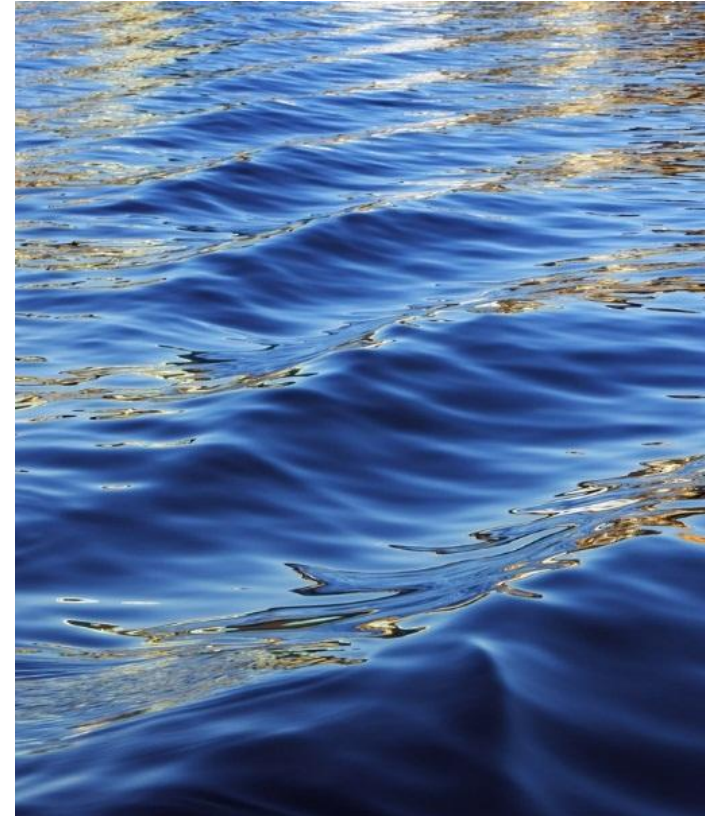




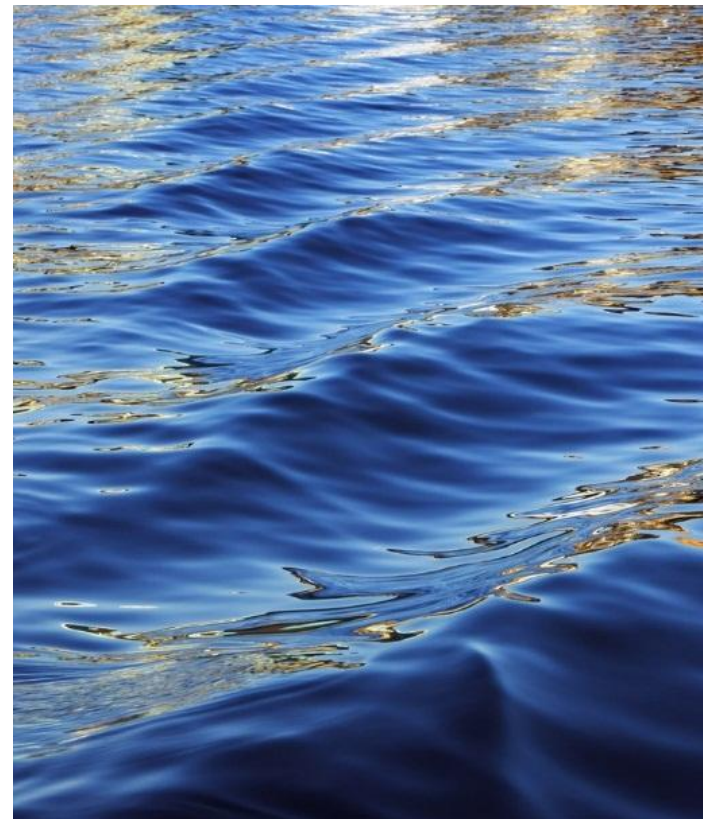
FLERA 2026 Legislative Update

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Bills That Passed



SB 686 by Sen. McClain re: Agricultural Enclaves

- Creates a new local procedure for certifying a parcel or parcels as an agricultural enclave when adjacent properties allow similar or greater development density.
- Requires local governments to issue a written report within 30 days and hold a public hearing within 30 days thereafter, with automatic certification if no decision is rendered within 90 days.
- Allows applicants to petition for judicial review when a certification request is denied, and if approved, to submit residential development plans treated as conforming uses.
- Prohibits additional or more burdensome regulations for land designated as an agricultural enclave and treats enclaves adjacent to urban service districts as being within urban service boundaries.
- Mandates a concise, 180-day maximum plan approval process without extra hearings and permits certain commercial or industrial development for enclaves near interstate highways.
- Expands the definition of “agricultural enclave” to include multiple parcels and revises acreage limits, adjacency criteria, and concurrency requirements.

SB 290 by Sen. Truenow re: DACS

- Omnibus bill
- Land application of biosolids
- New process for surplus lands deemed “suitable for bona fide agricultural purposes”
- Prohibits local governments from enacting or enforcing laws restricting gasoline-powered farm or landscaping equipment.



HB 302 by Sen. Garcia re: Coastal Resiliency

- Prohibits dredging or filling of submerged lands in Terra Ceia Aquatic Preserve unless it is for public necessity or improves water quality and utility, with public notice required for certain activities.
- Authorizes minimum dredging and filling in the Biscayne Bay Aquatic Preserve to restore and enhance natural systems for resiliency purposes.
- Allows nature-based structures, including living shorelines, within aquatic preserves to strengthen coastal resiliency and preserve marine environments.
- Requires the Department of Environmental Protection to develop, by January 1, 2027, statewide guidelines and rules for nature-based coastal resiliency projects, providing clear permitting criteria, incentives for green infrastructure, and public education efforts.

