

2025-2026 John M. DeGrove Webinar Series



2026 Florida Legislative Preview

Image: "Dedicated bus lane with far-side bus bulb (colored)" by NACTO/Flickr



January 7, 2026

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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



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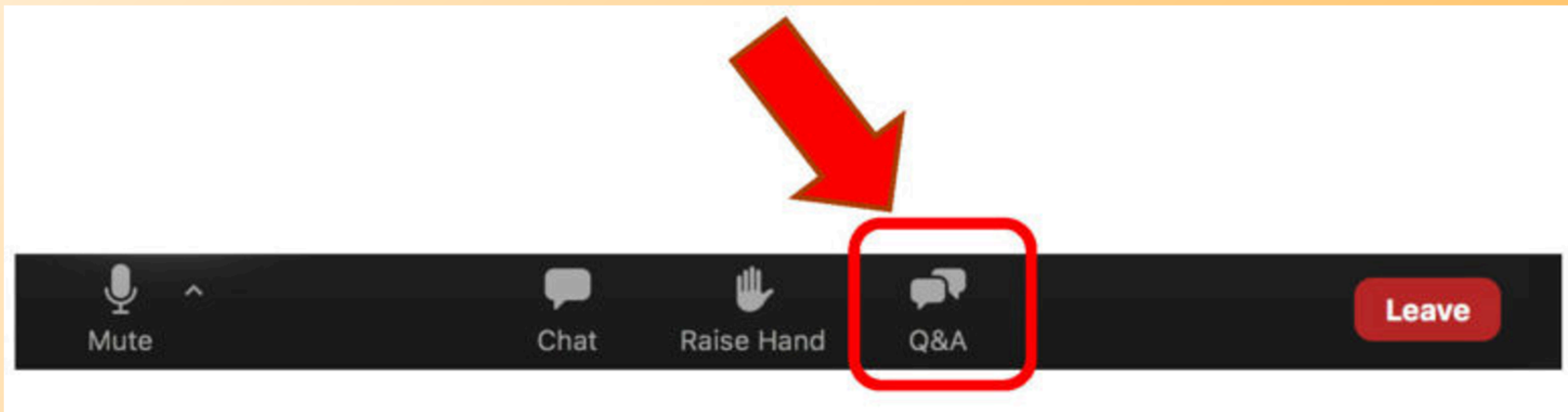
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Questions & Answers

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.





Paul Owens



Kimberleigh Dinkins



Chadwick Leonard

Paul Owens



Paul Owens is President of 1000 Friends of Florida, where he works with the Board of Directors to advance the organization's policies and programs. Before joining 1000 Friends in 2018, he spent more than 15 years at the Orlando Sentinel, including serving as Opinions Editor from 2013 to 2018, writing extensively on growth management, environmental policy, and quality-of-life issues. He also moderated the Sentinel's Florida Forward public forums on transportation, affordable housing, and related topics. Earlier in his career, Paul reported on state and federal government for the Associated Press and other news outlets, and he holds degrees from Swarthmore College and Stanford University.

Kimberleigh Dinkins



Kim is Policy & Planning Director at 1000 Friends of Florida, where she works with citizens and advocates before the Florida Legislature to advance sound community planning that protects Florida's lands, waters, and quality of life. She brings more than 15 years of experience in natural resource policy and management, including roles with Save the Manatee Club, the Marion County Board of County Commissioners, and the Florida Department of Environmental Protection. Kim holds bachelor's and master's degrees from the University of Florida in environmental science and soil and water science.

Chadwick Leonard



Chad is Conservation & Planning Advocacy Coordinator at 1000 Friends of Florida, where he tracks and analyzes state and local policy proposals affecting community planning and conservation. He works closely with policymakers, grassroots advocates, and partner organizations to advance smart growth, protect Florida's natural resources, and promote public participation in planning decisions. Chadwick brings strong experience in Florida legislative advocacy and coalition building, with prior roles at the Florida Education Association and the Fair Elections Center's Campus Vote Project.



Lester Abberger



2026 Legislative Preview: Swan Song





Next up?







Final 2025-26 State Budget

- As passed by Legislature: \$115.1 billion (according to its math)
 - Passed Senate 34-0
 - Passed House 103-2
- Governor's vetoes
 - \$567 million in line items
 - \$750 million for rainy day reserve
 - Leaving \$117.9 billion budget (according to his math)



Big tickets in 2025-26 budget

- \$47.5 billion for health, human services
 - \$35.1 billion for Medicaid
- \$15.9 billion for K-12 schools
 - \$1.3 billion for teacher pay increases
- \$13.7 billion for transportation work program
- \$5.7 billion for colleges, universities
- \$1.3 billion in tax cuts, including:
 - \$900 million to eliminate business rent tax
 - \$330 million for sales tax holidays
- \$830 million to reduce state debt
- \$140 million for citrus industry aid, research



Land conservation spending in 2025-26 budget

- \$250 million for Rural and Family Lands Protection Program
- \$18 million for Florida Forever
- \$0 million for Florida Communities Trust
- \$0 million for FRDAP
- \$200 million transfer from Wildlife Corridor funds vetoed



Water quality spending in 2025-26 budget

- \$742 million Everglades restoration
- \$436 million water project grants (some vetoed)
- \$135 million wastewater grants (some vetoed)
- \$50 million alternative water supply
- \$50 million springs restoration
- \$20.8 million harmful algal blooms, red tide
- \$25 million Indian River Lagoon
- \$25 million total maximum daily loads
- \$20 million Florida Keys
- \$10 million Apalachicola
- \$10 million Caloosahatchee
- \$6.25 million Ocklawaha Restoration (vetoed)



Blue Spring State Park/Anja Weigelt

Other notable 2025-26 budget categories

- Workforce housing: \$557 million
 - \$235 million from trust funds
 - \$150 million from general revenue
 - \$50 million for Hometown Heroes
 - \$100 million tax donation program
 - \$22 million member housing projects
 - (does not include additional \$280 million for My Safe Florida Home program or \$35 million for homeless programs)
- Community resilience: \$170 million



Resilient Florida Program/DEP





Senate President-designate Jim Boyd, R-20



House Speaker-designate Sam Garrison, R-11

On deck ...



Other issues looming in 2026

- E-Verify expansion
- Property insurance reform
- AI regulation
- Vaccine limits
- Return of “Rural Renaissance” bill
- Health care deregulation
- Utility oversight



Cedar Key/Vivian Young, AICP

Stormy weather ahead?

