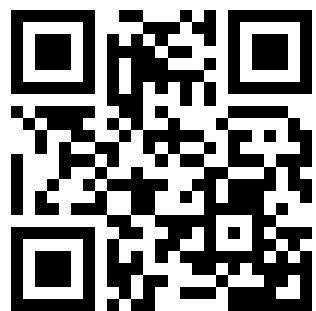


2024-2025

# John M. DeGrove Webinar Series



# 2025 Florida Legislative Wrap Up



1000FOF.ORG



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# Building Better Communities, Saving Special Places

We are Florida's leading nonprofit advocate for sustainable communities

Work with citizens, community and state leaders, conservation and business groups

Educate, advocate and negotiate to protect Florida's high quality of life





# Dr. John M. DeGrove

*May 4, 1924 – April 13, 2012*



Icon of comprehensive planning both in  
Florida and across the nation

Co-founder of 1000 Friends of Florida

To find out more, please visit:  
[1000friendsofflorida.org/dr-degrove](http://1000friendsofflorida.org/dr-degrove)



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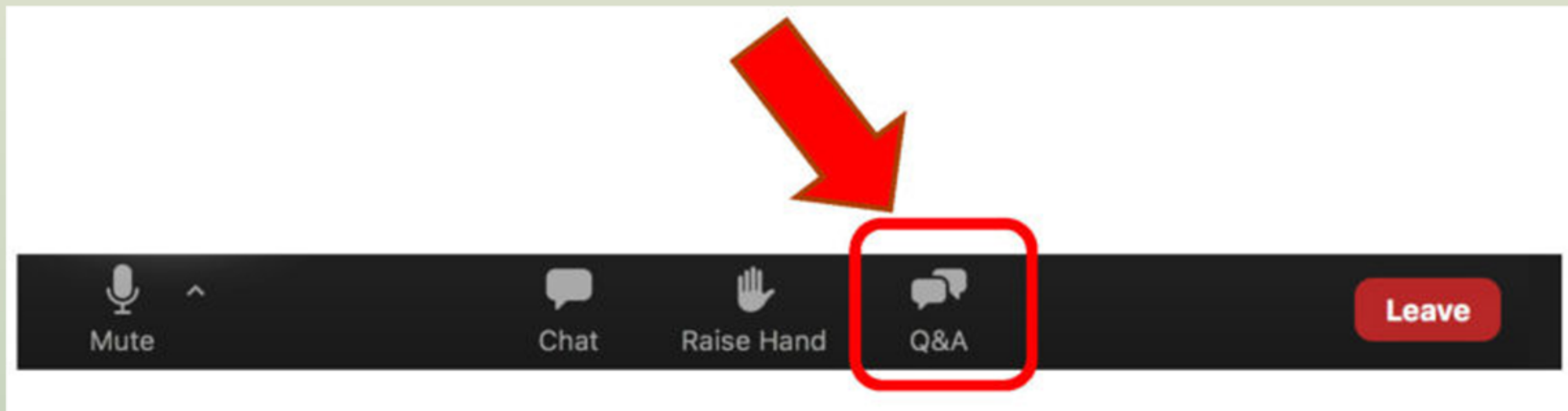




# Questions & Answers

Please submit questions for speakers using the Q&A button on your Zoom control panel.

Keep questions succinct and, if possible, indicate who your question should be directed to.



# Presenters





# Paul Owens

## President, 1000 Friends of Florida



Paul leads 1000 Friends of Florida in advancing policies that protect Florida's environment, communities, and quality of life. Before joining the organization, he spent nearly two decades at the Orlando Sentinel, serving as Opinions Editor and Florida Forward Moderator, where he wrote extensively on growth management, environmental policy, and legislative issues shaping the state. His journalism career also includes roles with The Associated Press, Charleston Daily Mail, and federal agencies in Washington, D.C. Paul holds a B.A. in History from Swarthmore College and an M.A. in Journalism from Stanford University. His award-winning editorial work has been recognized by the Florida Society of Newspaper Editors and the Florida Bar.



# Kimberleigh Dinkins

## Policy & Planning Director, 1000 Friends of Florida



Kim guides citizens on critical growth and development issues and advocates before the Florida Legislature for policies that protect the state's lands, waters, and quality of life. With over 15 years of experience in natural resource policy and planning, she has served as a senior conservation associate with Save the Manatee Club, a senior planner and water resources coordinator for Marion County, and an environmental consultant for the Florida Department of Environmental Protection. Kim holds a B.S. in Environmental Science and an M.S. in Soil and Water Science from the University of Florida. Based in Ocala, she enjoys exploring Florida's natural spaces with her family.



# Chadwick Leonard

## Conservation & Planning Advocacy Coordinator, 1000 Friends of Florida



Chadwick works to advance 1000 Friends of Florida's mission by tracking and analyzing state and local policy proposals that impact community planning and conservation. He engages policymakers, grassroots advocates, and partner organizations to support smart growth, protect Florida's natural resources, and promote public participation in planning decisions. Chadwick brings valuable experience in Florida legislative advocacy, grassroots organizing, and coalition building. Chadwick earned his Bachelor of Arts in Mass Communications from Bethune-Cookman University, with a minor in Public Relations and Advertising. A Tallahassee resident and Orlando native, Chadwick enjoys community organizing, civic engagement initiatives, and exploring Florida's natural landscapes.





# 2025 Legislative ~~Wrap Up~~





Florida Capitol 2019-2024





Florida Capitol 2025







1,952 bills introduced, 255 (13%)  
approved



# Legislative winners

- Condo safety reform
- Fluoride ban
- Rule-making reform
- Repeal of “free kill” law
- Repeal of later school start times
- Ban on primary, middle school cellphone use
- Ban on weather modification
- Constitutional amendment limits



Surfside condominium collapse/Tampa Bay Times



# Legislative losers

- Insurance transparency
- Political flag ban
- Transparency in university president searches
- Rifle-age limit
- Campus carry
- E-Verify expansion
- Rollback of teen labor limits
- Minimum wage exceptions



Justin Flippen Park, Wilton Manors/WLRN





Back to work?

# **We Track Dozens of Bills During Session ...**

## **Legislation, budget items tied to our mission**

- **Community planning, including affordable housing**
- **Statewide land, water protection and conservation**
- **Transportation**
- **Local government home rule related to priority issues**
- **We don't take positions on every bill we track**
  - **Some don't address our core mission**
  - **Some are local bills**
  - **Some are mix of good and bad elements**
  - **Some likely to evolve through legislative process**
  - **Our positions can change if bills change**
- **Choosing not to track or take a position on a bill is not tantamount to supporting it**



A Bill, but not on our tracking list





Ocklawaha River/Haley Busch

**Priority spending categories:  
land conservation, water protection**



# Senate vs. House

## Land conservation and water protection

**Rural and Family Lands: Senate \$250 million, House \$300 million**

**Florida Forever: Senate \$100 million, House \$0**

**Florida Communities Trust: Senate \$10 million, House \$0**

**Florida Recreational Development Assistance Program: Senate \$12.5 million, House \$0**

**State Park improvements: Senate \$47 million, House \$15 million**

**Everglades restoration: Senate \$750 million, House \$357 million**

**Indian River Lagoon restoration: Senate \$50 million, House \$0**

**Springs restoration: Senate \$50 million, House \$50 million**

**Florida Keys: Senate \$20 million, House \$20 million**

**Biscayne Bay: Senate \$20 million, House \$20 million**



Budget Subcommittee Chair  
Jason Brodeur



Budget Subcommittee  
Chair Tiffany Esposito



# Other notable budget categories

- **Community resilience**
  - **Senate: \$218 million**
  - **House: \$220 million**
- **Workforce housing**
  - **Senate: \$654 million**
  - **House: \$385 million**



Resilient Florida Program



# **Seminole gambling compact: Splitting the pot**

- **House**
  - **Repeal 2024 law earmarking bulk of funds for land conservation and management, water protection, community resilience**
- **Senate**
  - **Direct land conservation funds to RFLPP**