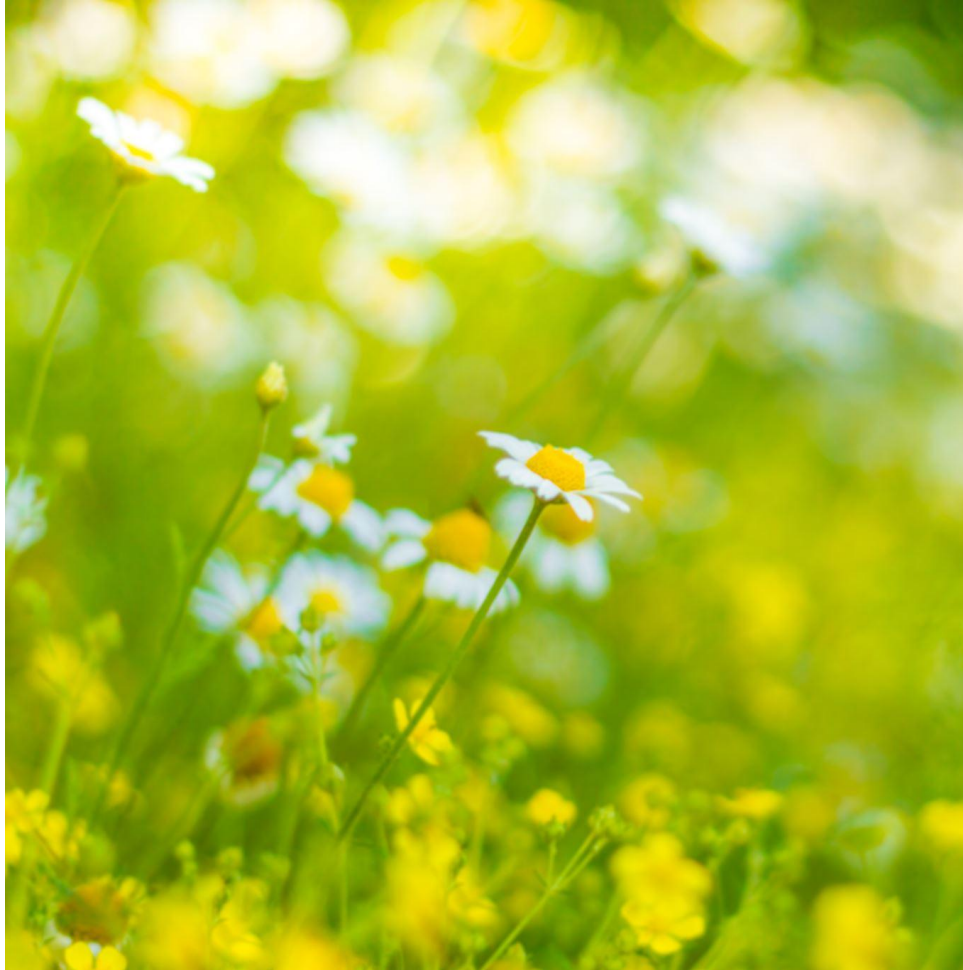


HB 399 by Rep. Borrero re: Land Use and Development Regulations



- Omnibus land use bill
- Creates a process for large destination resorts to receive expedited administrative approval of minor exceptions or variances until 2031.
- Prohibits local governments from conditioning composting facility approvals on buying additional land and prevents revoking permits if facilities comply with statewide or regional best practices.

HB 441 by Rep. Kendall re: Conservations Lands



- Requires the Division of State Lands to post information on its website at least 30 days before the Acquisition and Restoration Council or Board of Trustees reviews proposed sales of conservation lands.
- Mandates appraisal of any parcels proposed for exchange based on criteria established by the Board of Trustees.
