

# 2025-2026 John M. DeGrove Webinar Series



# 2026 Florida Legislative Update

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



February 11, 2026

1000FOF.ORG



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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*



Icon of comprehensive planning both in Florida and across the nation

Co-founder of 1000 Friends of Florida

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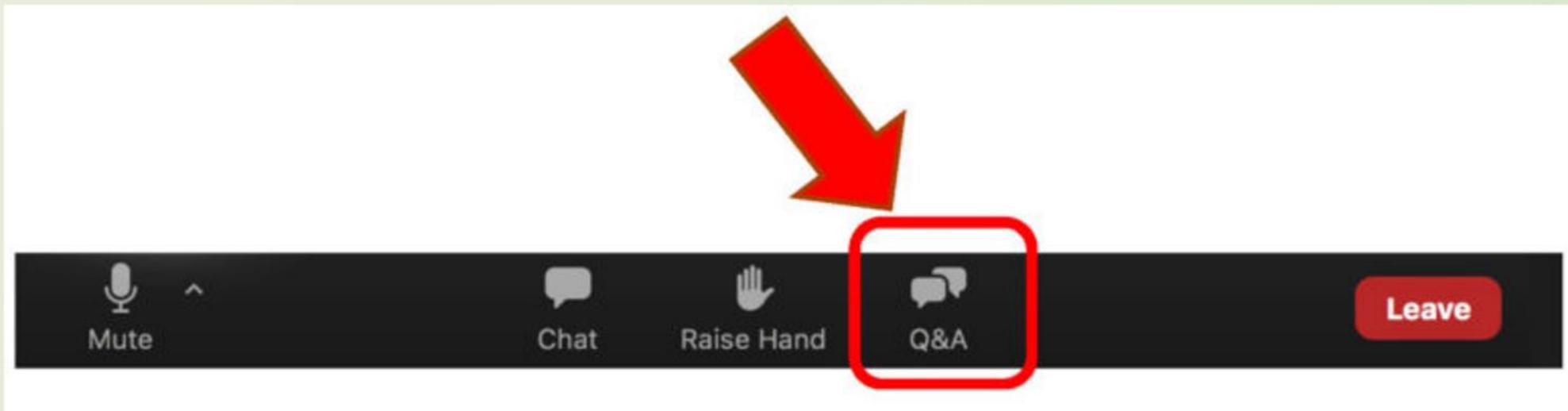
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Keep questions succinct and, if possible, indicate who your question should be directed to.