- \$3.8 billion surplus projected in 2026-27
- \$1.5 billion deficit in 2027-28
- \$6.6 billion deficit in 2028-29



Governor's 2026-27 budget proposal

- \$117.4 billion total
- Leaves \$16.75 billion in reserves
- Invests \$14.3 billion in transportation work program
- Eliminates 354 positions
- Raises pay 2% for most state employees
- Hikes pay 5% for law enforcement, park rangers, judges, attorneys and IT professionals
- Allocates \$250 million for accelerated debt reduction
- Sets aside \$300 million for property tax reform



Governor's proposed 2026-27 land conservation spending

- \$200 million for Rural and Family Lands Protection Program
- \$115 million for Florida Forever
- \$15 million for Florida Communities Trust
- \$15 million for Florida Recreation Development Assistance Program



Marion County's Farmland Preservation Area/Vivian Young, AICP

Investments in land conservation – money well spent

- Water storage
- Water purification
- Flood control
- Storm protection
- Wildlife habitat
- Biodiversity
- Food and fiber security
- Resource based recreation and eco-tourism
- Carbon sequestration



Highland Hammock State Park/Anja Weigelt

Governor's proposed 2026-27 Everglades restoration and water quality spending

- \$810 million for Everglades restoration
- \$250 million in water quality improvement grants
 - \$100 million for Indian River Lagoon and Biscayne Bay
- \$100 million for Lower Kissimmee Basin STA
- \$65 million to fight harmful algal blooms
- \$60 million for alternative water supply grants
- \$50 million to meet nutrient reduction goals
- \$50 million to restore springs



St. Johns River pasture/Agriculture 2040-2070

Other notable items in Governor's 2026-27 spending proposal

- \$443.7 million for affordable housing programs
- \$208 million for statewide resiliency planning, projects
- \$203.5 million for community trail projects
 - \$65.4 million for SunTrail Network
- \$70 million for state parks infrastructure, resource management
- \$5 million for cultural and museum grants



Fort DeSoto State Park/Anja Weigelt

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

2026 Legislative Preview Community Planning Bills



Visit Orlando

**OUR HOME,
OUR FUTURE,
OUR RIGHTS.**

RESTORE COMMUNITY PLANNING. FIX SENATE BILL 180

ACT NOW

**TELL YOUR
LEGISLATORS
TO FIX SB 180**



WHAT IS SENATE BILL 180?

- Passed in 2025, disguised as a “disaster relief bill”
- Blocks local governments from adopting “more restrictive” land-use rules
- Retroactively nullifies regulations passed since August 2024
- Freezes local planning for a year after every hurricane

SB 840- Land Use Regulations for Local Governments Affected by Natural Disasters

- Narrows the definition of “impacted local government” to those within 50 miles of a county declared in a federal major disaster declaration.
- Prohibits enforcing moratoriums that delay hurricane-related repairs or reconstruction, requiring those repairs to comply with new regulations adopted after the hurricane, or imposing new procedures that extend approval timelines.
- Allows enforcement of certain amendments or development approvals sought by private property owners, and implementing floodplain management standards.
- Permits local governments to request proof of hurricane damage but removes prior provisions for injunctive relief against them.
- Clarifies that changes to the Florida Building Code or local technical amendments remain allowable.
- Moves the expiration date for these provisions from 2028 to 2026.



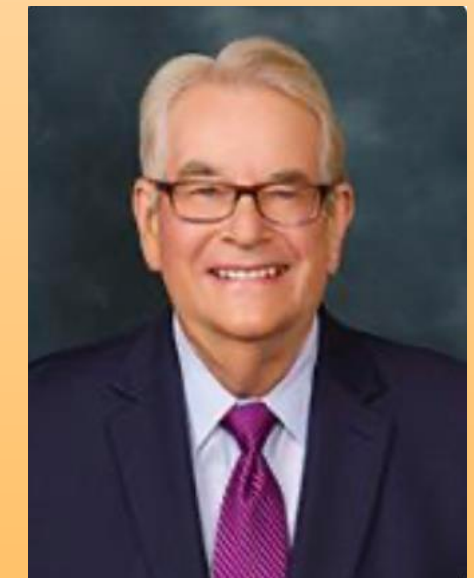
Sen. Nick DiCeglie R-19

HB 217/SB 218 – Land Use Regulations

- Exempts Panhandle and Nassau Counties from Section 28 of SB 180

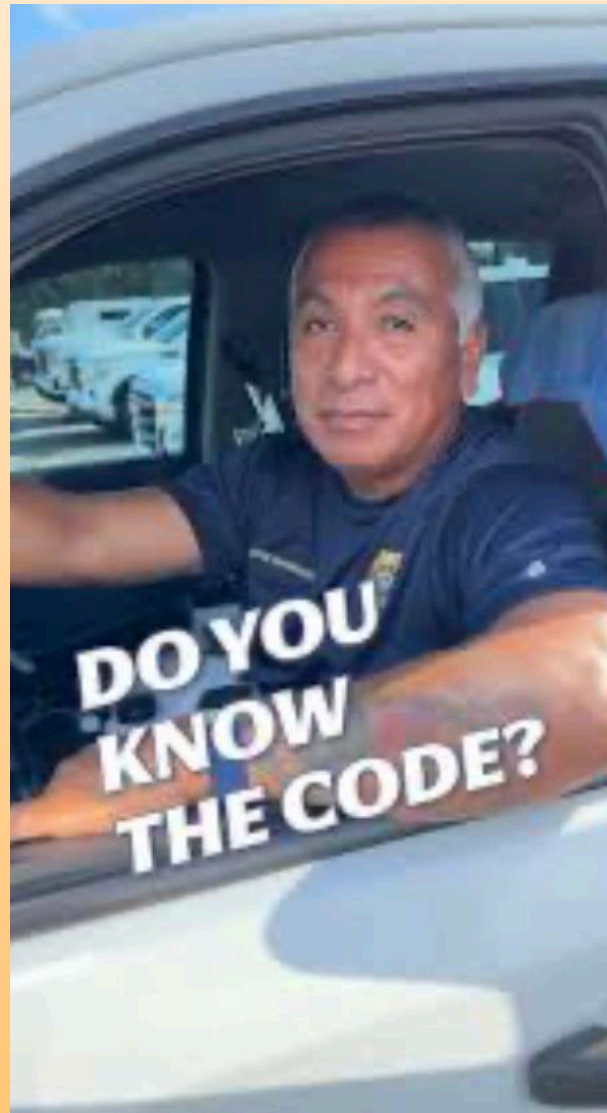


Rep. Shane Abbott, R-5



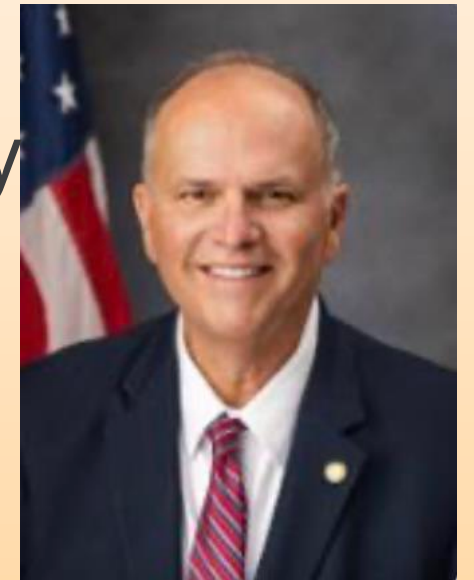
Sen. Don Gaetz, R- 1

HB 105/SB 588-Local Government Enforcement Actions



Prohibits local governments and special districts from taking “arbitrary or unreasonable enforcement actions”.