- Removes outdated requirements for submitting land exchange requests and clarifies the role of the Acquisition and Restoration Council in providing recommendations.
- Directs water management district boards to publish specified details online before reviewing proposed sales or exchanges of conservation lands.

HB 589 by Rep. Nix re: Onsite Sewage Permits

- Prevents municipalities and political subdivisions from mandating a Department of Environmental Protection construction permit for onsite sewage systems on single-family residences as a condition of issuing building or plumbing permits, while requiring proof of permit application.
- Designates that property owners or applicants must assume all legal, financial, and safety liabilities if an onsite sewage treatment and disposal system is built before permit issuance.

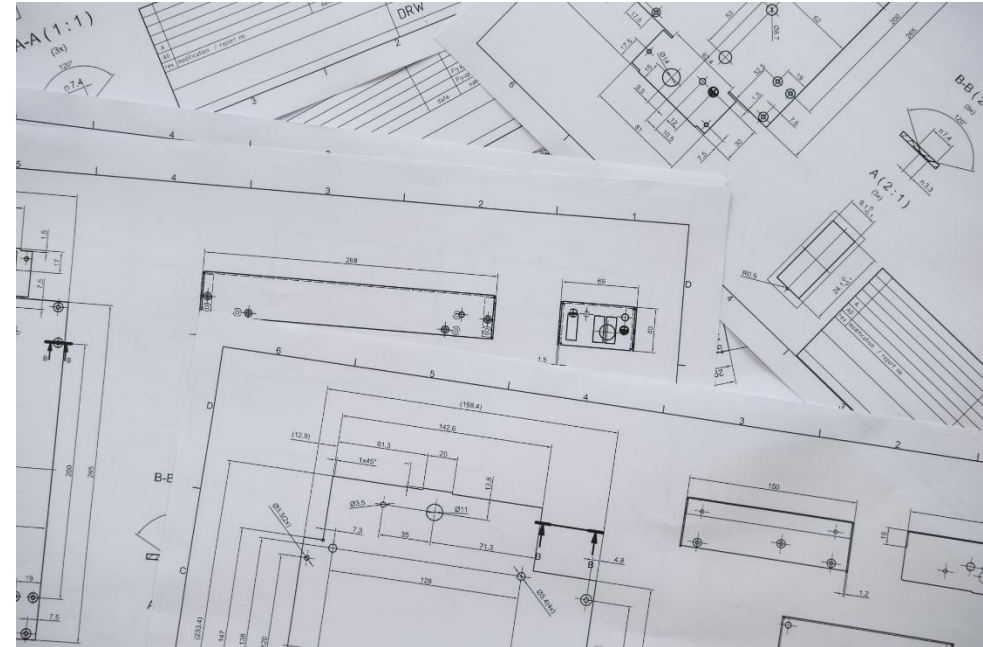
SB 848 by Sen. Truenow re: Stormwater Treatment