**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.



## 2026 Legislative Update: Halfway Home?

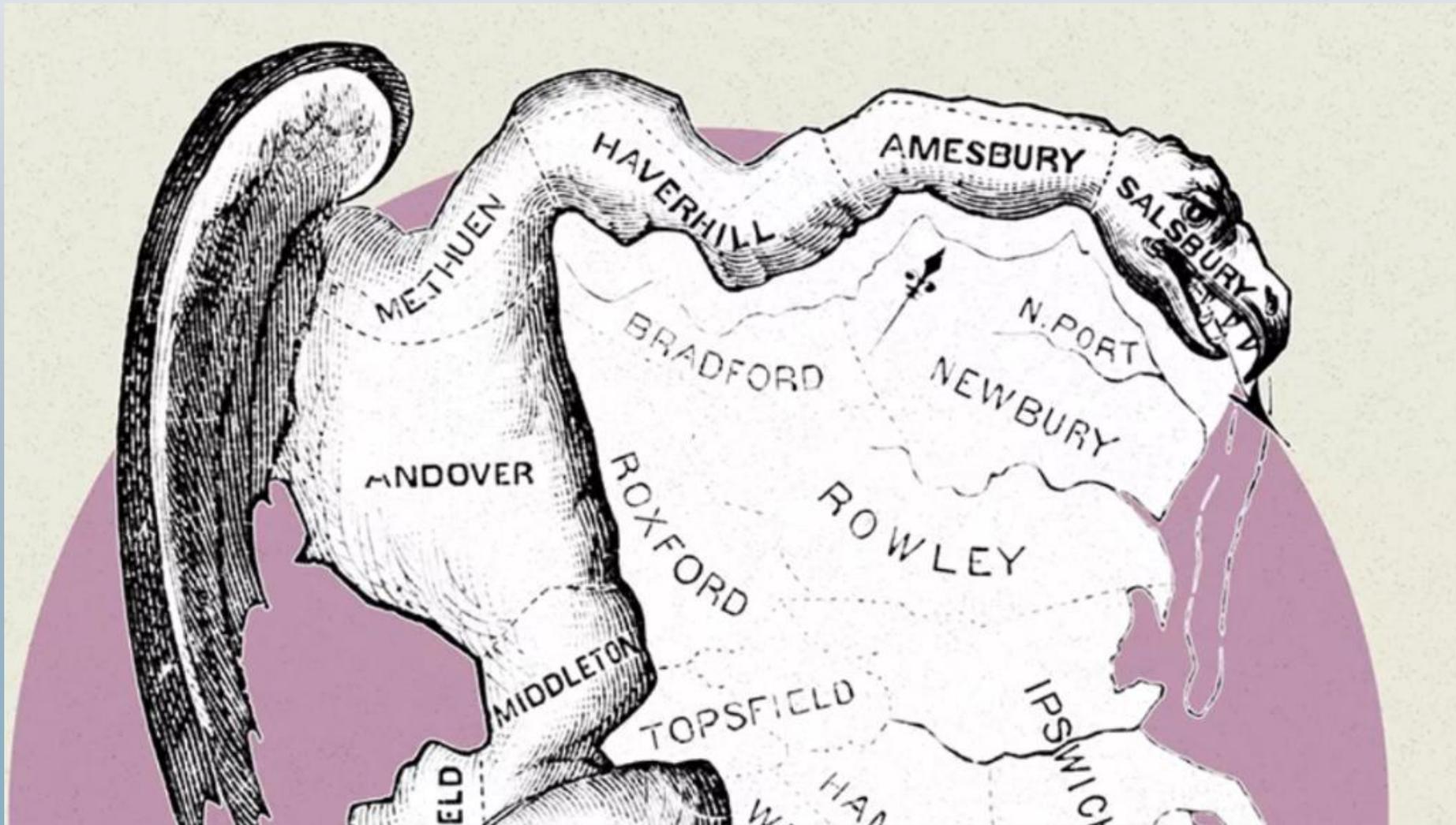


Senate Appropriations Chair Ed Hooper, R-21



House Budget Chair Lawrence McClure, R-68

## Budget Frenemies







# Governor DeSantis's priorities for the session

- Limits on artificial intelligence (AI bill of rights)
- Further crackdown on illegal immigration
- Lowering rifle buying age from 21 to 18
- DEI limits for local governments
- Rural Renaissance
- "My message is simple — get the bills to my desk."



# Senate President Albritton's priorities for the session

- Rural Renaissance
- Affordability initiatives
- Budget that limits spending, pays down debt, cuts taxes, increases reserves
- “Measure three times, cut once.”