- Creates new law to define and forbid enforcement actions deemed arbitrary or unreasonable by a court.
- Requires review and response to a subject’s request for review of an enforcement action within 30 days, failure to respond allows legal action.
- Allows courts to award attorney fees, grant damages up to \$50,000, and issue injunctive relief if an action is found to be arbitrary or unreasonable.
- Provides whistle-blower protections.
- Declares these provisions as the sole authority for challenging arbitrary or unreasonable local government and special district enforcement actions, rendering conflicting local ordinances void



Rep. Robert Brackett, R-34



Sen. Stan McClain, R-9

HB 123- Special Districts

Abolishes certain soil and water conservation districts, revises special district laws, and updates liability, annexation, purchasing, and performance review provisions.

- Prohibits municipalities from assuming fire control services in newly annexed areas.
- Encourages independent special districts to grant public access to their lands and provides liability limits for such access.
- Allows special districts to utilize state purchasing agreements, expanding existing procurement methods.
- Revises performance review requirements for certain independent special districts and directs the Office of Program Policy Analysis and Government Accountability to focus on specific districts.
- Changes qualifications for soil and water conservation district supervisors and grants the Commission on Ethics authority to investigate eligibility complaints.



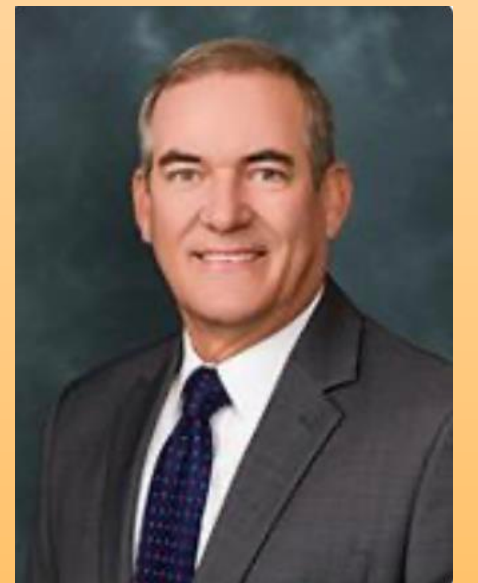
Rep. Toby Overdorf , R-18

SB 208/ HB 399- Land Use and Development Regulations

- Changes the definition of “compatibility” to state that development doesn’t have to be uniform or identical to be compatible and that all housing types are compatible with each other.
- Prohibits local regulations from denying or delaying residential projects based on compatibility if it adjoins existing residential development in the same land use category.
- Requires administrative approval for “infill residential development” which includes parcels up to 100 acres and treats it as a conforming use regardless of the local government’s comprehensive plan or zoning.
- HB 399: Directs OPPAGA to study removing the Urban Development Boundary or similar boundaries, assessing growth control, economic benefits, and environmental protection, and to report findings to the Legislature.



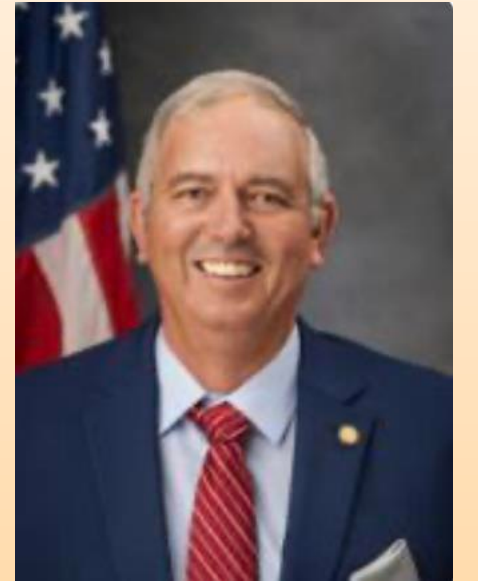
Rep. David Borrero, R-111



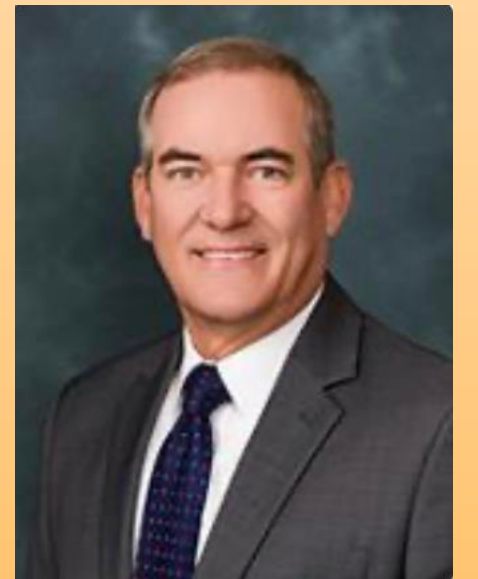
Sen. Stan McClain, R-9

SB 214/ HB 273- Special District Funding

- Expands eligibility of special districts for financial assistance in rural communities.
- Allows state agencies to pay invoices directly to certain special districts under financial hardship provisions when these districts are located within a rural county or municipality.
- Adds special districts to the statutory definition of “rural community,” enabling them to receive benefits and programming offered to rural counties and municipalities.



Rep. Chad Johnson, R-22

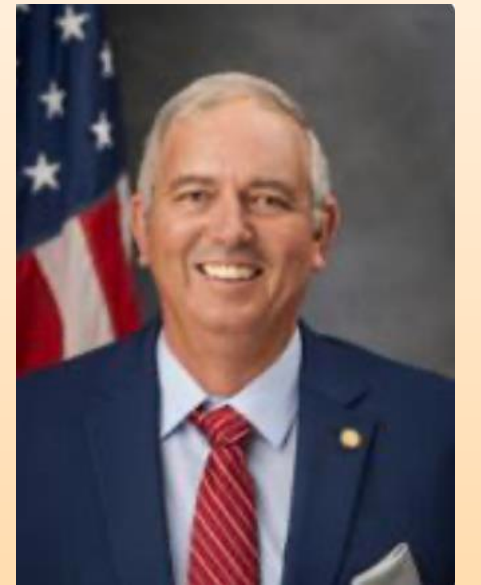


Sen. Stan McClain, R-9

SB 250/ HB 723- Rural Counties

Establishes the Office of Rural Prosperity in the Department of Commerce to coordinate rural initiatives, administer grants, and offer technical assistance.