- Updates requirements for regional stormwater management systems and water quality enhancement areas
- Requires the adoption of rules by DEP and provides for provisions permits while rulemaking is underway



HB 927 by Sapp re: Local Land Planning and Development

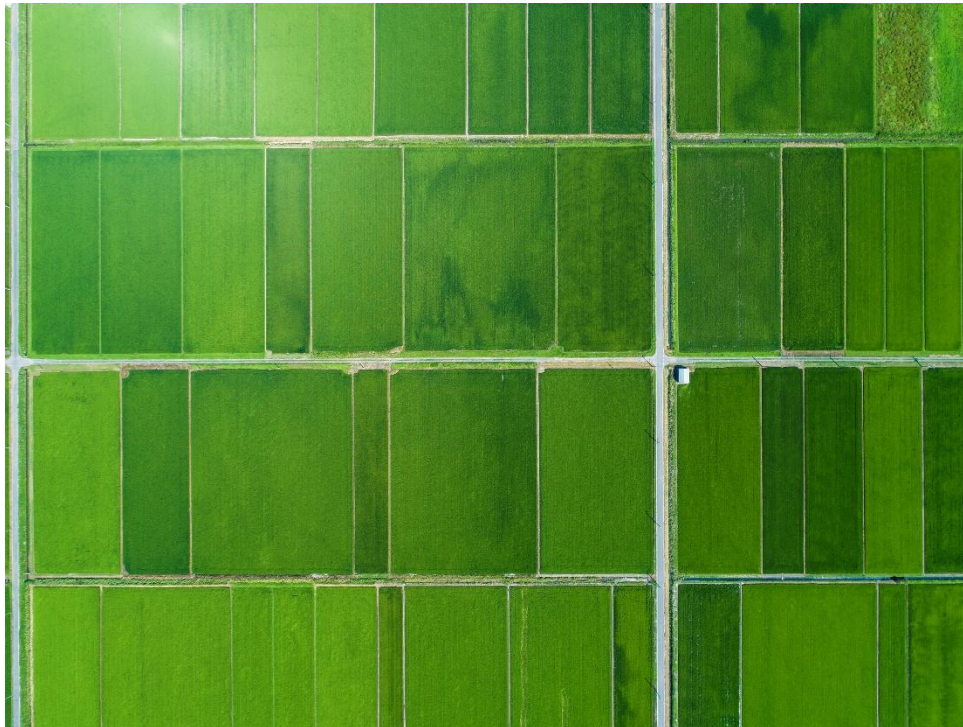
- Streamlines development permitting by requiring local governments to provide preapplication consultations, authorizing qualified contractors for expedited review, and establishing timeframes for application approvals.