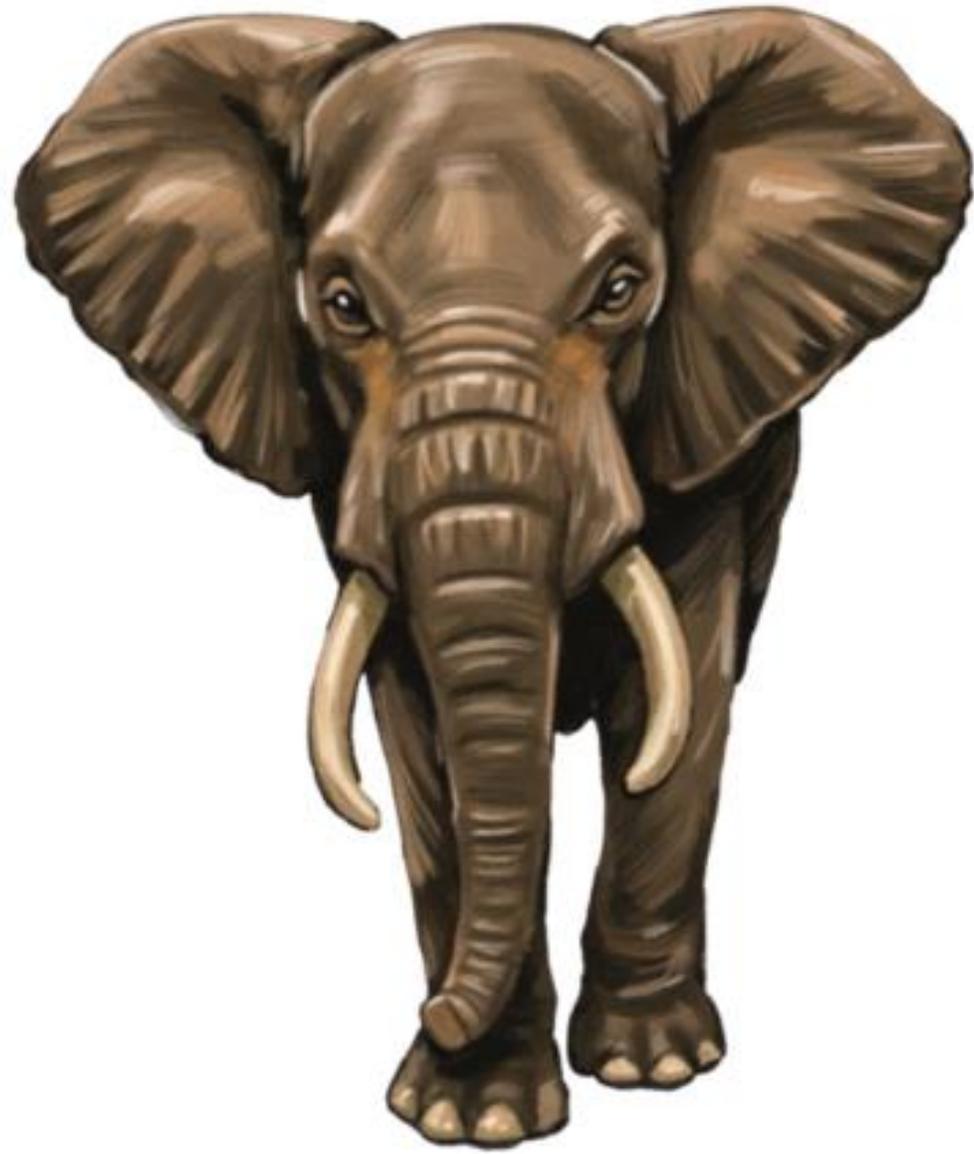


# House Speaker Perez's priorities for the session

- Affordability and insurance
- Taxes and the economy
- Prescription drug prices and the rising cost of public benefits
- Continued space industry leadership
- Infrastructure that keeps up with growth
- “Difficult doesn’t mean impossible and hard isn’t an excuse for cowardice.”







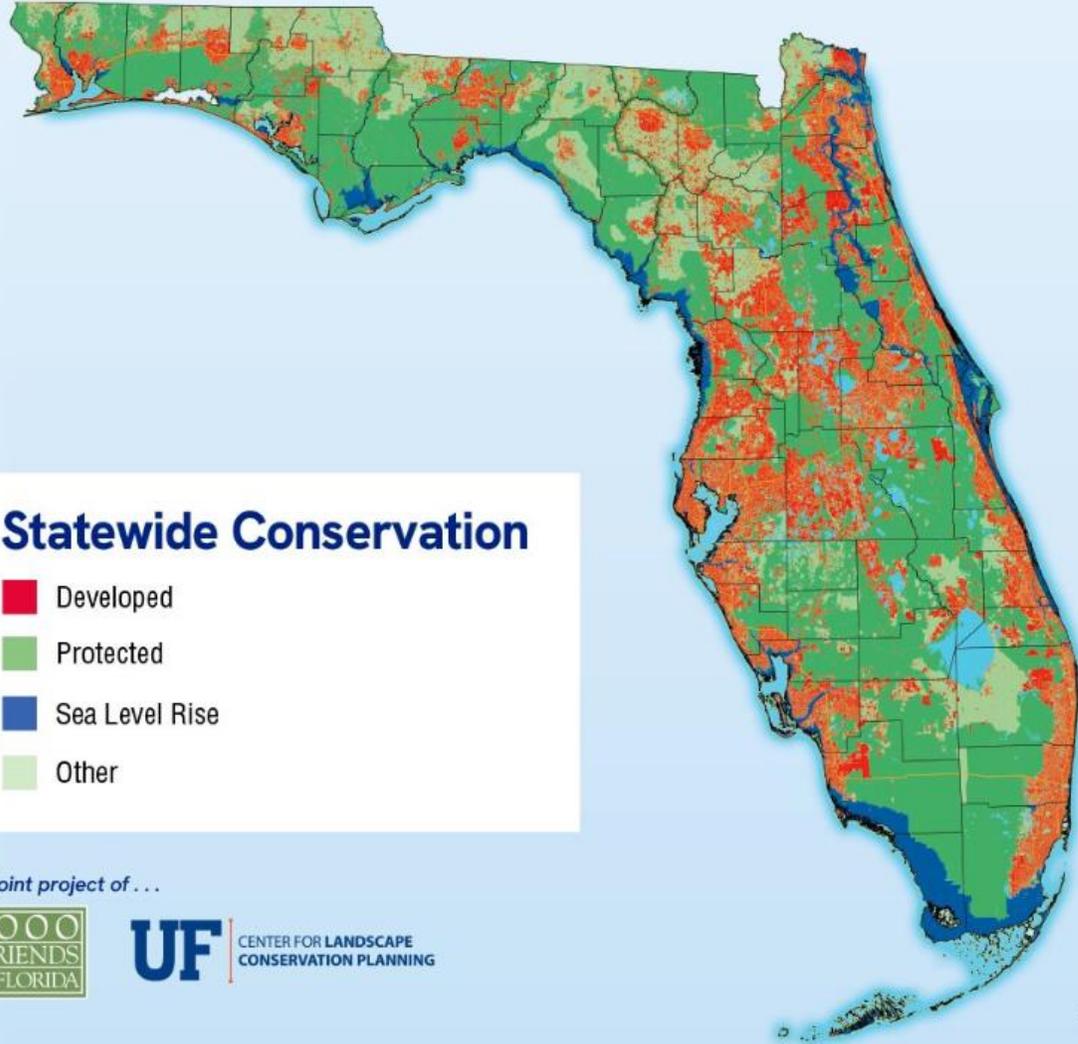


## Looming budget issues

- Florida Forever
- Rural and Family Lands Protection Program
- Funding for Everglades, Indian River Lagoon, natural springs, local water projects
- Community resilience planning and projects
- Affordable housing