News Service of Florida





Agriculture 2040/2070

# Natural and Agricultural Land Conservation Bills



**PASSED**

## **SB 80/HB 209**

# **State Park Preservation Act**

- **Requires parks to be managed for “conservation-based recreational uses”**
- **Bars Division of Recreation and Parks (DRP) from constructing sporting facilities within state parks, including golf courses, tennis courts, pickleball courts and ball fields**
- **Bars DRP from installing or allowing lodging establishments within state parks, but authorizes campsites and cabins sited to avoid impacts to critical habitat, natural and historical resources**
- **Requires public hearing noticed 30 days in advance for updates to park management plans**
- **Requires report on status, operation, needs of state parks**
- **Unanimously passed in both chambers**



Senator Gayle Harrell, Martin,  
Paul Beach, St. Lucie



Representative John Snyder,  
Martin, Palm Beach





## SB 1142

# Release of Conservation Easements

- Requires water management districts to release conservation easements on parcels under 15 acres if:
  - Parcel is bordered by impervious surfaces
  - Parcel lacks “historical or cultural significance”
  - If mitigation credits have been secured
- Approved in 2 of 3 committees before stalling
- Provision included in HB 1175, broader bill on mitigation banks, but later removed
- 1000 Friends opposed



Senator Ana Maria  
Rodriguez, Monroe, Miami-  
Dade



Representative Wyman  
Duggan,  
Duval

**DID NOT  
PASS**

# **SB 1148/HB 1063**

## **Carbon Sequestration**

- **Creates Carbon Sequestration Task Force to provide recommendations for statewide program**
  - **Identifying suitable land, aquatic environments for storing carbon**
  - **Developing policies to measure and increase carbon sequestration**
  - **Identifying existing carbon markets for state's participation**
- **1000 Friends supported**
- **Both bills stalled after approval in first of three committee stops**



Senator Ana Maria  
Rodriguez, Monroe, Miami-  
Dade



Representative Lindsay  
Cross, Pinellas





Wekiva Parkway/ FDOT

# Transportation bills



**PASSED**

## **SB 462**

# **Department of Transportation**

- Omnibus transportation bill
- Authorizes FDOT to acquire property to preserve corridor for future improvements
- Requires FDOT to consider elevated roadways in projects to expand capacity
- Requires FDOT study of widening Interstate 4
- Imposes accountability requirements on metropolitan planning organizations
- Removes priority for MPOs to promote energy conservation
- Provision increasing speed limits by 5 mph removed
- Unanimously approved



Senator Nick DiCeglie,  
Pinellas



Representative Fiona  
McFarland, Sarasota



**DID NOT  
PASS**

**SB 966/HB 833**

## **Rapid Rail Transit Compact**

- **Authorize Governor to join the Southern Rail Commission with Alabama, Louisiana and Mississippi**
- **Goal of restoring passenger train service between New Orleans and Orlando**
- **Potential benefits: economic development, reduced traffic congestion, improved hurricane evacuation**
- **HB 833 stalled after approval in first of 2 committees**



Senator Tracie Davis,  
Duval



Representative Yvonne  
Hinson, Alachua, Marion



# 2025 Legislative Wrap Up

## Community Planning Bills

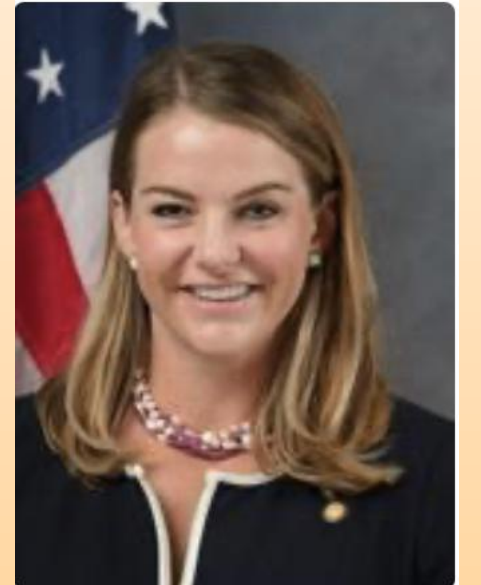


Visit Orlando



# SB 180- EMERGENCIES

- Prohibits local governments that participate in the National Flood Insurance Program from adopting cumulative substantial improvement ordinances.
- Prohibits impact fees for reconstruction or replacement of a previously existing structure without increasing its intensity of use.
- Increases the homestead property damage threshold that may be rebuilt without a full assessment adjustment from 110% to 130% of prior square footage and from 1,500 to 2,000 total square feet.
- Prohibits counties and municipalities that were listed in the Federal Disaster Declarations for hurricanes Debby, Milton or Helene, from enacting construction moratoriums on storm-damaged properties or more “restrictive or burdensome” comprehensive plan amendments, land development regulations or procedures related to development approvals from August 1, 2024 through October 1, 2027.
- In the future, automatically bans any “more restrictive or burdensome” local to any local governments located entirely or partially within 100 miles of a storm’s track for a year after the storm.
- Directs state agencies to identify vulnerable infrastructure and compile a Flood Inventory and Restoration Report with periodic updates.
- Increases the maximum hurricane evacuation clearance time for the Florida Keys Area from 24 to 24.5 hours.
- Clarifies and updates references, reporting r, and training protocols for agencies.
- Establishes safety requirements for cranes during hurricane events.



Rep. McFarland- Sarasota



Sen. DiCeglie- Pinellas

**OPPOSE**



# SB 180- EMERGENCIES

**OPPOSE**



Rep. McFarland- Sarasota



Sen. DiCeglie- Pinellas



**This would be a radical retreat from Florida's decades-old system of community planning and jeopardize resiliency to future storms. With the Legislature still in session, lawmakers have an opportunity to fix this fatal flaw in SB 180 before it is sent to the Governor. We urge them to do so, and save community planning in Florida.**



# SB 110/HB 1427-Rural Communities

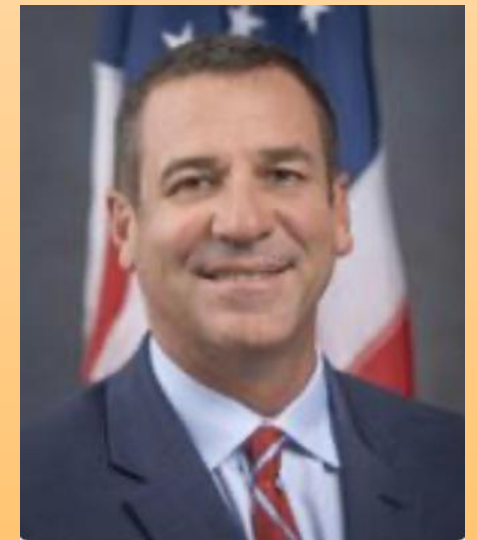
## Rural Renaissance

**SUPPORT**

- Establishes the Office of Rural Prosperity in Department of Commerce.
- Increases technical assistance and funding preferences for planning and transportation programs in rural areas.
- Changes existing programs and creates new ones, including the Public Infrastructure Smart Technology Grant Program and Rural Infrastructure Trust Fund.
- Additional support for rural hospitals and healthcare.
- Creates and provides appropriations for educational initiatives like the Rural Incentive for Professional Educators Program.



Sen. Simon, NW Florida



Rep. Griffitts Jr., Bay

# SB 110/~~HB 1427~~-Rural Communities

## Rural Renaissance

- HB 991- Establishes the Office of Rural Prosperity in Department of Commerce and eliminates Community Redevelopment Areas.
- HB 1427-Additional support for rural hospitals and healthcare removed, primarily nursing related.
- HB 1267-Creates and provides appropriations for educational initiatives like the Rural Incentive for Professional Educators Program.

DID NOT  
PASS

PASSED

DID NOT  
PASS



Sen. Simon, NW Florida



Rep. Griffiths Jr., Bay



# **SB 700/HB 651-Department of Agriculture and Consumer Services**

**PASSED**

- Includes provisions for Housing for Legally Verified Agricultural Housing (From SB 84)
- Prohibits local governments from inhibiting activities on facilities used for agricultural education.
- Prohibits additives in drinking water.
- Allows FDACS to adopt rules pertaining to best management practices for small producers in lieu of NOI and inspections.
- Allows local governments to use drones to eradicate plant and animal diseases.
- Establishes procedures and guidelines the sale of electric utility lands designated as agricultural and authorizes FDACS to surplus land.
- Sets standards for electric vehicle charging stations.
- Criminalizes unauthorized drone operation on agricultural lands.