- Revises the threshold defining fiscally constrained counties, increasing from \$5 million to \$10 million the amount a mill can raise before the county phases out of certain funding distributions.
- Creates a program to provide block grants for counties with long-term population decline to stimulate growth and economic vitality.
- Various programs to fund projects that improve public infrastructure through data analytics, connectivity, and automation in rural areas.
- Grants and programs to support healthcare and education in Rural Counties.
- HB 723: Prohibits state land purchases in fiscally constrained counties that already have 40% federal and state-owned land, with specific exceptions and required analyses by the Department of Environmental Protection.



Rep. Chad Johnson, R-22

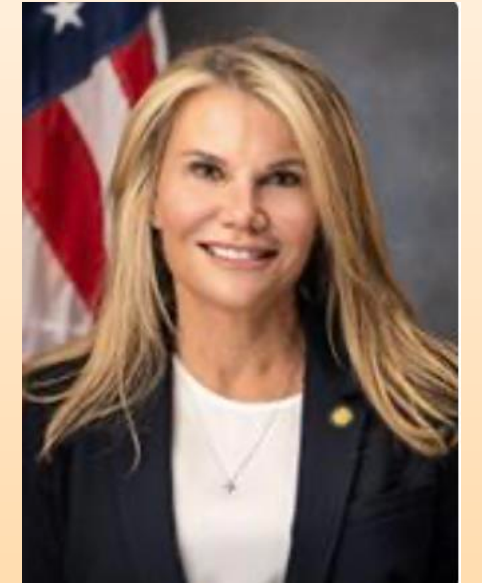


Sen. Corey Simon, R-3

HB 299/ SB 354- Blue Ribbon Projects

Creates a new mechanism encouraging large-scale land development through administrative approval process.

- Requires at least 10,000 contiguous acres, with a minimum of 60% designated as reserve area and up to 40% for development featuring walkable, mixed-use designs.
- Caps residential density at 12 units per gross acre and nonresidential impervious surface ratio at 85%, while mandating at least 20% of residential units meet affordable or missing middle housing requirements.
- Provides for initial 50-year vested development rights (with a possible 25-year extension) and mandates creation of a comprehensive blue ribbon plan incorporating water, transportation, and conservation strategies.
- Mandates administrative approval of qualifying projects, prohibiting comprehensive plan amendments or rezoning requirements, and enabling appeals through the Department of Commerce.



Rep. Lauren Melo, R- 82



Sen. Stan McClain, R-9

HB 337/SB 852- Food Insecure Areas

Allows local governments to modify land use regulations to support small-footprint grocery stores.

- Defines a "food insecure area" similarly to a "food desert," characterized by high poverty rates, and significant distances from existing supermarkets.
- Identifies "nutrient-dense food"
- A "small-footprint grocery store" is defined where at least 30% of revenue comes from selling nutrient-dense foods and operates within a food insecure area.
- Local governments can require mandatory reporting.



Rep. Michelle Rayner, D-62

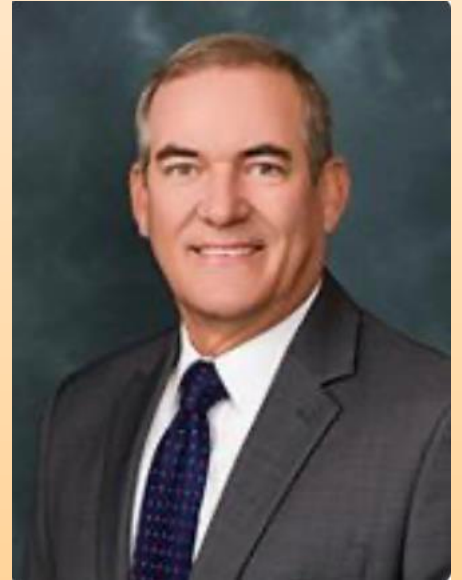


Sen. Shevrin Jones, D-34

SB 548- Growth Management

Define “plan-based methodology,” revise concurrency requirements, and modify impact fee regulations and procedures to limit certain local government rate increases and expand accountability measures.

- Creates a new definition for “plan-based methodology” which requires a list of capital projects needed to address capacity impacts.
- Introduces a definition of “extraordinary circumstances,” requiring demonstration of at least four local conditions to justify exceeding statutory phase-in limits for impact fee increases:
 - Population growth exceeds high BEBR projections
 - Average # building permits issued in last 3 years <10% of the previous 10 years
 - Documented failure to meet transportation level of service
 - Local capital construction costs exceed previous 5 years
 - Employment base exceeds average labor market reported by DOC
 - Average daily vehicle miles exceeds state average
 - Cost per mile estimates exceed previous 5 years per FDOT



Sen. Stan McClain, R-9

SB 652/HB 703/HB 853 – Mobile Home Parks

Authorize local governments to adopt and enforce local regulations for mobile home parks and revise obligations for park owners and home owners.

- Allows counties and municipalities to create and enforce local laws under chapter 723, with authority for code enforcement officers to cite owners for violations.
- Removes a provision making mobile home owners solely responsible for certain fines and clarifies their ongoing obligations.
- Permits local governments to enforce compliance and bring civil proceedings for violations of local ordinances.



Rep. Rob Long, D-90



Sen. Mack Bernard, D-24



Sen. Stan McClain, R-9

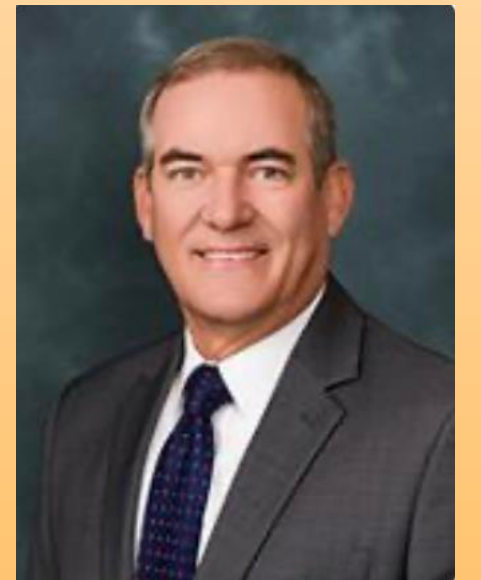
SB 686/HB 691 – Agricultural Enclaves

Changes the process for certifying agricultural enclaves and expands the criteria for designating such enclaves.