# Sea Level 2070



## Statewide Conservation

-  Developed
-  Protected
-  Sea Level Rise
-  Other

A joint project of . . .



March 2023



# A bleak budget forecast

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



Everglades/National Park Service

# We track dozens of bills during the 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 Update 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 DeCeglie R-18

# HB 217/SB 218 – Land Use Regulations

Exempts Panhandle and Nassau Counties from Section 28 of SB 180

## HB 1465– Restrictions on Local Governments After a Hurricane

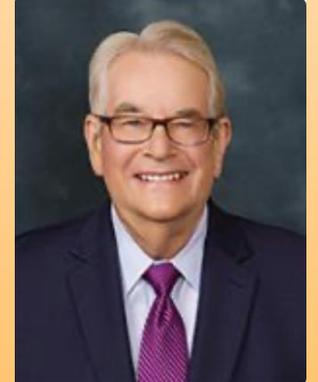
- Defines “burdensome” and “restrictive”
- Allows enforcement of plan or regulation changes if they expand development options
- Broader civil actions by property owners, business owners, and residents
- Require local governments to process applications under less restrictive regulations



Rep. Shane Abbott, R-5



Rep. Alex Andrade, R-2



Sen. Don Gaetz, R-1

# HB 217– Land Use Regulations

Schedule and Amend HB 217 to Restore Community Planning

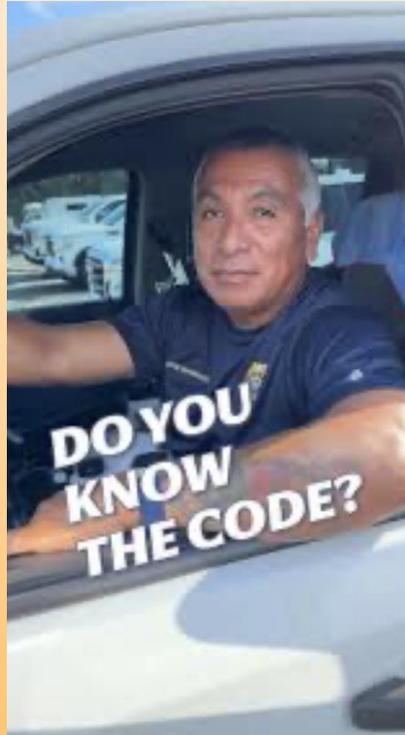


1. Place HB 217 on the Agenda for this Thursday's House Intergovernmental Affairs Subcommittee Meeting.
2. Amend HB 217 to match SB 840



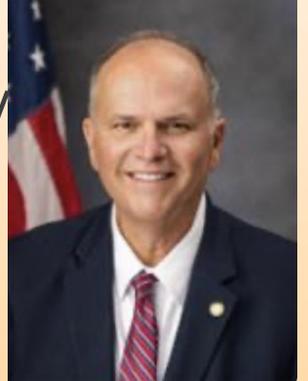
Rep. Shane Abbott, R-5

# HB 105/SB 588-Local Government Enforcement Actions

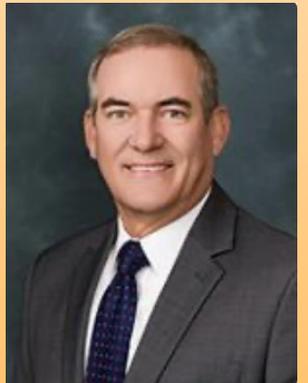


Prohibits local governments and special districts from taking “arbitrary or unreasonable enforcement actions”.

- 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

# SB 208/ HB 399- Land Use and Development

## Regulations

- Requires application fees that relate to the costs associated with the review and processing of applications- not square footage.
  - Requires comp plans and LDRS to include factors for assessing compatibility of allowable residential uses within a residential zoning district and future land use category.
  - Requires land development regulations to incorporate objective standards for mitigating or minimizing potential incompatibility.
  - • Prohibits local governments from denying an application on compatibility grounds unless the denial includes written findings identifying areas of incompatibility and concluding that no feasible mitigation measures exist.
- Does not apply to PUDs or Historic Districts.
- 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.
  - Essentially prohibits supermajority requirement for FLU changes.