Sen. Truenow, Lake and Orange



Rep. Tuck-, Highlands, Okeechobee Glades, Hardee



Rep. Alvarez, Hillsborough

# HB 203/SB 1738 - Transportation Concurrency

Revises requirements for comprehensive plans in Florida that impose transportation concurrency.

- Amends Section 163.3180 of the Florida Statutes, specifically Paragraph (d) of subsection (5).
- Dictates that comprehensive plans must include appropriate amendments to their capital improvements element for transportation concurrency.
- Ensures capital improvements element identifies facilities required to meet or maintain the adopted level of service standards over a 5-year period.



Rep. Grow- Marion, Citrus



Rep. Ingoglia- Citrus, Hernando, Pasco, Sumter





# SB 1622/HB 6043 - Recreational Customary Use of Beaches

Repeals a specific Florida statute regarding the recreational customary use of beaches.

- Sets standards for determining erosion control lines.
- Allows DEP to undertake beach restoration activities.
- Applies to gulf-adjacent counties.

**PASSED**



Sen. Trumbull-  
NW Florida



**SUPPORT**



Rep. Andrade,  
Santa Rosa, Escambia



# HB 409/ SB 1572 - Adaptive Reuse of Land

Intended to streamline development for “adaptive reuse projects”.

- Mandates multifamily and mixed-use residential developments in areas zoned for commercial, industrial, or mixed use when part of adaptive reuse projects.

- Exempts developers from having to obtain zoning or land use changes, special exceptions, or other variances for authorized zoning under adaptive reuse initiatives.

- Introduces a program to expedite building permit and development order processes in line with the Florida Building Code.

- Stipulates reductions in parking requirements for adaptive reuse projects.

- Grants tax exemptions and significantly reduces impact fees for developers providing affordable housing units in adaptive reuse developments.

- Creates standards for transitioning hotels or motels into transitional housing, including providing amenities like internet access and laundry facilities, with oversight by local entities.

**DID NOT  
PASS**



Rep. Caruso-Palm Beach

**OPPOSE**



Sen. Collins- Hillsborough

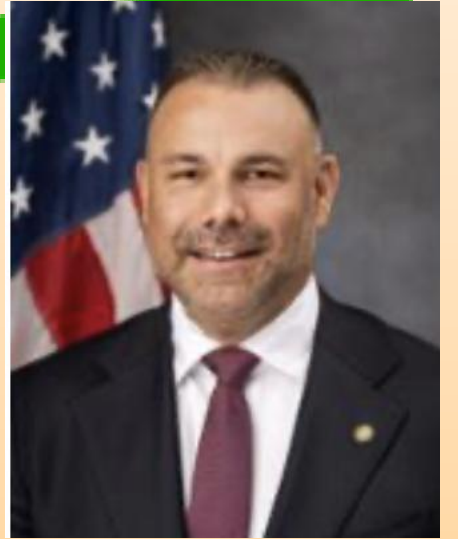


# HB 1163/ SB 954 – Recovery Residences

Amends zoning and operational regulations for certified recovery residences in multifamily structures.



- Mandates local governments to adopt an ordinance by January 1, 2026, establishing a process for reviewing and approving certified recovery residences.
- Stipulates timelines and requirements for the ordinance, such as written application processes, final determinations within 60 days, consistency with federal fair housing and disability laws and process for exemption from local zoning regulations.
- Restricts the ordinance from imposing public hearings beyond the minimum required by law.
- Clarifies that the personnel-to-resident ratio applies only when residents are present at the recovery residence, and expands the maximum number of residents under certain workforce and supervision ratios.



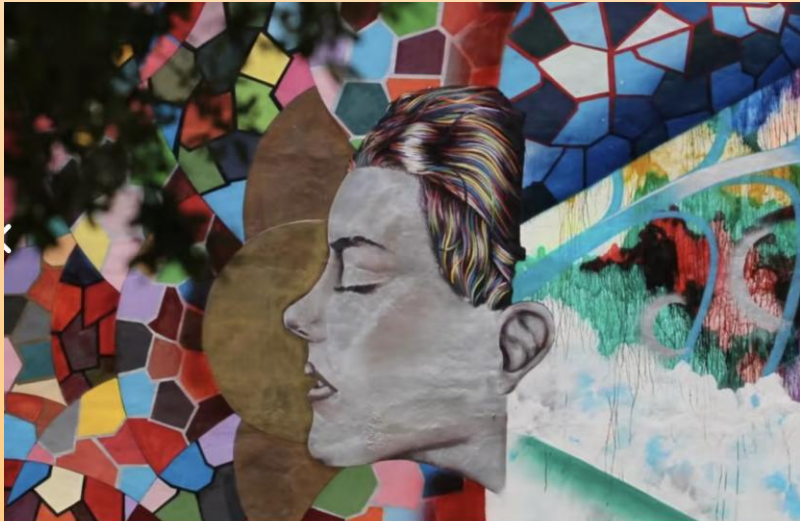
Rep. Owen- Hillsborough, Manatee



Sen. Gruters- Manatee, Sarasota

# SB 482/HB 665 - Local Government

- Prohibits counties from mandating the installation of art, payment of art-related fees, or reimbursement of art-related costs. (HB 665)



A mural in Wynwood is seen by folks on a tour with Susana Baker called The Art Experience.  
- Patrick Farrell for VISIT FLORIDA

- Adds a new subsection (39) defining "Plan-based methodology."
- Adds a definition for "Extraordinary circumstances" under which local governments can adjust impact fee rates beyond phase-in.
- Restricts increases in nontransportation impact fees and transportation impact fees unless specified conditions are met. Special district impact fee increases require meeting all listed criteria.
- Specifies that impact fee increases are not permitted if not raised in the past five years, with exceptions for jurisdictions affected by hurricanes.



Sen. DiCeglie-Pinellas



Rep. Steele- Pasco

**OPPOSE**



# HB 569/SB 1188 - Construction and Facilities

Facilitates changes in public facility concurrency requirements, school-related developments, and charter schools operations.

- Exempts construction projects for public facilities, from concurrency requirements.
- Allows developers to offset education impact fees on a dollar-for-dollar basis through contributions to public schools within a 3-mile radius of their developments.
- Prohibits local governments from enforcing vehicular stacking regulations that limit school enrollment.
- Revises building requirements for charter schools, except as outlined in the Florida Building Code.
- Prevents additional building requirements or site-development restrictions on charter schools beyond what is established in State Requirements for Educational Facilities and the Florida Fire Prevention Code.
- Ensures charter schools are treated the same as public schools concerning land use regulations and development requirements.



Rep. Kendal-St. Johns



Sen. McClain- Marion, Alachua, Levy



# HB 579/SB 1080 - Development Permits and Orders

- Requires written specification of the minimum information needed for zoning and development applications.
- Establishes timelines for review and Introduces mandatory refunds ranging from 10% to 100% of application fees for delays in notifications and decisions that exceed timelines.
- Defines a "substantive change" as adjustments of 15% or more in density, intensity, or square footage, which resets the review time.
- Prohibits school districts from imposing fees in lieu of an impact fee in certain cases
- Requires unanimous approval of impact fee increases beyond typical phase-in limitations among other changes.
- Increases timeline for comp plan amendment adoptions by 180 days.

**PASSED**



Rep. Overdorf- Martin, St. Lucie



Sen. McClain- Marion, Alachua, Levy

**OPPOSE**

**1000**  
FRIENDS  
of FLORIDA

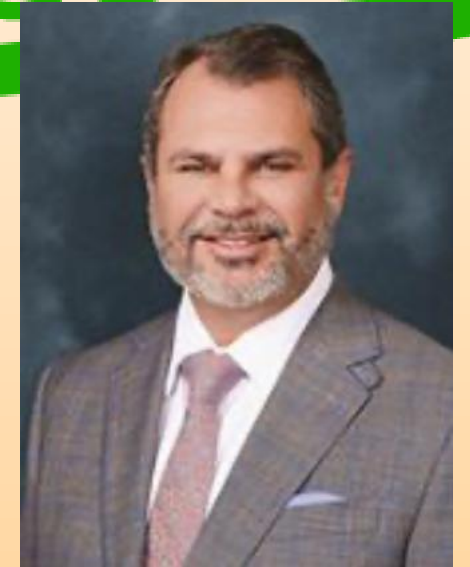


# SB 582/ HB 717 - Unlawful Demolition of Historical Buildings and Structures

**PASSED**

Creates a method for strict penalties for the unlawful demolition of historically significant buildings.