HB 1019 by Rep. Conerly re: PFAS

- Creates s. 376.911 to define “aqueous film-forming foam” and prohibit its nonemergency use, sale, purchase, and distribution by specified dates.
- Requires entities to report inventories, submit disposal plans, and transition away from foam containing perfluoroalkyl and polyfluoroalkyl substances.
- Provides certain exemptions for airports, military operations, emergency situations without alternative foam, and retrofit projects.
- Grants the Department of Environmental Protection authority to adopt rules for foam containment and disposal, maintain a registry of safe alternatives, and provide technical assistance and grants for transitioning to these alternatives.
- Establishes civil penalties and injunctive relief for violations.
- Requires public entities disposing of domestic wastewater biosolids and treated effluent to conduct quarterly sampling for PFAS and submit results to the department for informational purposes.

HB 1245 by Rep. Shoaf re: biosolids management- VETOED



- Would have prohibited land application of bulk Class AA biosolids in excess of agronomic rates and imposed new requirements for the beneficial reuse of biosolids.

HB 1285 by Rep. Boyles re: Biosolids Management - SIGNED

- Prohibits the Department of Environmental Protection from issuing or renewing certain biosolids land application permits if a permitted wastewater treatment facility within 30 miles accepts septage for higher-level treatment.



HB 1417 by Rep. LaMarca re: DEP

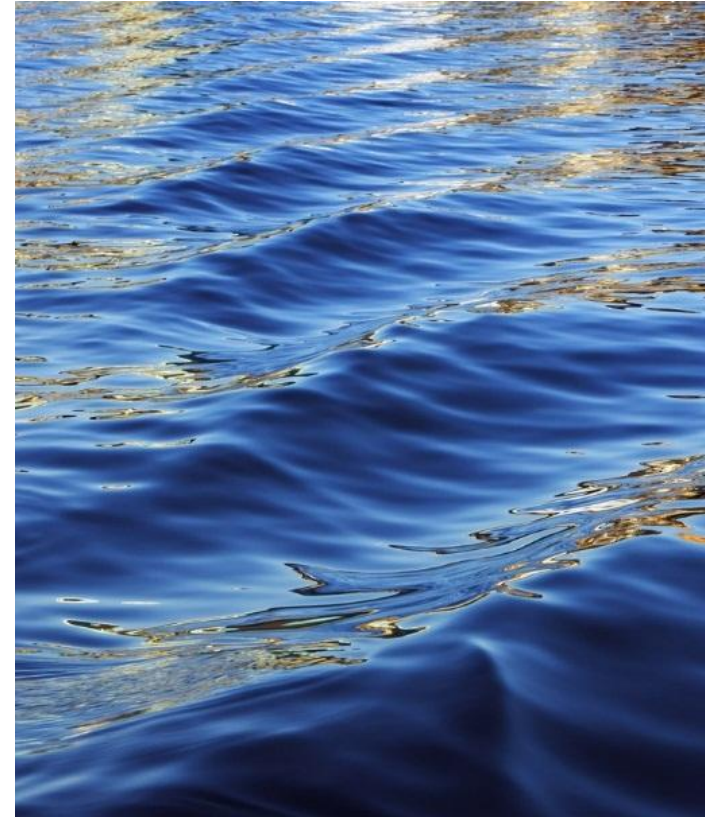


- Repeals the Environmental Regulation Commission, revise solar facility permit requirements, expand public-private partnerships for coastal resiliency, update sewage system regulations, changes the annual air-operation license fee due date for major pollution sources to June 30, and authorizes additional penalties for late payment.

HB 1217 by Rep. Snyder re: Prohibited Governmental Policies Regulating Greenhouse Gas Emissions

- Prohibits governmental entities from adopting or enforcing net zero policies and restricts the use of public funds to advance such policies.

Bills That Failed



HB 299 by Rep. Melo re: Blue Ribbon Projects (SB 354 by Sen. McClain

- Would have established a streamlined local government approval process for large scale projects of 15,000 or greater, with limited grounds for denial and appeal. Would have vested development rights for 50 years with a possible 25-year extension. Required a “reserve area” but contained no guarantee of conservation. Contained a maximum density of 12 units per acre.