Rep. David Borrero, R-111

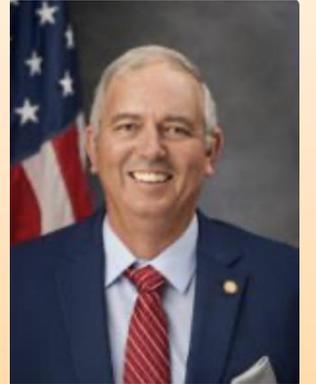


Sen. Stan McClain, R-9

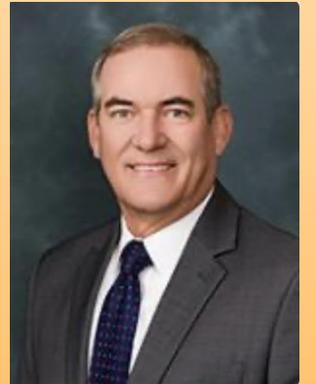
**OPPOSE**

# 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

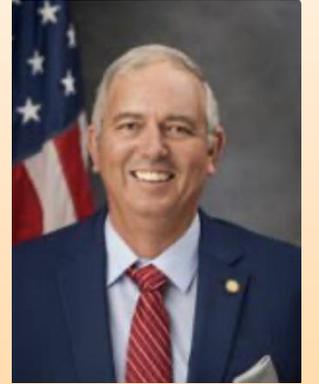


Sen. Stan McClain, R-9

# 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

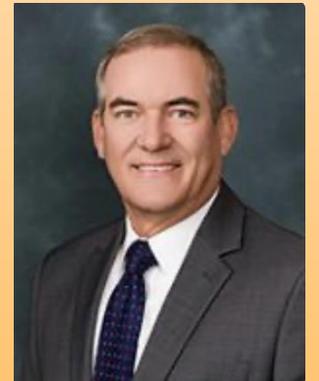
**OPPOSE**

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 requiring approval and appeals through the Department of Commerce.



Rep. Lauren Melo, R-82



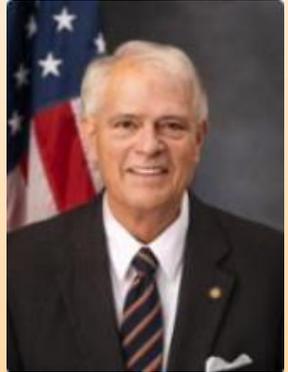
Sen. Stan McClain, R-9

# SB 548/HB 1139- Growth Management

SB 548 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

HB 1139 limits interlocal agreements for transportation impacts that were executed before Oct. 1, 2024 to October 1, 2031



Rep. Richard Gentry, R-27



Sen. Stan McClain, R-9

# SB 686/HB 691 – Agricultural Enclaves

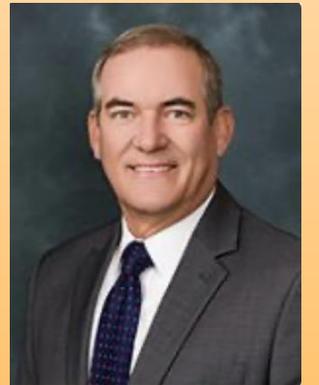
**OPPOSE**

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 includes areas separated by interstates.



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/SB 1138 – Local Land Planning and Development

Establishes a land planning and development program requiring local governments to use private providers, expedite permit approvals, and preempts certain environmental regulations to the state.

- Requires local governments to establish a contractor registry by 2027.
- Bars additional local conditions beyond those in the statute.
- Allows 50–75% of building permits before final plat approval if bonded.
- Accepts standard financial guarantees for infrastructure.
- Permits developer-chosen contractors if local government fails compliance.
- Authorizes lawsuits to enforce compliance.



Rep. Judson Sapp, R-20



Sen. Ralph Massullo, Jr. R-11

# HB 979/SB 1434 – Infill Redevelopment

Establishes a streamlined process for developing environmentally impacted land for residential use in large counties while overriding conflicting local regulations.

- Defines applicable parcels, including those with environmental contamination and at least 5 acres adjacent to residential zoning.
- Requires local governments to permit residential uses that match the average of neighboring districts, and to approve subdivisions meeting legal requirements.
- Mandates a 20-foot buffer from existing single-family homes or townhouses and imposes double parks or recreational facilities impact fees if the parcel contains formerly operated recreational amenities.
- Grants adjacent property owners a 90-day option to purchase former recreational areas at a limited price to preserve them as open space for 30 years.