- Authorizes a code enforcement board or special magistrate to impose fines for the willful, unpermitted demolition of buildings listed in the National Register of Historic Places or contributing resources to a National Register-listed district.
- Stipulates that such fines may not exceed 20 percent of the building's pre-demolition fair market value, as assessed by the property appraiser.



Sen. Leek Flagler, Putnam, St. Johns, Volusia



Rep. Greco- Flagler, St. Johns

**SUPPORT**

# HB 211/SB 374- Farm Products



Expands the definition of "farm product" to include both edible and nonedible plants and plant products, as well as animal products.

- Collection, storage, processing, and distribution of a farm product are activities of a bona fide farm operation, which cannot be prohibited or limited by governmental entities if the land is classified as agricultural and activities meet certain regulatory standards.

- Reenacts the definition section of a statute to include these new provisions regarding farm products within the definition of "rural agricultural industrial center."



Sen. Truenow- Lake, Orange



Rep. Cobb- Lake



Rep. Hunchofsky- Broward

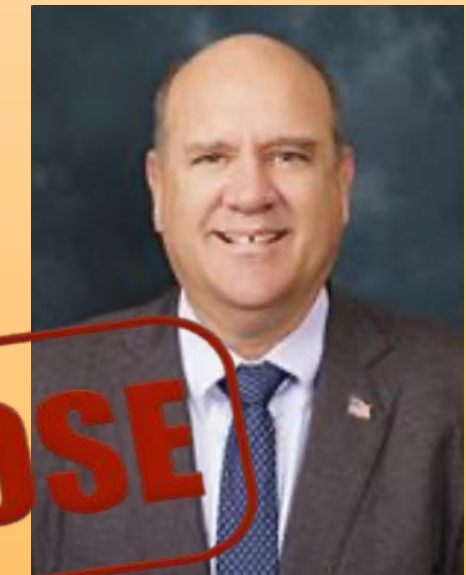


# HB 973/SB 986- Special Districts

- Abolishes soil and water conservation districts and transfers their assets and liabilities to the Department of Agriculture and Consumer Services.
- States legislative intent to encourage public access to outdoor recreational areas managed by independent special districts, and limits the districts' liability regarding public use of these lands.
- Defines terms such as "district lands or water areas" and "outdoor recreational purposes," and states that special districts are not liable for injuries on their lands under certain circumstances.
- Requires SWCD reps be involved in agriculture or related fields and introduces a requirement for proof of qualifications during candidacy.
- Mandates the DACS to monitor the dissolution process of abolished districts to ensure compliance and best practices.
- Specifies that property rights acquired by districts are exempt from taxation and reenacts relevant statutes to reflect these changes.



Rep. Overdorf-Lee, Martin



Sen. Truenow- Lake, Orange



# HB 991/SB 1242- Community Redevelopment Agencies

- Terminates community redevelopment agencies by July 1, 2025, with limitations on new projects
- Dissolves numerous boards and commissions within the Department of Business and Professional Regulation.
- Removes or reduces continuing education requirements for numerous licenses, shifting focus to initial qualification standards.
- Restricts local building departments from denying certificates of occupancy based on landscaping during disaster recovery.
- Amends the State Hemp Program to bring in the Division of Alcoholic Beverages and Tobacco.
- Includes portions of SB 110- rural development programs, adjusts definitions of fiscally constrained counties, creates or modifies offices to assist rural communities, and allocates special funding for rural infrastructure projects.



Rep. Giallombardo- Lee



Sen. McClain, Marion, Levy, Alachua

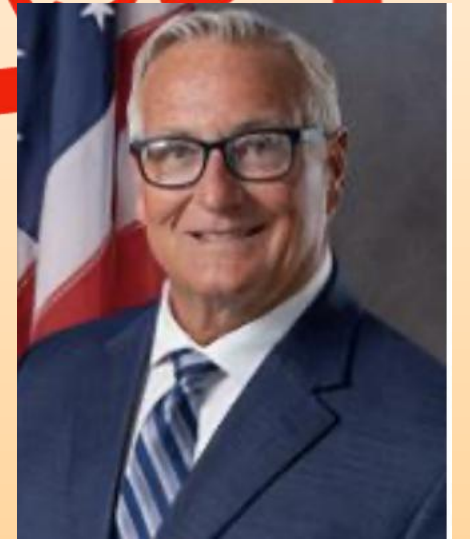




# HB 995/SB 1326- Areas of Critical State Concern

- Ensures a minimum of \$5 million annually through the 2035-2036 fiscal year for land acquisitions within the Florida Keys Area of Critical State Concern.
- Revises local comprehensive plans in the Florida Keys to accommodate a hurricane evacuation clearance time for permanent residents of no more than 24.5 hours or 825 permit allocations.
- Stipulates at least 70 percent of the awarded 825 building permits are for workforce housing for those with incomes predominantly from local employment, with restrictions lasting 99 years.
- Specifies that each eligible building permit is awarded to a vacant, buildable parcel, limiting allocations to one per parcel, except for designated affordable permits in Key West.

**DID NOT  
PASS**



Rep. Mooney- Miami-Dade,  
Monroe



Sen. Rodriguez-Miami-Dade,  
Monroe

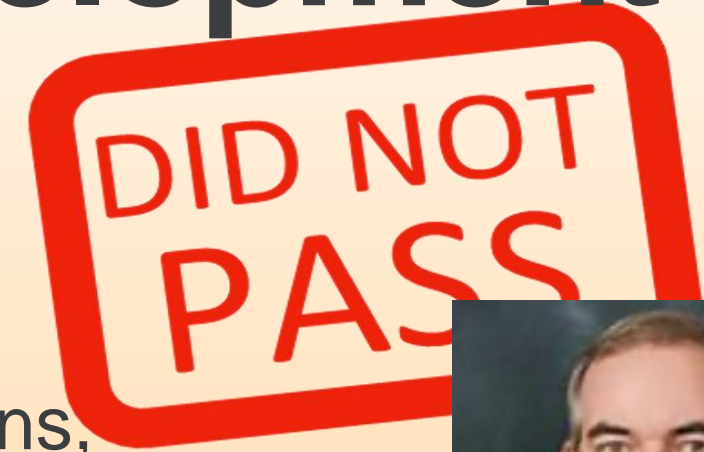
**SUPPORT**

## 24.5 Hour Study Included in SB 180



# SB 1118/HB 1209- Land Use and Development Regulations

- Allows administrative approval of development for Agricultural Enclaves
- Defines "agricultural enclave" and adjusts requirements regarding the protections, including boundaries and surrounding development conditions.
- Revises the definition and applicability of "land development regulation" to include various municipal and county regulations.
- Stipulates that comprehensive plans cannot contain policies that restrict development densities or intensities beyond what is specified in the future land use element.
- Requires a supermajority vote for certain comprehensive plan amendments.
- Enables owners affected by non-adoption of a comprehensive plan amendment to seek civil action.
- Preempts zoning related to fuel terminals.
- Requires administrative approval of plats in certain cases.
- Amends homeowners' association regulations regarding "Recreational Covenants."



Sen. McClain- Marion, Alachua, Levy



Rep. Steele- Pasco





# HB 1035/SB 1128- Building Permits for Single Family Dwelling



Requires that building permits do not expire before the next update of the Florida Building Code.

- Deems permit applications for single-family dwellings, in areas with a state emergency declared within the last 24 months, compliant if an architect or engineer certifies adherence to the Florida Building Code.
- Requires local governments to approve or deny these applications within two business days, exempting them from local government review for compliance but not for zoning and land use.
- Local governments are indemnified against claims from plans deemed compliant under this process.



