic Development Agency

SB 7016 (Commerce and Tourism Committee) renews and deletes the scheduled repeal of an exemption from public records requirements certain proprietary confidential business information in connection with an economic incentive agreement.

Effective date: Upon becoming a law.

Approved by Governor: Ch. 2026-24, Laws of Florida.

Trade Secret Held by an Agency

SB 7026 (Gov't Oversight and Accountability Committee) renews and deletes the scheduled repeal of section 119.0715, F.S., relating to an exemption from public records requirements for trade secrets held by an agency. The bill also deletes duplicative public records exemptions located within other statutes.

Effective date: Upon becoming law.

Approved by Governor: Ch. 2026-52, Laws of Florida.

Public Safety

Law Enforcement Interactions with Individuals with Autism Spectrum Disorder

SB 418 (Jones) creates the "Blue Envelope and Blue Card Program" within the Department of Highway Safety and Motor Vehicles to improve communication between individuals with autism spectrum disorder and law enforcement officers during motor vehicle-related interactions. The blue envelope is intended to hold a copy of the individual's driver's license, vehicle registration, proof of insurance, and emergency contact information. In addition, the envelope and the blue card will identify the individual as having autism spectrum disorder and will contain communication guidelines for officers. Individuals may obtain the envelope and card from the department or local tax collector beginning January 1, 2027. The bill creates joint training with the Criminal Justice Standards and Training Commission and specified advocacy organizations, for the purpose of educating law enforcement officers on communication and de-escalation strategies. The educational requirements will be incorporated into continuing education courses for law enforcement officers, and by January 1, 2028, will be incorporated into basic skills course requirements for initial certification of law enforcement officers.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-__, Laws of Florida.

Code Inspector Body Cameras

CS/SB 504 (Burgess) creates section 162.41, F.S., to require a local government that permits its code inspectors to wear body cameras to establish policies and procedures relating to the proper use, maintenance, and storage of body cameras and the data recorded by such cameras. The bill specifies the minimum requirements for such policies and procedures. The bill requires local governments that use such body cameras for code inspectors to provide training regarding camera policies and procedures, to retain certain data in accordance with public records laws, and to perform a periodic review of actual body camera practices to ensure conformity with the local government's policies and procedures. The bill provides that chapter 934, F.S., pertaining to the interception of communications, does not apply to body camera recordings made by code inspectors who elect to use cameras. **SB 506**, discussed *infra*, creates a public records exemption for code inspector body camera recordings.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-48, Laws of Florida.

Public Nuisances

SB 168 (Truenow) amends section 893.138, F.S., to revise the list of places that may be declared a public nuisance to include any place on more than two occasions within a 12-month period, as the site of a violation of section 849.01, F.S., relating to the keeping of a gambling house. The bill also revises provisions of this section relating to the assessment and collection of fines for public nuisances and deletes the \$15,000 statutory limit on the total amount of fines that may be imposed on a public nuisance. It provides that if the nuisance activity is not abated within one year, the fines may increase to \$500 per day. In determining the amount of the fine, the nuisance abatement board must consider the gravity of the public nuisance and any actions taken by the property owner to correct the nuisance. If attorney fees are requested, the nuisance abatement board must also award fees for the time and labor of any legal assistants who contributed to the matter. If a lien remains unpaid three months after it is filed, the nuisance abatement board may authorize the appropriate entity to foreclose on the lien. If the nuisance is unabated after two years, the nuisance abatement board must authorize and require the appropriate entity to foreclose on the lien.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-__, Laws of Florida.

Criminal Offenses Against Law Enforcement Officers and Other Personnel

CS/SB 156 (Leek) amends section 776.051, F.S., to create the “Officer Jordan Raynor Act.” The bill revises current law to expand law enforcement officers’ protection from citizens’ use or threatened use of force during an arrest or detention. It prohibits a person from using or threatening to use force to resist any arrest or detention, or to resist an officer engaged in the performance of his or her official duties as described in section 943.10(1) F.S., if the officer is acting in good faith and is known, or reasonably appears, to be a law enforcement officer. The term “acting in good faith” means to make sincere and reasonable efforts to comply with legal requirements, even if the arrest, detention, or other act is later found to be unlawful. The bill deletes current law provisions that specify a law enforcement officer is not justified in using force if an arrest or execution of a legal duty is unlawful and known by the officer to be unlawful. It amends section 782.065, F.S., to add manslaughter to the list of crimes that a person must be sentenced to life imprisonment without eligibility for release, if such offense was committed against specified law enforcement officers who were engaged in the performance of their official duties.