Rep. David Borrero,  
1



Sen. Alexis Calatayud. R-38

# 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 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

# 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

# 2026 Legislative Update 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



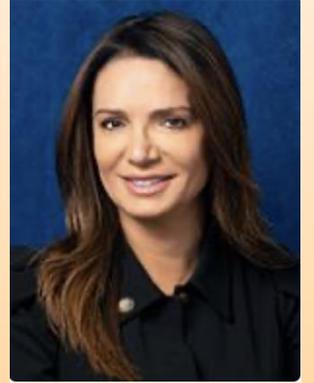
Sen. Danny Burgess, R-23

# SB 240/HB 575– Auxiliary Containers

**SUPPORT**

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

# 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.

**OPPOSE**

- 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 CFO 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 479 was amended to prohibit regulation of “adjacent upland activities that are outside of a wetland buffer if the buffer is a minimum of 15ft wide and average 25ft from a wetland.**

# 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

# HB 1019/SB 1230 – Perfluoroalkyl and Polyfluoroalkyl Substances



Limit film-forming foam PFAS use to emergency incidents and require periodic testing for PFAS in wastewater biosolids.

HB 1019

- Creates s. 376.911, F.S., to phase out the sale, purchase, possession, and nonemergency use of aqueous film-forming foam containing PFAS and require inventory reporting and disposal plans.
- Allows exemptions for federal aviation facilities, certain military applications, and emergency firefighting situations when no alternative foam is available.
- Directs the Department of Environmental Protection to adopt rules for disposal, maintain a registry of PFAS-free firefighting foams, provide technical assistance, and offer grants or cost share programs to aid in transitioning to PFAS-free alternatives.
- Amends s. 403.086, F.S., to require public entities disposing of domestic wastewater biosolids and treated effluent to perform quarterly PFAS sampling and submit results to the department.



Rep. Bill Conerly, R-72



Sen. Gayle Harrell, R-31



# HB 1245/SB 1294 – Biosolids Management

Prohibits the land application of bulk Class AA biosolids fertilizer and compost products from exceeding recommended agronomic rates, while adding new requirements for distribution, marketing, and recordkeeping.

- Directs the University of Florida's Institute of Food and Agricultural Sciences to publish recommended agronomic rates biennially for these biosolids products.
- Allows bulk Class AA biosolids or biosolids products to be marketed and applied as fertilizer if they are part of a bona fide sale and meet labeling and registration requirements.
- Permits bulk Class AA biosolids compost to be marketed as a soil amendment if part of a bona fide sale and meeting labeling and registration rules;
- Requires bulk Class AA biosolids products not sold as fertilizer or soil amendment to be applied only at sites specifically approved by the Department of Environmental Protection, with exceptions.



Rep. Jason Shoaf, R-7



Sen. Jennifer Bradley, R-6

# HB 1285/SB 1474 – Biosolids Management

Prohibits the Department of Environmental Protection from issuing or renewing certain land application site permits for Class B biosolids if an eligible wastewater treatment facility is located within 50 miles and meets specific requirements.

Creates a new subsection prohibiting permits for Class B biosolids land application if a qualifying wastewater treatment facility accepting septage for higher-level treatment is available within 50 miles.

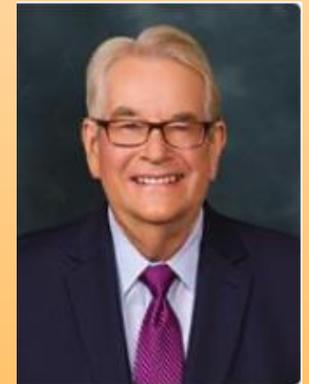
Applies the prohibition when the facility is owned or operated by federal, state, or local government and is not defunct, repurposed, or out of capacity.

## SB 290-FDACs

Prohibits land application of Class B biosolids after July 1, 2028 if hauling out of county and July 2031 for biosolids generated and land applied in the same county.



Rep. Nathan Boyles, R-3



Sen. Don Gaetz, R-1

# HB 1167/SB 1468 – Advanced Wastewater Treatment

**SUPPORT**

Require sewage disposal facilities with a capacity over 1 million gallons per day to submit annual infrastructure and treatment reports and direct the Department of Environmental Protection to compile and publicize these data for improved oversight.

- Declares legislative findings that inadequately treated wastewater from aging facilities harms environmental and economic resources.
- Mandates annual reporting by large-capacity sewage disposal facilities on infrastructure age, maintenance, spill history, treatment performance, and pollutant concentrations.
- Directs the Department of Environmental Protection to consult with water management districts and compile an annual report for state leaders and the public to prioritize upgrades and investments.



Rep. Lindsay Cross, D-60



Sen. Lori Berman, D-26

# SB 1386- Implementation of the Recommendations of the Blue-Green Algae Task Force

**SUPPORT**

Requires periodic inspections of onsite sewage systems and strengthens basin management action plan requirements to reduce nutrient pollution.

Mandates owners of certain onsite sewage treatment and disposal systems to have inspections at least once every 5 years and directs FDEP to enforce minimum operating standards.

Requires basin management action plans to meet or exceed total maximum daily load limits and account for anticipated increases in pollution from population and agricultural growth.