Rep. Esposito, Lee



Sen. Ingoglia- Citrus,  
Hernando, Pasco,  
Sumter

# HB 1125/ SB 1264-Rural and Urban Business Enterprises

- Dismantles Regional Planning Councils
- Amends strategic regional policy plans, and related state and local planning and development processes.
- Removes references to minority business enterprises, renaming to urban and rural business enterprises.
- Changes the composition requirements of various boards, councils, and commissions to adjust the criteria for minority representation.
- Establishes the Office of Secure Florida under the Division of Economic Development to administer and enforce e-verify and employment authorization compliance.

**DID NOT  
PASS**



Rep. Owen- Hillsborough, Manatee



Sen. Collins-Hillsborough

**OPPOSE**



# SB 1304/ SB 1595 Solar Facilities

Amends provisions for solar facilities, focusing on proper decommissioning and land restoration.

- Ensures agricultural land used for solar facilities is restorable and viable for agricultural use after the facility's lifecycle.
- Defines "agricultural land" and sets conditions for identifying a solar facility as decommissioned.
- Authorizes counties to adopt ordinances related to decommissioning solar facilities.
- Grants counties the ability to require financial assurances from solar facility owners.
- Specifies that counties can demand updates every 5 years on the estimated decommissioning costs.
- Allows county action to enforce decommissioning.
- Removes provisions that previously treated solar facilities as permitted uses in certain land use categories.



Sen. Bradley, Central FL



Rep. Koster, Hillsborough

# 2025 Legislative Wrap Up

## Water Bills



Credit: Visit Florida



# HB 73/SB 156 - Safe Waterways Act

Makes changes to the bacteriological sampling and public health advisory requirements for beaches and public bathing places.

- Requires the DOH to present a detailed report by July 1, 2025, which includes data on bacteriological sampling, health advisories, associated costs, and personnel involved.
- Mandates recommendations by December 31, 2025, for transferring duties from the DOH to the DEP.
- Directs the completion of an interagency agreement by June 30, 2026 and transfer of duties by July 1, 2026.
- Establishes mandatory reporting on incidents potentially affecting water quality, with mandated immediate investigation by the DEP.
- Requires new signage and a public interagency database for fecal indicator bacteria, which includes data sharing and rule enforcement.



Rep. Gossett-Seidman- Palm Beach

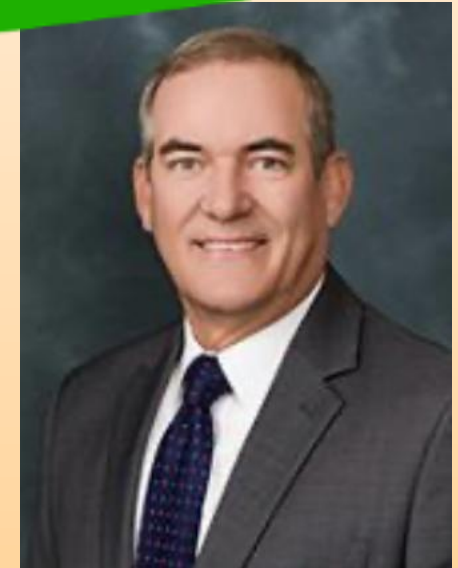


Sen. Rodriguez- Miami-Dade, Monroe

# SB 492/HB 1175 - Mitigation Banking

- Requires a credit release schedule of 30% at recordation and financial assurance, 30% after initial construction, 20% as interim performance criteria are met, and 20% when final success criteria are achieved.
- Requires water management agencies to consider applicant-proposed schedule.
- Prohibits credit release for freshwater wetland creation until initial construction criteria are met.
- Allows one-time use of out-of-service-area mitigation credits if local credits are insufficient.
- Establishes multiplier factors for out-of-service-area or out-of-kind credits.
- Requires annual accountings of available credits, which must be reported to the Legislature.

**PASSED**



Sen. McClain, Marion, Levy, Alachua



Sen. Duggan- Duval

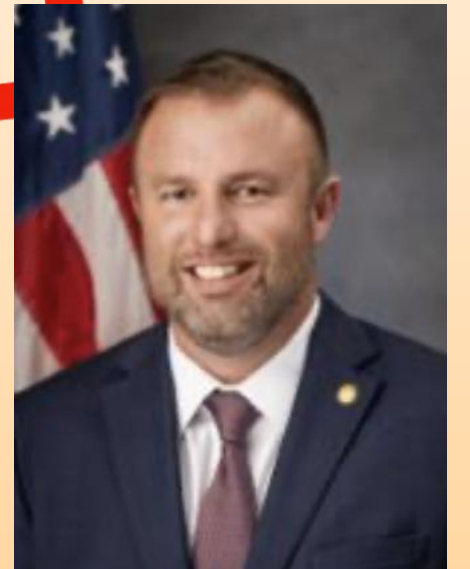
**OPPOSE**



# HB 661/SB 1846 - One-Water Approach Toward the State's Water Supply (Resolution)

Expresses support for a "one-water" approach to managing all of Florida's water resources holistically to support future growth and avoid water shortages.

- Recognizes water as essential for health, well-being, and economic prosperity and the importance of clean water and diverse ecological systems in Florida
- Acknowledges increasing water demand due to economic growth and its impacts on water resources and the state's significant role in agricultural production dependent on adequate water supplies.
- Supports integrated planning and resource management to address water shortages and quality issues.
- Endorses the work of the Florida One Water Commission and the trend towards regional and integrated management of water resources by public utilities and other users.



Rep. Albert- Polk



Sen. Truenow- Lake, Orange



# HB 1143/SB 1300 – Permits for Drilling, Exploration and Extraction of Oil and Gas Resources

Amends Florida Statutes to enforce environmental protections related to oil and gas activities near crucial water bodies and reserves.

- Prohibits the drilling, exploration, or production of oil, gas, or other petroleum products within 10 miles of a national estuarine research reserve in counties designated as rural areas of opportunity.
- Requires the Department of Environmental Protection to apply a balancing test when determining if natural resources are adequately protected from potential accidents or blowouts, considering ecological conditions, water quality, restoration costs, and possible impacts to fish and wildlife.

**PASSED**



Rep. Shoaf, Taylor and Dixie



Rep. Tant- Madison, Leon, Jefferson



Sen. Simon- NW FL



Sen. Brodeur- Orange,  
Seminole

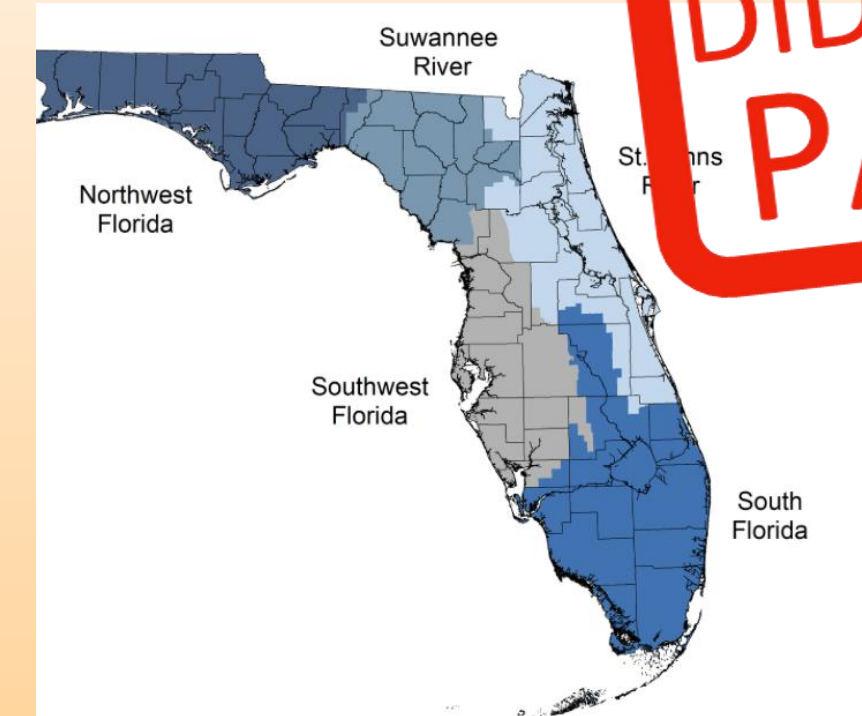




# SB 7002/HB 1169 - Water Management Districts

Amends Florida Statutes to implement various changes to water management district operations and financial oversight.