- Authorizes landowners to apply for certification as an agricultural enclave if adjacent parcels allow equal or higher density.
- Requires review and hearing scheduled within 30 days and automatically certifies a parcel as an agricultural enclave if the local government fails to approve or deny within 90 days.
- Allows development plans consistent with surrounding densities to be treated as conforming uses, and bars local governments from imposing more burdensome regulations on certified enclaves.
- Requires enclaves adjacent to urban service districts to be treated as if they are within those districts, and obligates local governments and owners to agree in writing on a schedule for final plan approval.
- Expands the definition to include parcels under common control, modifies acreage limits, and include adjacent parcels separated by roads or waterways.



Rep. Adam Botana, R-80



Sen. Stan McClain, R-9

HB 741/B 998 – Department of Commerce

Exempts federal agencies from certain land-conveyance conditions and enhances E-Verify usage and enforcement requirements.

- Exempts federal agencies from the existing reverter requirement when land is conveyed for a military installation buffer, allowing flexibility even if the military mission changes.
- Removes the requirement for a federal enterprise community designation and instead allows the Governor to designate certain unincorporated areas with economic distress factors.
- Renames the Florida Small Cities Community Development Block Grant Program Act to the program to the Community Development Block Grant Program, designating the Department of Commerce as the state administering agency with broad rulemaking authority.
- Requires all employers to maintain an E-Verify case for each employee, and establishes penalties for employers who fail to cure noncompliance.



Rep. Michael Owen, R-70



Sen. Clay Yarborough, R-4

HB 927 – Local Land Planning and Development

Establishes a land planning and development program requiring local governments to use private providers, expedite permit approvals, and adopt a model ordinance guiding these processes.

- Allows local governments to contract with private providers for reviewing applications, plans, and plats.
- Requires the land development regulation commission to develop a model ordinance with minimum and prohibited criteria for private provider employment.
- Mandates local governments enact ordinances to expedite building permits, pre-plat approvals and partial permitting in residential developments.
- Bars local governments from imposing extra restrictions, fees, or procedures and from denying or delaying applications based on the chosen private provider.
- Allows applicants to select qualified contractors for a portion of building permits before final plat recording.
- Preempts to the state any local ordinance or requirement that conflicts with this framework, ensuring uniform contracting and permitting standards.

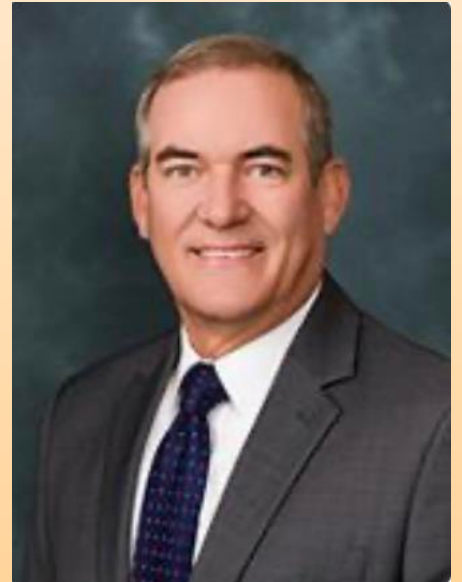


Rep. Judson Sapp, R-20

HB 948 – Local Government Land Development Regulations and Orders

Requires local government land development regulations to promote smaller lot sizes, streamline application procedures, and encourage starter homes.

- Requires local governments to adopt new, uniform application procedures for development permits and orders with strict time limits, after which applications are deemed approved.
- Creates the “Florida Starter Homes Act,” which prohibits local governments from imposing certain lot size, setback, and density restrictions if public water or sewer connections are available.
- Mandates that lots may front shared spaces instead of a public right-of-way, with reduced parking requirements near public transit stops.
- Caps the types of documentation and fees that a local government may require for a proposed lot split and streamlines the approval process.
- Provides a legal cause of action and attorney fee awards for property owners or housing associations if local regulations conflict with the act.

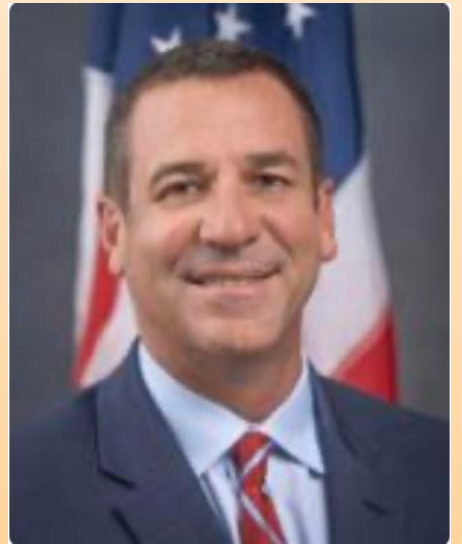


Sen. Stan McClain, R-9

HB 1007 – Hyperscale Data Centers

Establishes statewide policy for siting, constructing, and operating hyperscale data centers, prohibiting them in certain land categories and barring any public economic incentives.

- Removes the requirement for local business impact estimates for data centers.
- Prohibits future land use plans from mixing uses intended for such facilities.
- Requires related plan amendments to follow the state coordinated review process.
- Mandates local land development regulations to include site requirements and disallows new centers in certain land use categories.
- Prohibits economic incentives and requires sworn affidavits that a facility is not a hyperscale data center.
- Requires noise abatement measures clarifies that local governments may enforce additional restrictions.
- Prohibits utilities from collecting certain impact fees for hyperscale data center projects and requires special hearings and for water-use permit applications.
- Creates new procedures for local governments and a state-level siting board to hold public hearings and approve or deny such projects.



Rep. Griff Griffitts Jr., R-6

2026 Legislative Preview Water Bills



Credit: Visit Florida

HB 239/SB 558 – Standards for Stormwater Systems

Requires all newly installed storm water systems in counties and municipalities to follow Department of Transportation standards and undergo final inspections by a certified third-party engineer, superseding local requirements.

- Mandates that new county storm pipes and structures meet DOT specifications and be inspected by a NASSCO PACP-certified technician employed by an independent engineering firm.
- Applies the same DOT standards and independent inspection requirements to new municipal storm water systems.
- Expressly supersedes any existing or local storm water system standards with these statewide requirements, recognizing a significant state interest.