Instructs the environmental agency to evaluate major projects over \$1 million for their nutrient or water use reductions and include assessment findings in subsequent plan updates.

Removes dated language to streamline and clarify current basin management action plan procedures.



Sen. Carlos Guillermo Smith,  
D-17

# 2026 Legislative Preview

## Resilience Bills



Credit: WFTS



Credit: Florida Living Shorelines



Credit: Florida Today

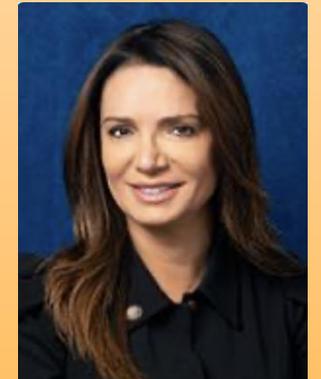
# SB 302/HB 1035- Nature-based Solutions for Improving Coastal Resilience

**SUPPORT**

- Authorizes minimal dredging and filling in the Biscayne Bay Aquatic Preserve specifically for restoring and enhancing natural systems like mangroves, salt marshes, seagrasses, and oyster reefs.
- Allows living shorelines and seawalls to manage shoreline erosion within the preserve, aligning with local and state oversight.
- Permits nature-based options such as living seawalls, wave attenuation devices, and green stormwater infrastructure in aquatic preserves to improve resilience.
- Directs the Department of Environmental Protection to develop, by 2027, design standards and a rule-based statewide permitting process for nature-based coastal resilience projects.
- Encourages local governments to promote and implement nature-based solutions for coastal protection and public awareness.



Rep. Jim Mooney, R-120



Sen. Ileana Garcia, R-36

# SB 636/HB 1297 – 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.
- SB 636 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.



Rep. . Sam Greco, R-19



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/HB 1305- 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.



Rep. Webster Barnaby, R-29



Sen. Ana Maria Rodriguez, R-40

# SB 1422/HB 1319- Coral Reefs/Surface

**SUPPORT**

## Waters

Designates coral reefs as critical natural infrastructure and clarifies the Department of Environmental Protection's authority to protect and recover damages for coral reef injuries.

- Revises legislative findings to emphasize the role of coral reefs in mitigating flood, climate change, and natural disaster risks.
- HB 1319 Recognizes coral reef restoration as a nature-based solution supported by federal hazard mitigation funding.
- SB 1422 Adds a legislative provision designating coral reefs in Broward, Martin, Miami-Dade, Monroe, and Palm Beach Counties as being in the public interest.
- Renumbers and clarifies penalty provisions for anchoring-related and grounding-related coral reef damage.



Rep. Lindsay Cross, D-60



Sen. Ileana Garcia, R-36

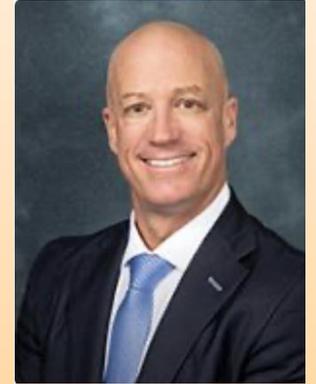
# Coverage and Rates by Citizens Property Insurance

**HB 275/SB 634-** Exempt 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.

**HB 909/SB 1024** – Expand coverage eligibility, adjust rate increases, and modify flood insurance requirements for residential properties in certain counties.



Rep. Jose Alvarez, R-69



Sen. Nick DeCeglie, R-18



Rep. Jim Mooney, R-120



Sen. Ana Maria Rodriguez, R-40

# Affordable Housing Bills

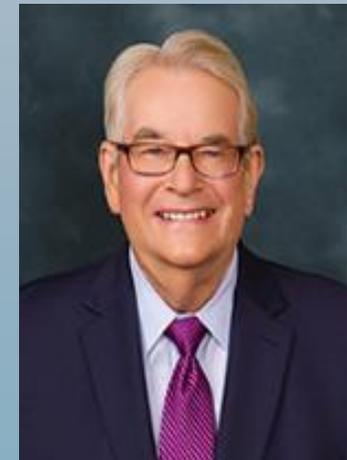


# HB 313/SB 48 Housing

- 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

# HB 837/SB 962 Affordable Housing

- 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.



Rep. Demi Busatta, R-114



Sen. Jennifer Bradley, R-06

# HB 1143/SB 948 Local Government Land Development Regulations and Orders

**OPPOSE**

- "Florida Starter Homes Act"
- Limits local governments' authority to impose land development regulations on residential lots, aiming to streamline approvals and increase affordable housing.
- Restricts zoning requirements, mandates quicker permitting, and preempts certain local controls, impacting community planning, land use, and environmental regulation.