- Requires the Commission on Ethics to investigate and report to the Governor about lobbyists or principals making prohibited expenditures.
- Mandates a detailed report from the South Florida Water Management District on remaining Everglades restoration expenditures.
- Prohibits water management districts from using state funds as local matches for state grants unless specifically appropriated.
- Authorizes districts to put forth referenda for separate ad valorem taxes on capital improvement projects.



**DID NOT  
PASS**

	Rodriguez, Ana Maria (Chair)		DiCeglie, Nick
	Ingoglia, Blaise (Vice Chair)		Harrell, Gayle
	Arrington, Kristen		Polsky, Tina Scott
	Ávila, Bryan		Smith (C), Carlos Guillermo
	Brodeur, Jason		

# 2025 Legislative Wrap Up

## Resilience Bills



Credit: WFTS



Credit: Florida Living Shorelines



Credit: Florida Today



# SB 810 – Stormwater Management Systems

Amends regulations to enhance operation and maintenance inspections of stormwater systems managed by MS4 entities.



- Requires MS4 entities to perform comprehensive inspections of all their permitted stormwater management systems by September 1, 2026.
- Mandates identification of any parts of the system with significant risks such as obstruction, blockage, deterioration, or potential failure during these inspections.
- Stipulates annual inspections by June 1 for any infrastructure identified as vulnerable or critical.
- Instructs MS4 entities to complete a stormwater facility inspection checklist developed by the department during each inspection.
- Requires submission of a completed checklist to the department and the Division of Emergency Management by September 1, 2026, and annually thereafter.



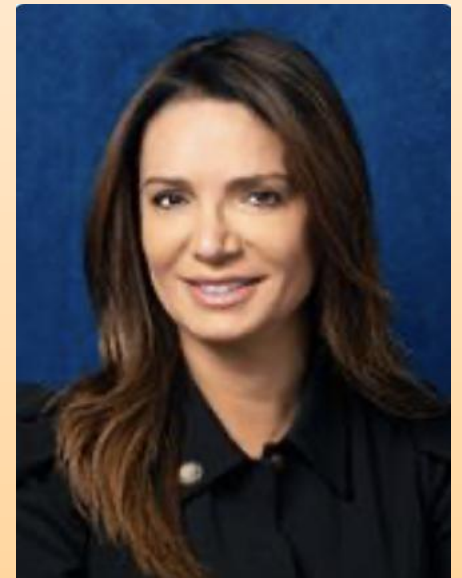
Sen. Burgess- Hillsborough, Pasco

# SB 50/ HB 371 - Nature-based Methods for Improving Coastal Resilience



The act mandates the development and implementation of nature-based methods for improving coastal resilience.

- Instructs the Department of Environmental Protection to adopt rules for nature-based methods to enhance coastal resilience, including erosion control, mangrove protection, and development of green infrastructure.
- Encourages local governments to partake in environmental restoration programs and public awareness efforts.
- Requires the Department to conduct a statewide feasibility study on using nature-based methods for coastal flood risk reduction, with a report due to the Governor and Legislature by July 1, 2026.
- Allocates \$250,000 from the Resilient Florida Trust Fund for the feasibility study in the 2025-2026 fiscal year.



Sen.Garcia- Miami-Dade



Mooney, Jr. -Miami-Dade, Monroe





# SB 62/ HB 143 - Resilient Buildings



Establishes a tax credit program for owners of resilient buildings with specific LEED certifications.

- Defines "resilient building" as those with LEED silver, gold, or platinum certifications in either Building Design + Construction (BD+C) or Operations + Maintenance (O+M) that meet the resilience pathway requirements.
- Specifies tax credit eligibility starting on or after January 1, 2026, with the requirement that the building can only qualify for the credit once. Building owners must file a tax credit application by March 1 of the year following LEED certification.
- Outlines tax credit amounts based on the level of certification: \$0.50 to \$2 per square foot, annually for 5 years, varying by certification type and allows unused tax credits to be carried forward for up to 5 years or transferred under certain conditions.
- Specifies that the Department of Business and Professional Regulation must rescind credit eligibility if required energy use information is not provided.



Sen. Rodriguez- Miami-Dade, Monroe



Rep. Barnaby- Volusia

# SB 1580/ HB 1345 – Infrastructure and Resiliency

The bill amends the definition of "qualifying project" to include coastal resiliency projects and establishes responsibilities regarding these projects within the Department of Environmental Protection.

- Expands the definition of "qualifying project" under Section 255.065 to include coastal resiliency projects.
- Defines "coastal resiliency project" with specific activities such as planning, contracting, executing projects addressing flooding, sea level rise, infrastructure repair, and resiliency measures like property acquisitions and construction of barriers.
- Grants the Department of Environmental Protection exclusive authority to execute coastal resiliency projects via public-private partnerships.
- Authorizes the Department to incentivize private sector investment by entering revenue-sharing agreements, providing expedited permitting, seeking and incorporating public and local government feedback, and involving vocational training for resiliency-specific jobs.
- Requires the Department to publish biennial progress reports and maintain an online dashboard for real-time updates of coastal resiliency projects.



Sen. Rodriguez- Miami-Dade, Monroe



Rep. LaMarca- Broward



# SB 1320/ HB 1313 – Resilient Florida Trust Fund

**PASSED**

Re-creates the Resilient Florida Trust Fund within the Department of Environmental Protection.

- Removes the scheduled termination of the Resilient Florida Trust Fund originally set for July 1, 2025.
- Omits the requirement for a review prior to the previously scheduled termination date.



Sen. Rodriguez- Miami-Dade, Monroe



Rep. Mooney- Miami-Dade, Monroe

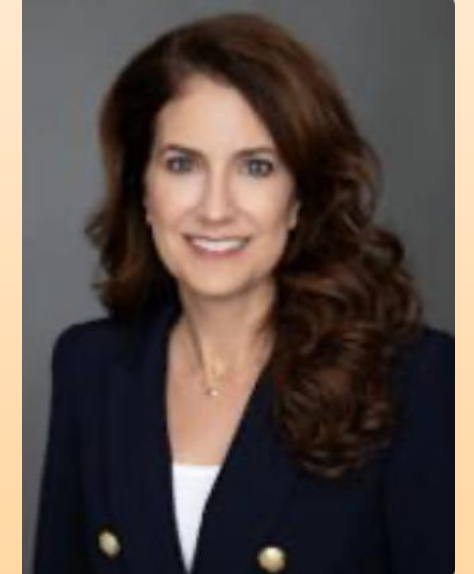
**SUPPORT**

# SB 948/ HB 1015 – Flood Disclosures

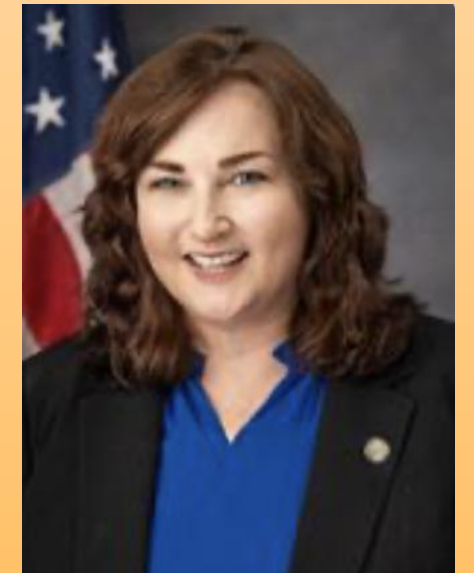
**PASSED**

Strengthens flood risk disclosure requirements for landlords, property sellers, certain developers, and mobile home park owners, and protects tenants or who suffer substantial flood-related losses.