Rep. J.J. Grow, R-23



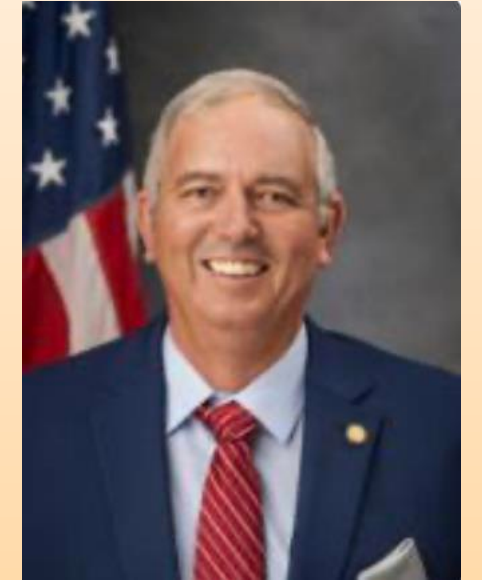
Sen. Danny Burgess, R-23

SB 290/HB 433– Department of Agriculture and Consumer Services

- Preempts counties and municipalities from enacting or enforcing laws that prohibit or restrict the use of gasoline-powered farm and landscape equipment.
- Removes legislative ratification for biosolids rules, requiring new land application sites to use Class AA biosolids only.



Rep. Danny Alvarez, R-69



Rep. Chad Johnson, R-22

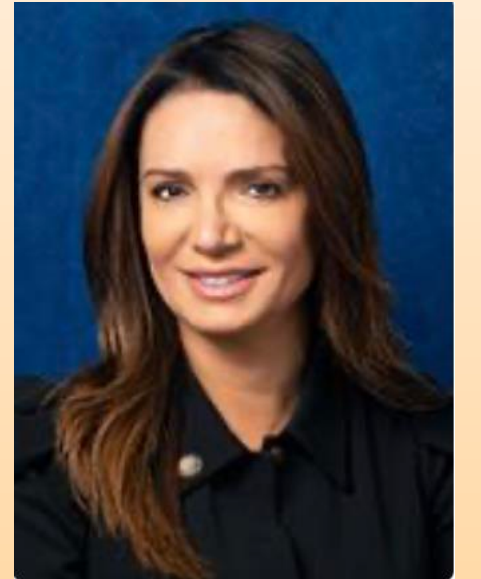


Sen. Keith Truenow, R-13

SB 240/HB 525– Auxiliary Containers

Preempt local regulation of auxiliary containers to the state, define new single-use packaging terms, and direct the Department of Environmental Protection to create a uniform statewide approach to reducing plastic and polystyrene waste.

- Defines “auxiliary container” and “single-use” in state law.
- Preempts local regulation of auxiliary containers, with exceptions for glass, existing ordinances, and on public property.
- Requires DEP to develop a uniform ordinance for use and disposal
- Restricts the sale or distribution of single-use plastic containers and polystyrene foam containers in state parks.
- Requires a statewide Marine Debris Reduction Plan to include strategies to reduce plastic and polystyrene waste in marine environments.
- Repeals the existing preemption of polystyrene products in s. 500.90, F.S.



Rep. Ileana Garcia, R-36



Sen. Meg Weinberger, R-94

HB 629/SB 766– Auxiliary Containers/Waste Management

Preempts regulation of auxiliary containers to the state, while allowing limited local restrictions on glass containers and authorizing the Division of Recreation and Parks to regulate auxiliary containers in state parks.

- Defines 'auxiliary container' to include various types of bags, cups, and packaging.
- Removes reporting requirements related to retail bags.
- Preempts local governments from regulating or taxing auxiliary containers.
- Allows rules limiting glass auxiliary containers on beaches and within state parks.
- Authorizes the Division of Recreation and Parks to adopt rules for regulating auxiliary containers in state parks.



Rep. Tiffany Esposito, R-77



Sen. Jonathon Martin, R-33

Auxiliary Containers/Waste Management



Courtesy: Florida Springs Council Instagram

HB 479/SB 718 – Land and Water Management

Preempts local water management rules to the state, withholding state funds from noncompliant counties or municipalities, and repeal land management review teams.

- Prohibits counties and municipalities from adopting laws, regulations, rules, or policies relating to water quality, water quantity, pollution control, pollutant discharge prevention or removal, and wetlands.
- Exclusively preempts regulation in these areas to the state, while preserving specific interagency agreements and operations of local water, wastewater, and stormwater systems.
- Requires the department to notify the Chief Financial Officer of violations and mandates withholding of state funds from noncompliant local governments.
- Repeals s. 373.591, F.S., which addressed land management review teams.



Rep Randy Maggard, R-54



Sen. Stan McClain, R-9

HB 611/SB 508 – Landscape Irrigation

Create the “Landscape Irrigation Standards and Watering Restrictions Act.”

- Requires minimum design, installation, and maintenance guidelines for new and substantially modified irrigation systems.
- Specifies that only licensed irrigation contractors or property owners may work on irrigation systems and establish new permit application steps involving plan design drawings.
- Sets watering schedules and limits based on address and time of year, with exceptions for micro-irrigation, new plantings, and post-chemical treatments.
- Authorizes local governments to enforce via fines and penalties and allows them to adopt more stringent rules for property owners installing systems.
- Amends existing contractor licensing laws to add an irrigation contractor category, provide a seat on the Construction Industry Licensing Board, and revise eligibility requirements for licensure.



Rep Nan Cobb, R-26



Sen. Keith Truenow, R-13

HB 669/SB 1042 – Public Waters

Prohibit local governments from establishing new mooring fields outside their territorial boundaries and mandate that local authorities adopt and enforce health advisories for unsafe beach waters.

- Prohibit local governments from applying for new mooring field permits outside their boundaries.
- Require the Department of Health to adopt and enforce rules protecting beach waters and public bathing places, including minimum bacteriological sampling and notification standards.
- Mandate that local authorities issue health advisories within 24 hours and close public beaches if testing shows unsafe water quality levels.
- Eliminate state preemption of health advisories and require local governments, or the state if applicable, to post standardized health advisory signs and notify news outlets when water quality issues arise.



Rep. Gossett-Seidman, R-91



Sen. Ana Maria Rodriguez, R-40

HB 855/SB 1058 – Perfluoroalkyl and Polyfluoroalkyl Substances

Establish statewide PFAS cleanup standards, provide liability protection for purchasers, and restrict the use of firefighting foam containing PFAS by 2027.

- Broadens the definition of PFAS to include other compounds as designated by the US EPA.
- Requires legislative ratification of the DEP rules for statewide cleanup target levels for PFAS and authorizes screening values until final EPA standards are set.
- Protects bona fide prospective purchasers who perform all appropriate inquiries, maintain required, and comply with continuing obligations.
- Grants DEP and the DOR the responsibility to extend financial assistance options to qualifying PFAS-contaminated sites.
- Prohibits the use of Class B firefighting foam containing added PFAS after January 1, 2027, except for fire prevention services or emergency firefighting operations.