Effective date: Upon becoming a law.

Approved by Governor: Ch. 2026-__, Laws of Florida.

Sexual Offenders and Sexual Predators

CS/CS/CS/SB 212 (McClain) amend sections 775.215, 947.1405, and 948.30, F.S., to revise residency restrictions for sex offenders convicted on or after July 1, 2026, or who change their residence on or after July 1, 2026. Current law does not specifically prohibit registered sex offenders from accessing or residing near public swimming pools. The bill prohibits sex offenders from residing within 1,000 feet of a school, childcare facility, park, playground, or a *public swimming pool* (newly defined in the bill). The offender is not required to move if a public swimming pool is subsequently established within 1,000 feet of his or her residence. In addition, the bill prohibits a person who is on probation, community control, or conditional release for committing a specified sexual offense from living within 1,000 feet of a public swimming pool (as newly defined), working or volunteering at a public swimming pool, or visiting a public swimming pool unless prior approval is given by the supervising officer. This residency restriction does not apply if the swimming pool is subsequently established within 1,000 feet of the sex offender's residence.

The bill also amends section 856.022, F.S., as follows:

- Increases the restricted distance for loitering and prowling by specified sex offenders from 300 feet to 500 feet of places where children congregate.
- Clarifies that an offender may not knowingly contact, communicate with, or approach with intent to contact or communicate with a person younger than 18 in any public park, playground, or public swimming pool (does not apply when the minor is the offender's family or household member).
- Clarify that the written notification required by sex offenders who intend to be present at a childcare facility or school must include that the person has been convicted of a specified sex offense and intends to be present at the school or childcare facility; and
- Adds to and revises the exceptions to the prohibition on being present at childcare facilities or schools by specifying the exceptions for picking up or dropping off a child only apply if the person is a parent, grandparent, or legal guardian, or if the person is attending religious services.

The bill amends section 901.15, F.S., to authorize a law enforcement officer to arrest a person without a warrant if there is probable cause to believe the person knowingly violated section 856.022, F.S. It also amends section 943.04351, F.S., to require a state agency or political subdivision, prior to appointing or employing a person to work or volunteer at a public swimming pool, to conduct a search of a person's name or other identifying information against the registration information for sexual predators and sexual offenders on a national or state website. This search is not required if the position requires a state or national criminal history background check.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-17, Laws of Florida.

Search Warrants

CS/HB 359 (Anderson) addresses requirements relating to the following: the return of a search warrant to the issuing court, a search warrant issued for an electronic device, remote appearances by law enforcement officers when applying for specified search warrants, and search warrants to recover a deceased body. In addition, the bill authorizes a law enforcement agency to use a drone to search an area where evidence that a crime was committed might reasonably be found if the agency first obtains a search warrant authorizing the search.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-__, Laws of Florida.

Juvenile Justice

CS/CS/HB 1153 (Cobb) amends various statutes relating to juvenile justice matters. Specifically, with respect to juvenile detention officers and juvenile probation officers, the bill amends s. 943.10, F.S., to revise the definition of “officer” and define the terms “juvenile detention officer” and juvenile probation officer”. It further includes such officers within the definition of “law enforcement, correctional and correctional probation officer” in ss. 112.19 and 112.193, F.S. These definitional changes make juvenile detention officers and juvenile probation officers eligible for the Medal of Heroism, the Medal of Valor, commemorative service awards upon retirement, and payment of specific benefits to the officer, their spouse and children due to the officer’s service-connected death or injury. The bill also amends s. 112.194, F.S., to authorize any state board, commission, department, division, bureau, or agency, or any county or municipality that employs or appoints juvenile detention officers or juvenile probation officers to establish a Medal of Valor award program.