- Creates a new requirement for landlords to disclose past flood damage or claims and allows tenants who suffer substantial flood-related losses to terminate the lease under specific conditions.
- Revises the flood disclosures sellers of residential real property must provide to prospective purchasers.
- Requires residential condominium developers to disclose flood risk information, including any history of flooding or flood-related claims.
- Requires cooperative developers to provide flood risk disclosures in their sales or lease contracts to prospective purchasers or lessees.
- Mandates mobile home park owners to provide a separate flood disclosure document to prospective lessees and offers termination rights and refunds if substantial flood-related damage occurs following a failure to disclose.



Sen. Bradley- N Central FL



Rep. Hunschofsky- Broward

**SUPPORT**

**1000**  
FRIENDS  
of FLORIDA



# HB 393/SB 592 - My Safe Florida



## Condominium Pilot Program

Refines the definition of condominiums, narrows eligibility for the Program, and revises conditions for hurricane mitigation inspections and grants.

- Limits participation to condominiums three or more stories high that contain at least two units per structure or building.
- Prohibits associations from seeking inspections or grants unless they have conducted inspections and established windows as common elements.
- Reduces the vote required to approve grants from unanimous to 75 percent of residing unit owners.
- Removes certain funding caps and allows a maximum award of \$175,000 per association.
- Restricts grant funding to water intrusion or structural mitigation improvements that result in an insurance credit, discount, or rate differential.
- Requires any funded improvements, to be identified in the final hurricane mitigation inspection and completed on all openings for an insurance credit.



Rep. Lopez- Miami-Dade



Rep. Hunschofsky-  
Broward



Rep. Woodson-  
Broward, Miami-Dade



Sen. Leek- Flagler,  
St. Johns, Putnam, Volusia



# HB 943/SB1730 – Real Property and Land Use Development

**PASSED**

- Significantly preempts local control to accelerate affordable housing development in Florida.
- Mandates by-right approvals for qualifying projects, overrides zoning and density restrictions, reduces parking mandates, and limits public hearing requirements.
- Emphasizes religious institutions and state-owned land, aiming to expand affordable housing but with substantial implications for local planning authority.
- **Senate Bill 1730 (Rules)**
- **House Bill 943(Intergovernmental Affairs Subcommittee)**



Rep. Lopez, Miami-Dade



Sen. Calatayud, Miami-Dade



# HB 943/SB1730 – Real Property and Land Use Development

- Allows development of affordable housing (including mixed-use) on any parcel owned by a religious institution, regardless of zoning, if at least 10% of units are affordable.
- Adds definitions: "commercial use," "industrial use," "mixed use," and "planned unit development."
- Authorizes counties to restrict building height on historic parcels listed in the National Register of Historic Places.
- Requires administrative approval of demolition for eligible projects.
- Permits administrative imposition of architectural design standards (e.g., facade replication) on historic structures.
- Refines parking requirement reductions:
- 15% reduction if near transit stop (1/4 mile).
- 20% reduction if near major transportation hub or off-site parking within 600 feet.
- Eliminates parking in transit-oriented developments.
- Increases attorney fee award cap in civil actions from \$100,000 (original) to \$250,000.
- Adds restrictions on building moratoriums:
- Limits to 90 days per 3-year period.
- Requires housing need assessment and public posting.
- Exempts moratoriums related to stormwater, potable water, or sewer repairs.
- Adds annual reporting requirement (effective 2026) to state land planning agency.

## **Removed or Revised from Original:**

- Original lacked provisions for religious institutions, demolition approval, and façade replication.
- Original capped legal fee recovery at \$100,000.
- No reporting or historic preservation provisions.

# HB 943/SB1730 – Real Property and Land Use Development

## **Additions in Final Version:**

- Mirrors all changes from Section 1, including religious parcel use, definitions, administrative approvals, parking reductions, and legal limits.
- Includes special height calculation language for Areas of Critical State Concern:
  - Defines "story" by FEMA base flood elevation.
  - Limits story height to 10 feet.

## **Revised from Original:**

- Original had \$100,000 legal fee cap (raised to \$250,000).
- No historic district height definition or FEMA-based height measurement.



# HB 943/SB1730 – Real Property and Land Use Development

## **Section 3 – Application Transition Provisions**

### **Refinements in Final Version:**

- Maintains clause allowing projects submitted before July 1, 2025, to proceed under previous rules.
- Adds right to submit revised application to reflect new provisions.

## **Section 4 – Amending §380.0552, F.S. (Florida Keys Evacuation Times)**

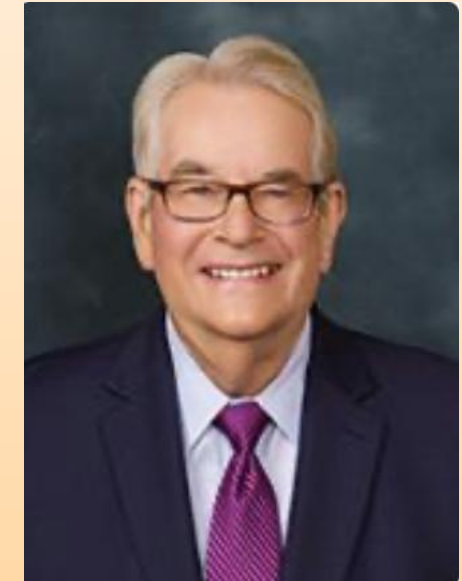
### **No Change:**

- Both versions revise maximum hurricane evacuation clearance time.
- Legislative intent and amendment scope remain the same.

# SB 184/ HB 247 Accessory Dwelling Units

## Reusable Tenant Screening Reports

- Creates an entirely new statute not in the original version.
- Allows landlords to accept reusable tenant screening reports.
- Prohibits landlords from charging application or screening fees if such a report is used.
- Clarifies that landlords are not required to accept these reports.



Sen. Gaetz-Escambia, Okaloosa, Santa Rosa



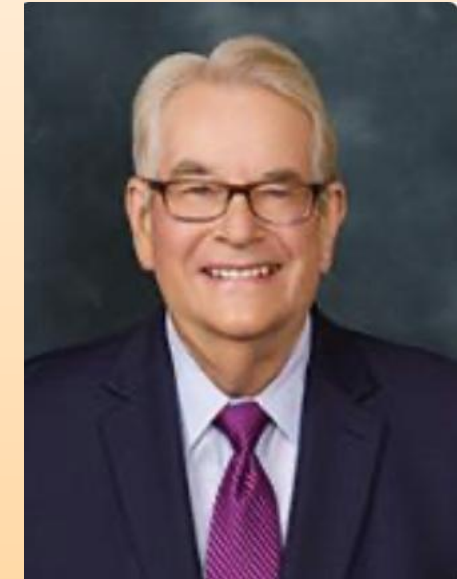
Rep. Connerly- Manatee



# SB 184/ HB 247 Accessory Dwelling Units

## Accessory Dwelling Units (ADUs)

- Final version adds a definition for "primary dwelling unit."
- Final version sets a mandatory deadline of December 1, 2025 for local governments to adopt an ADU ordinance.
- Prospective Application: Ordinances in the final version must apply only to ADUs approved after adoption.
- Expanded Local Regulation Restrictions in final version:
  - Cannot require owner to live in the primary dwelling unit.
  - Cannot increase parking requirements if the driveway can already accommodate an extra vehicle.
  - Cannot require replacement parking if a garage is converted into an ADU.
- Short-Term Rental Rule Adjusted:
  - Original bill bans all ADU leases under one month.
  - Final version applies the ban only to ADUs approved after the ordinance.
- Taxation Clarified:
  - Both versions require separate assessment for rented ADUs.
  - Final version explicitly states the ADU must be taxed based on its use.