Rep. Rob Long, D-90



Sen. Lori Berman, D-26

Affordable Housing Bills

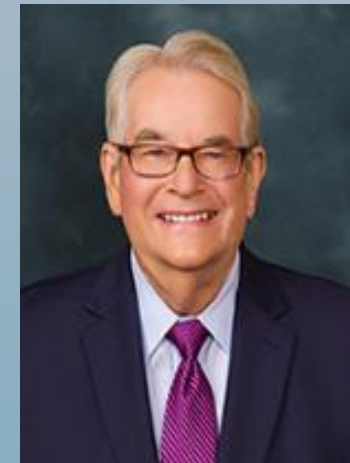


HB 313/SB 48 Housing

- Mandates local governments to allow accessory dwelling units (ADUs) in single-family zones
- Facilitates affordable housing via ADUs and land donations
- authorizes reusable tenant screening reports.
- Supports density bonuses for affordable housing, protects homestead exemptions
- Requires state evaluation of mezzanine finance and tiny homes as affordability strategies.
- **Amendments to HB 313**
 - Reusable tenant screening reports removed
 - Preemption on local ordinance requirements



Representative Danny Nix, Jr., R-75



Senator Don Gaetz, R-1

HB 675/SB 756 Affordable Housing

- Requires that rental units remain affordable for at least 50 years (increased from 30) to qualify for zoning variances
- Mandates that local governments offer incentives (e.g., fee waivers, density bonuses) to offset costs of affordable housing contributions.
- Reduces income limits for certain property tax exemptions from 120% to 100% of Area Median Income (AMI), narrowing eligibility.
- Exempts first-time homebuyers from documentary stamp taxes on property transfers and loan documents, promoting homeownership.



Representative Fentrice Driskell, D-67
House Minority Leader



Senator Tracie Davis, D-5
Minority Leader Pro
Tempore

SB 752 Taxation of First-time Buyers

- Exempts them from documentary stamp taxes on deeds, transfers, or conveyances of residential property.
- Exempts them from such taxes on promissory notes or similar documents related to the home purchase.
- Defines “first-time homebuyer” as someone who hasn’t owned a principal residence in the past 3 years and is a moderate-income person per §420.602, F.S.



Senator Nick DiCeglie, R-18

HB 755/SB 934 Areas of Critical State Concern

- Allow local governments to grant ad valorem tax exemptions for newly constructed affordable multifamily housing, including in designated Areas of Critical State Concern.
- Exempt Habitat for Humanity projects on 99-year leased lands in such areas from standard construction bond requirements.
- Extend Florida Forever appropriations through 2035–36 for land acquisition in the Florida Keys Area of Critical State Concern.



Representative Jim Mooney, Jr., R-120



Senator Ana Maria
Rodriguez, R-40

Transportation Bills



HB 97/SB 324 Transportation Concurrency

- Alters the requirement that comprehensive plans identify facilities necessary to meet adopted levels of service over a five-year horizon.
- Small counties may now maintain existing service levels.



Representative JJ Grow ,R-23



Senator Stan McClain ,R-09

2026 Legislative Preview Resilience Bills



Credit: WFTS



Credit: Florida Living Shorelines



Credit: Florida Today

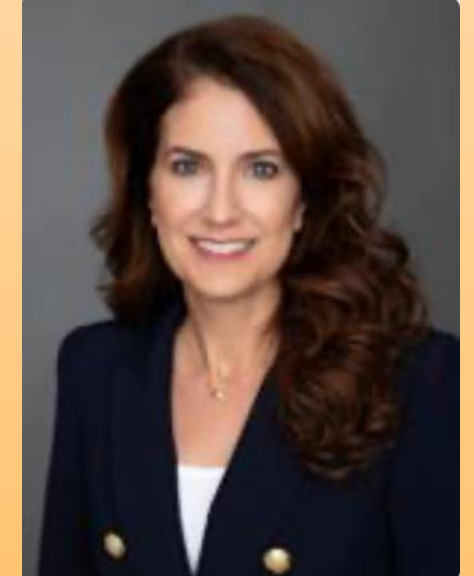
HB 193/SB 200- Utilities

Encourage solar energy development by establishing farmland restoration requirements and clarifying cost-benefit standards for storm protection projects.

- Ensures agricultural land used for solar facilities is returned to viable agricultural use once those facilities reach the end of their useful life.
- Adds definitions for agricultural land and solar facility decommissioning processes, including removal of infrastructure and restoration of the land.
- Authorizes counties to adopt ordinances requiring solar facility owners to decommission facilities that have ceased or failed to operate.
- Directs DEP to develop and annually update best management practices (BMPs) for solar facility construction, focusing on percolation testing, stormwater management, and resilience to major storm events.
- Requires storm protection plan improvements for utility transmission and distribution infrastructure to have forecasted customer benefits exceeding forecasted costs, and streamlines review criteria to ensure cost-effectiveness.



Rep. Nathan Boyles, R-3



Sen. Jennifer Bradley, R-6

SB 302/HB 1035- Nature-based Solutions for Improving Coastal Resilience

Create a framework requiring the adoption and study of nature-based solutions for improving coastal resilience.

- Establishes rules and guidelines for implementing nature-based solutions, including mangrove restoration, living seawalls, and hybrid infrastructure.
- Emphasizes local government participation in programs for erosion mitigation, habitat restoration, and public outreach on coastal protection.
- Requires a statewide feasibility study, in consultation with insurance agents, to assess the potential of nature-based solutions for reducing flood risk and insurance premiums.



Rep. Jim Mooney, R-120



Sen. Ileana Garcia, R-36

SB 636 – Beach Management

- Mandates that the Department of Environmental Protection consider repeated funding sources for repair efforts when designating critically eroded beaches.
- Requires automatic designation if local governments have a dedicated plan to preserve matching funds.
- Authorizes the DEP to require coastal local governments to develop local strategic beach management plans and amends the comprehensive long-term beach management plan to account for newly required local plans.
- Expands areas that may be designated as areas of critical state concern to include certain low-elevation sections inland of dunes and beaches repeatedly prone to seawater breaches.



Sen. Tom Leek,
R-7



Photo: Visit Florida

HB 751 – Infrastructure and Resiliency

For public-private-partnerships, expands the definition of qualifying projects to include coastal resiliency initiatives and grants exclusive authority to the Department of Environmental Protection to carry them out.