The bill clarifies that authorized agents of the Department of Juvenile Justice (DJJ) are exempt from the criminal prohibition against sheltering of a minor for a specified time period without obtaining parental consent or otherwise notifying law enforcement. The bill amends s. 984.03, F.S., to revise the definition of “family in need of services” to include legal guardians, in addition to parents and custodians. The bill amends s. 984.09, F.S., to revise the circumstances under which a child may be placed in a shelter for the purposes of punishment for contempt of court to include when a child is subject to shelter proceedings under Ch. 984, F.S., rather than only when a child is adjudicated in need of services.

With respect to juvenile detention cost-sharing, the bill amends s. 985.6865, F.S., to codify the process which has been part of the budget implementing bill since 2017 for the juvenile detention cost-sharing. The bill provides that each quarter, the DJJ must review county juvenile detention payments to ensure that counties fulfill their financial responsibilities as required. If the DJJ determines that a county has not met its financial obligation, the DJJ must direct the Department of Revenue (DOR) to deduct the amount owed to the DJJ from the revenue sharing funds provided to the county under s. 218.23, F.S. The DOR must

transfer the funds withheld into the Shared County/State Juvenile Detention Trust Fund. As an assurance to bondholders, the bill specifies that if a county issues bonds for which distributions of such shared revenue are pledged, the revenue remains subject to any lien or claim by a bondholder. The bill also prohibits DOR from reducing shared revenue payments to a county if the distribution to a county falls below the amount that is necessary for the timely payment of the principal and interest on such bonds. If DOR is unable to reduce a county's distribution to recoup the full amount that the county owes DJJ, the bill requires DOR to notify DJJ of the difference and requires DJJ to send a bill for payment to the county.

Effective date: Upon becoming a law.

Approved by Governor: Ch. 2026-16, Laws of Florida.

Transportation

Commercial Service Airports

CS/CS/HB 919 (Weinberger) preempts the naming of "major commercial service" airports to the state. A major commercial service airport is defined as an airport providing commercial service which is a medium or large hub airport under the Federal Aviation Administration's classification criteria. It renames the Palm Beach International Airport as the "Donald J. Trump International Airport." The bill codifies the names of the following airports: Orlando International Airport, Miami International Airport, Fort Lauderdale-Hollywood International Airport, Tampa International Airport, and the Southwest Florida International Airport.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-15, Laws of Florida.

Vertiports

CS/CS/CS/HB 1093 (Spencer, J. Alvarez) includes vertiports and associated charging stations within the definition of "qualifying project" in section 255.065, F.S., relating to public-private partnerships. The bill revises provisions relating to commercial service airports to include vertiport pads, safety zones, charging systems, grid upgrades, and resilience energy systems within the meaning of "airport infrastructure" for purposes of comprehensive airport infrastructure programs. It also specifies the Florida Department of Transportation may fund up to 100 percent of the project costs of a public vertiport when federal funds are not available and may fund up to 80 percent of the nonfederal share of such project costs if federal funds are available.

Effective date: July 1, 2026.

Approved by Governor: Ch. 2026-35, Laws of Florida.

Transportation

SB 488 (Masullo) addresses the powers and duties of the Department of Highway Safety and Motor Vehicles. Several provisions of interest to local governments and local law enforcement include the following:

- Revises current law requirements relating to information that must be provided to register a motor vehicle.
- Revises provisions prohibiting alteration of motor vehicle registration and license plates and specifies the use of a license plate or border is not a prohibited offense, provided it does not obscure the alphanumeric designation or license plate number, or the registration decal or validation sticker.
- Revises provisions relating to license plates for persons with disabilities eligible for permanent disabled parking permits to include references to applications for such permits to the tax collector and to specify that plates must be issued immediately by the department or tax collector upon application for the plate.
- Revises an existing preemption in section 337.401, F.S., relating to the use of rights-of-way by telecommunications providers:
 - A municipality or county is prohibited from requiring a provider perform a survey of any facilities in the right-of-way except the provider's own facilities or a right-of-way boundary when requesting a permit consistent with chapter 556, F.S. (Sunshine State One Call). If the owner of a facility fails to locate its facilities as required by chapter 556, F.S., a provider may proceed with work but must use reasonable care and detection equipment to avoid damaging existing underground facilities.
 - A municipality or county may not limit the number of permits a provider may obtain, including any limits based on project size or number of open permits, provided the provider's permit is closed out within 45 days after the provider's completion of the work.
 - A municipality or county may require the submission or maintenance of a bond or other financial instrument but may not require a cash deposit or other escrow, payment, or exaction as a condition of issuing a permit.
 - It clarifies that section 337.401, F.S., does not apply to building permits "unrelated to the placement of communications facilities.
 - It specifies that a municipal or county permit application form must include all permissions required by the local government to grant a permit to place communications facilities, including right-of-way occupancy, building permits, electrical permits, or historic review.
 - It prohibits a county or municipality from requiring compliance with provisions regarding placement of communications facilities, including small wireless facilities or new poles used to support such facilities, in rights-of-way not owned and controlled by the local government and public utility easements that are within areas not owned and controlled by the local government unless a permit delegation agreement exists between the local government and the owner of the right-of-way or area that contains the easement.

- County or municipal insurance coverage, indemnification, and warranty requirements must apply to all providers of communications services, including any local government or nonprofit providers.
- A construction bond must be reasonably related to the cost to secure restoration of the right-of-way, and a county or municipality may not limit the number of permits allowed under the same bond.
- For any financial obligations imposed by the county or municipality, the local government may not limit the number of permits, provided the permit is closed out within 45 days after the provider completes the work. The local government may not impose additional requirements based on the scope or linear feet of the project.
- A county or municipality may not require a deposit or escrow of cash as a condition of issuing a permit or compel the applicant to agree to any additional terms or agreements not specifically authorized in section 337.401, F.S., or directly related to the work specified in the application.
- A county or municipality may not require landscaping, landscaping maintenance, or vegetation management other than that necessary for right-of-way restoration.

Effective date: October 1, 2026.

Approved by Governor: 2026-39, Laws of Florida.

Micromobility Devices

CS/SB 382 (Truenow) creates section 316.20655, F.S., to establish new statewide operating requirements for electric bicycles on shared-use pathways, sidewalks, and other pedestrian-designated areas. A person operating an electric bicycle must yield to pedestrians and give an audible signal when overtaking and passing a pedestrian. A person operating an electric bicycle in any area designated for pedestrian use must limit speed to 10 miles per hour when within 50 feet of a pedestrian. Violations are designated as noncriminal traffic infractions.

The bill creates the Micromobility Device Task Force within the Department of Highway Safety and Motor Vehicles to recommend improvements to state law and the regulatory framework governing micromobility devices. It defines the composition of the task force and the timeframes for its meetings. The task force must submit legislative recommendations by October 1, 2026. The task force expires upon submission of the recommendations. The bill also requires the Florida Highway Patrol (FHP) and police and sheriff's offices to maintain detailed records of micromobility device crashes, beginning 30 days after the bill becomes law, and to submit a report of such crashes to the department by October 15, 2026, covering incidents through September 30, 2026. The bill directs the department to submit a report to the legislature by October 31, 2026, summarizing the information provided to it by the FHP and local law enforcement agencies.

Effective date: Upon becoming law, except as otherwise provided.
Approved by Governor: Ch. 2026-__, Laws of Florida.

Automatic Dependent Surveillance-broadcasts

CS/CS/SB 422 (Wright) prohibits airports from using an airplane's ADS-B information to ascertain an airplane's location to generate or collect fees from aircraft owners or operators within Florida. The prohibition applies to fees assessed for landings, including touch-and-go landings, aircraft departures, or entry into a specified radius of an airport. This prohibition is extended to both public and private airports.

Effective date: July 1, 2026.
Approved by Governor: Ch. 2026-47, Laws of Florida.