HB 105 by Rep. Brackett re: Local Government Enforcement Actions (SB 588 by Sen. McClain)

- Would have prohibited counties and municipalities from initiating or threatening enforcement actions found to be arbitrary, unreasonable, or unauthorized by local ordinance.
- Would have required local governments to establish a review process and respond within 30 days to requests for review of enforcement actions.
- Would have allowed persons or businesses to file legal action for arbitrary or unreasonable enforcement and receive attorney fees, costs, and damages up to \$50,000.
- Would have afforded whistle-blower protection to those who report prohibited enforcement actions.

SB 840 by Sen. DiCeglie re: Land Use Regulations for Local Governments Affected by Natural Disasters (HB 1465 by Rep. Andrade)

- Would have narrowed the definition of “impacted local government” from those within 100 miles of a hurricane’s track to those within 50 miles and requires inclusion in a federal major disaster declaration and provided other glitch fixes for SB 180, which passed in 2025.
- Similar fixes for only the panhandle region were filed in HB217 by Rep. Abbott and SB 2158 by Sen. Gaetz. Those bills also failed.



SB 588 by Sen. Burgess re: Standards for Stormwater Systems (HB 239 by Rep. Grow)



- Would have mandated that new local government storm pipes and structures meet DOT specifications and be inspected by a NASSCO PACP-certified technician employed by an independent engineering firm.

HB 479 by Rep. Maggard re: Land and Water Management (SB 718 by Sen. Burgess)

- Would have prohibited local governments from adopting laws or regulations that prohibit upland activities beyond a minimum 15-foot and average 25-foot wetland buffer.



SB 508 by Sen. Truenow re: Irrigation (HB 611 by Rep. Cobb)



Among other provisions, this bill would have:

- created a statewide regulatory scheme for licensing irrigation contractors;
- required statewide design standards for irrigation systems;
- Established a statewide watering schedule.

HB 948 by Sen. McClain re: Local Government Land Development Regulations and Orders

- Would have established the “Florida Starter Homes Act” which would have prohibited and limited local government regulations that restrict smaller residential lots, including minimum lot sizes, setbacks, and occupancy requirements.
- Would have granted property owners and housing organizations a legal cause of action against local governments that restrict residential property development or impose regulations without a “compelling governmental interest,” a drastic change in the legal standard of review for land use cases.



HB 1227 by Rep. Oliver re: Preemption to the State (SB 1444 by Sen. Martin)

- Would have preempted local restrictions on religious gatherings, streamlined building permit and certificate-of-occupancy procedures, preempted regulation of mutual benefit corporations, and loosened restrictions on parking for home-based businesses.
- Would have preempted local governments from restricting religious services or gatherings and associated parking, voiding any conflicting ordinances or policies.
- Would have prohibited local enforcement agencies from denying certificates of occupancy or building permits based on certain landscaping requirements or repairs needed after natural disasters.
- Would have eliminated building permit requirements for local enforcement agencies to build playground equipment, fences, and certain low-cost projects on single-family residential property.
- Would have preempted regulation of mutual benefit corporations, invalidating conflicting local licensing or regulatory measures.
- Would have revised criteria for home-based businesses and prevents local governments from regulating vehicle, trailer, or heavy-equipment parking on larger residential parcels.



SB 636 by Sen. Leek re: Beach Management (HB 1297 by Rep. Greco)

- Would have required the department to review data for beaches repeatedly repaired with public or private funds when designating them as critically eroded.
- Would have mandated that beaches with a local financial plan and specified geologic features qualify as critically eroded.
- Would have authorized the department's secretary to require coastal local governments to develop local strategic beach management plans, including analyses of compound flooding, property assessments, and recommendations from experts.
- Would have updated references and integrated local strategic beach management plans into the statewide beach management framework.
- Would have expanded the criteria for designating areas of critical state concern to include low-lying coastal sections repeatedly flooded or subjected to prolonged emergency declarations.



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