Rep. Chip LaMarca (R),
District 100



- Allows FDEP to use long-term revenue-sharing, expedited permitting, and other strategies to attract private investment.
- Requires the department to provide progress reports and real-time project updates on its website.

SB 992- Resilient Buildings

Establish a tax credit program for owners of certain LEED-certified resilient buildings and create the Florida Resilient Building Advisory Council.

- Defines “resilient building” as one with qualifying LEED certifications that include a resilience pathway.
- Allows building owners to claim an annual per-square-foot tax credit for 5 years, with varying rates depending on the level and type of LEED certification.
- Require owners to apply for the credit, submit annual energy use data, and attach eligibility letters to tax returns.
- Permits unused credits to be carried forward or transferred to another taxpayer under certain conditions, with a statewide annual cap of \$50 million allocated on a first-come, first-served basis.
- Creates the Florida Resilient Building Advisory Council to recommend policies, review program implementation, and provide legislative proposals regarding resilient building practices.



Sen. Ana Maria Rodriguez, R-40

HB 275/SB 634- Rates for Citizens Property Insurance Corporation Coverage

- Exempts new Citizens Property Insurance Corporation policies (and their renewals) from certain annual rate increase caps starting June 1, 2026, with an exception for primary residences in under-competitive areas.
- Removes annual rate increase limitations for new policies issued on or after June 1, 2026.
- Extends removal of rate caps to subsequent renewals of these new policies.
- Retains existing caps for primary residences if located in counties with insufficient competition.



Rep. Jose Alvarez (R),
District 69



Sen. Nick DiCeglie (R)
District 18

HB 909/SB 1024 – Coverage by Citizens Property Insurance

Expand coverage eligibility, adjust rate increases, and modify flood insurance requirements for residential properties in certain counties.

- Raises the replacement cost eligibility threshold from \$1 million to \$1.5 million for personal lines residential structures in counties lacking sufficient market competition.
- Establishes a 10% annual rate increase limit on single policies in counties where there is not a reasonable degree of competition.
- Adds an exemption from mandatory flood insurance for policies in Zone X or for structures elevated at least 1 foot above the base flood elevation, if competition is determined to be insufficient.



Rep. Jim Mooney (R), District 120



Sen. Ana Maria Rodriguez (R), District 40



Conservation Bills



Lake Apopka Wildlife Drive/Anja Weigelt

SUPPORT

HB 441/SB 546

Conservation Lands

- Requires state to post details 30 days in advance on proposed conservation land sales, including why the land is no longer needed for conservation purposes
- Requires state to post details on proposed conservation land swaps, including the conservation benefit to the state
- Requires review of proposed land swaps from Acquisition and Restoration Council and recommendation for Board of Trustees



Representative Kim Kendall, R-18



Senator Debbie Mayfield, R-19

HB 981/SB 1066 Tributaries of the St. Johns River

- Titled the Northeast Florida Rivers, Springs and Community Investment Act
- Requires development of restoration plan for Ocklawaha River that would be completed by Dec. 1, 2032
- Requires DEP to create grant program for river communities to implement outdoor recreation plan
- Creates Northeast Florida River and Springs Recreation and Economic Development Advisory Council to recommend grant guidelines and assist with minimizing restoration impacts
- Directs Department of Commerce to develop, implement economic development program for Marion and Putnam counties that aligns with restoration and recreation efforts



Representative Wyman Duggan, R-12



Senator Jason Brodeur, R-9

SB 290 Dept. of Agriculture and Consumer Services

- Reserves Administrative Trust Fund for wildlife management purposes
- Expands possible use of Nongame Wildlife Trust Fund to law enforcement
- Expands possible use of Panther Research and Management Trust Fund to acquiring land for panther habitat



Senator Keith Truenow, R-13

HB 193/SB 200 Utilities

- Authorizes counties to
 - adopt ordinances require solar facilities to be decommissioned at the end of their “useful life”
 - Require financial assurances for decommissioning
- Requires Department of Environmental Protection to develop best management practices for construction of solar facilities
- Requires Public Service Commission to develop rules no later than Oct. 1, 2026



Representative Nathan Boyles, R-3



Senator Jennifer Bradley, R-6

HB 673/SB 938 Release of Conservation Easements

- Requires water management districts to
 - release conservation easements on parcels less than 15 acres bordered on three or more sides by impervious surfaces
 - allow development consistent with adjacent zoning if mitigation credits are secured
 - enforce adherence to local stormwater management rules
- Excludes conservation easements within residential developments and proprietary easements held by water management districts



Representative Wyman Duggan, R-12

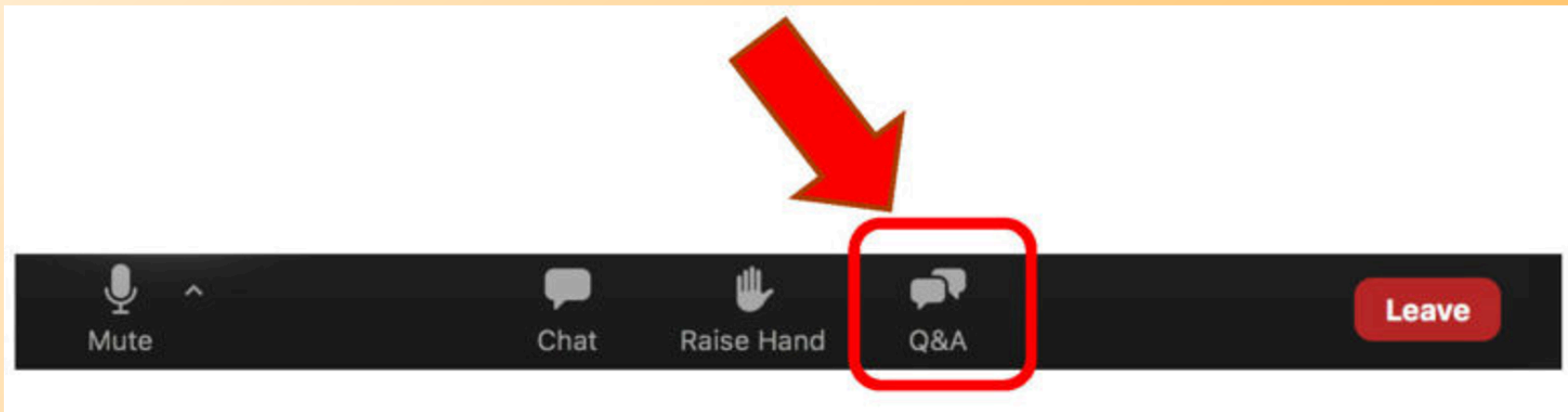


Senator Stan McClain, R-9

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



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