Sen. Gaetz-Escambia, Okaloosa, Santa Rosa



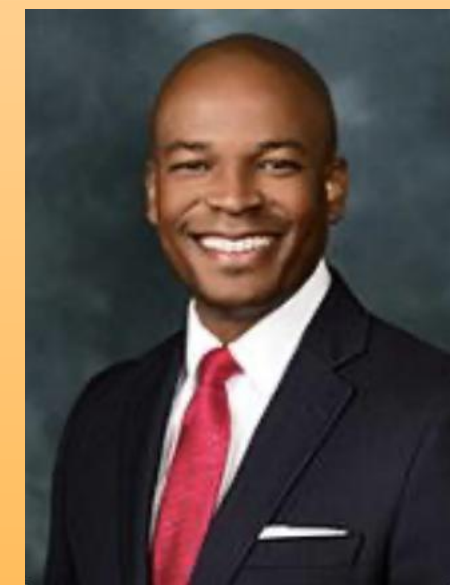
Rep. Connerly- Manatee

# HB 365/SB 382 - Rent of Affordable Housing Dwelling Units

- Prohibits rent increases during lease terms for subsidized affordable housing units under 13-month agreements.
- Defines “base rent” using HUD income standards or public housing calculations before tenant assistance.
- Applies to rental agreements signed on or after July 1, 2026.



Rep. Tendrich-Palm Beach



Rep. Bernard- Palm Beach



# HB 365/SB 382 - Rent of Affordable Housing Dwelling Units

Senate Bill 382: Indefinitely postponed and withdrawn from consideration in Senate Community Affairs

House Bill 365: Indefinitely postponed and withdrawn from consideration in House Commerce



Rep. Tendrich-Palm Beach



Rep. Bernard- Palm Beach

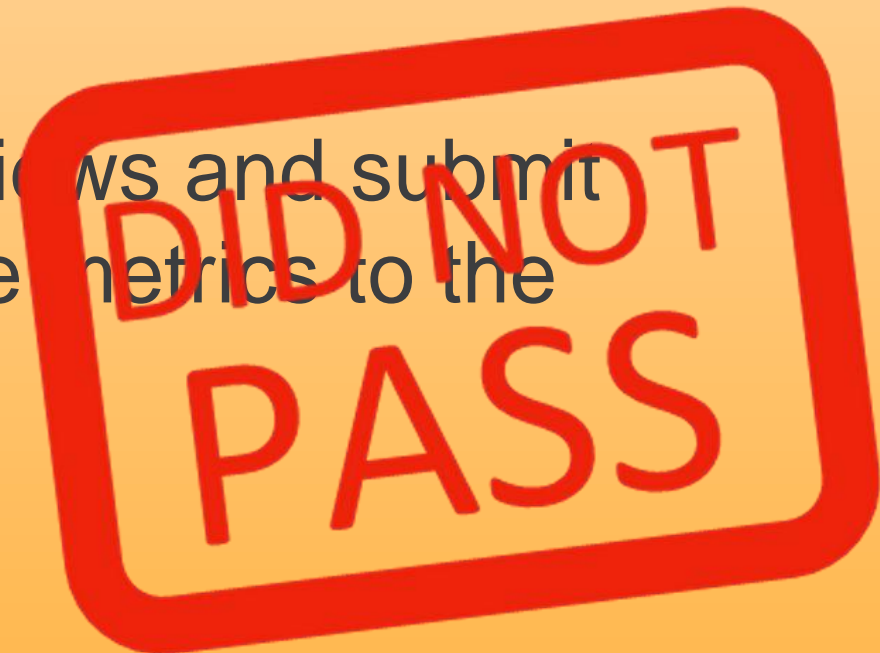
# HB 617 - Local Government Approval of Affordable Housing Property Tax Exemptions

Expands property tax exemptions for certain multifamily affordable housing projects.

- Specifies that affordable housing agreements can either be recorded in the public records if done with the local government and is in effect for 30 years, or as an agreement with the Florida Housing Finance Corporation.
- Empowers local governments to approve projects for tax exemptions, ensuring they serve appropriate income categories and involve long-term, recorded land-use agreements.
- Requires local governments to perform annual compliance reviews and submit detailed annual reports on exemptions, compliance, and service metrics to the Department of Revenue.
- **No committee references assigned**



Rep. Lopez, Orange





# HB 923/SB 1594 – Housing

- Significantly expands tax exemptions for affordable housing developments, including adaptive reuse projects, while limiting local government oversight.
- Promotes property tax abatements, preempts stricter local monitoring, and allows broader eligibility.
- Incentivizes housing production but raises concerns about local control, effective affordability enforcement, and long-term land use implications.
- **House Bill 923 (Indefinitely withdrawn from consideration)**
- **Senate Bill 1594 (Indefinitely withdrawn from consideration)**



Rep. Lopez, Miami-Dade

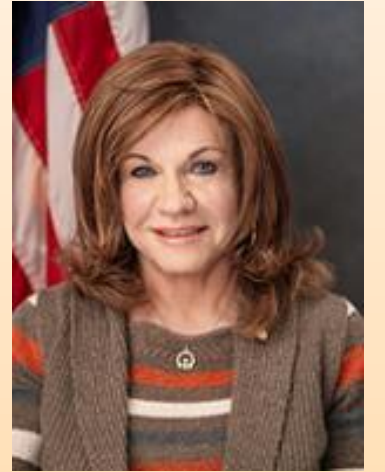


Sen. McClain  
Marion, Alachua, Levy

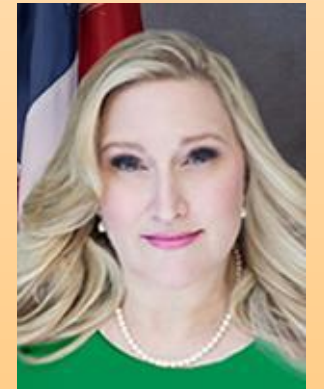


# HB 701/SB 1714 – Local Housing Assistance Plans

- Expand affordable housing access by mandating local housing assistance plans include strategies supporting mobile home residents, including lot rental aid, rehabilitation, and emergency repairs.
- Reclassify such support as homeownership assistance, promoting inclusivity and flexibility in addressing Florida's housing affordability and displacement crises.
- **Senate Bill 1714(Indefinitely withdrawn from consideration in Senate Rules)**
- **House Bill 701 (Passed House Chamber, Indefinitely withdrawn from consideration)**



Rep. Stark  
Orange, Osceola



Rep. Berfield, Pinellas



Sen. Burton, Polk

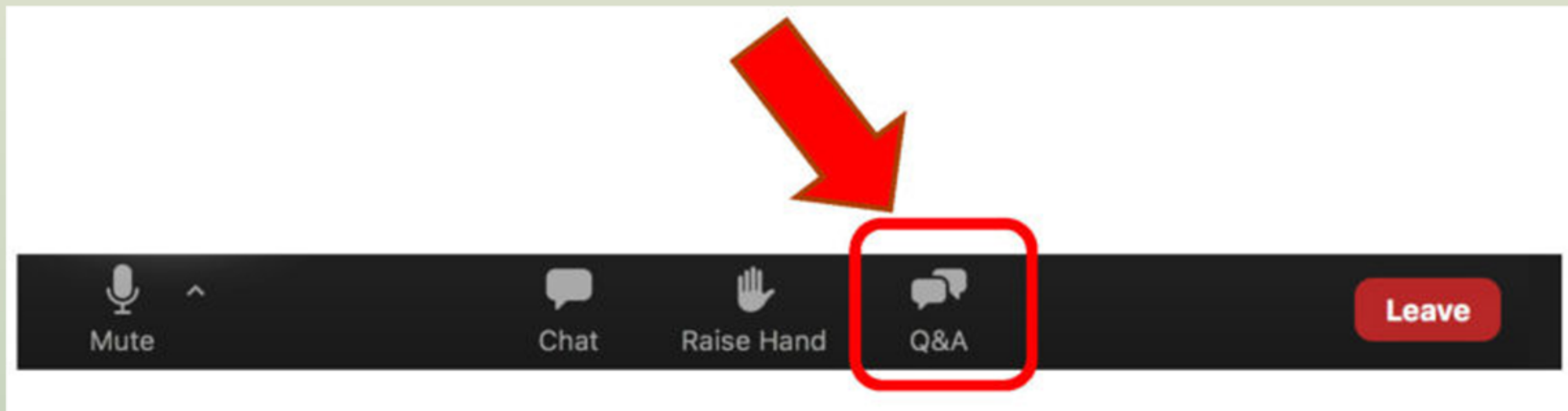




# Questions & Answers

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Keep questions succinct and, if possible, indicate who your question should be directed to.



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