Rep. Danny Nix, Jr., R-75



Sen. Stan McClain, R-09

# HB 1389 Affordable Housing

**OPPOSE**

- Mandates counties and municipalities to allow affordable multifamily and mixed-use housing in commercial and transit-accessible areas,
- Eliminates parking requirements in transit zones, and authorize property tax exemptions for qualifying affordable units.
- Significantly preempts local zoning authority to incentivize long-term affordable housing and transit-oriented development.



Rep. Mike Redondo, R-118

# HB 1183/SB 1342 Transportation Infrastructure Land Development Regulations

**OPPOSE**

- “Transit-Oriented Development Act,”
- Mandates Florida local governments to establish transit-oriented development (TOD) zones and rural livable urban villages (LUVs),
- overrides restrictive local zoning to encourage dense, mixed-use development near transit hubs.
- It aims to alleviate housing shortages, reduce congestion, and promote sustainable, transit-linked growth.



Rep. Lindsay Cross, D-60



Sen. Darryl Rouson, D-16

# HB 1493 Housing

- "Real Affordable Housing Relief Act,"
- Empowers local governments to enact rent control,
- Creates community land banks for affordable housing, and restrict corporate ownership of single-family homes.
- Offers tax credits, resilience grading, and anti-trust measures to promote housing affordability, local ownership, and sustainable land use.



Rep. Dotie Joseph, D-108

# SB 1520 Housing

- Amends Florida's affordable housing property tax exemption statute.
- It limits local governments' ability to opt out of exemptions by tightening conditions under which they can do so and ensures continuity of exemptions for existing or near-approved multifamily projects.



Sen. Alexis Calatayud, R-38

# SB 1548 Affordable Housing

**OPPOSE**

- Expands Florida’s “Live Local” affordable-housing preemptions by requiring counties and cities to allow qualifying multifamily or mixed-use rental housing— including on county, municipal, and school-district land—while limiting local height, setback, and approval controls.
- It also tightens airport-safety exceptions and strengthens fair-housing enforcement and remedies effective July 1, 2026.



Sen. Alexis Calatayud, R-38

# 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

# HB 53/SB 1254 Rapid Rail Transit Compact

- Authorizes Florida's Governor to enter an interstate compact with Alabama, Louisiana, and Mississippi to join and operate through the Southern Rail Commission to study "rapid rail transit" feasibility and pursue federal support.
- It creates a multistate commission framework, with optional state funding, potentially advancing passenger rail planning and resilience.



Rep. Yvonne Hinson, D-21



Senator Tracie Davis, D-05

# Data Centers



# HB 1517 Approval of Data Center Facilities

- “Data Center Transparency Act”
- Mandates comprehensive public disclosures from new and existing data centers in Florida regarding energy, water use, emissions, safety, zoning, and environmental impacts.
- It requires public notice, prohibits certain tax incentives without compliance, and emphasizes transparency, local notification, and environmental accountability in data center siting and operations.



Rep. Dotie Joseph, D-108

# HB 1007 Hyperscale Data Centers

- Requires coordinated state review for large-scale data centers, which subjects them to more scrutiny than an expedited review.
- Requires local governments to establish site standards and there would be public notices and hearings specific to siting the facilities.
- Reflects increasing public concerns about the construction of large data centers, and their potential impacts on land, water, utility costs and quality of life in neighboring communities.



Rep. Phillip Griffitts, R-06

# SB 484 Data Centers

- Regulates large-scale data centers in Florida by reinforcing local land use control, mandating full-cost utility pricing, and restricting water usage permits.
- Protects public resources, requires transparency, and limits subsidies or risks to ratepayers.
- Advances responsible planning while addressing infrastructure and environmental impacts of high-demand facilities.



Sen. Bryan Avila, R-39

# SB 1118 Public Records/Data Centers

- Creates a temporary public-records exemption for certain communications and business information tied to proposed data centers before a formal local application is filed.
- Allows limited interagency sharing while restricting public access for up to 12 months, aiming to attract data-center investment but reducing transparency in early-stage land-use discussions.
- Sunset: repeals October 2, 2031, unless reenacted (Open Government Sunset Review Act).
- Contingent effective date tied to SB 484 or similar legislation taking effect.



Sen. Bryan Avila, R-39

# Conservation bills



Sunrise at Circle B/Jeff Spence

**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
- HB 441 passed 3 committee stops; awaiting floor vote
- SB 546 passed 2 of 3 committee stops



Representative Kim Kendall, R-18



Senator Debbie Mayfield, R-19

**SUPPORT**

HB 981/SB 1066

# Tributaries of 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
- HB 981 has cleared all 3 committee stops; awaiting floor vote
- SB 1066 has passed 2 of 3 committees



Representative Wyman Duggan, R-12



Senator Jason Brodeur, R-9

**OPPOSE**

SB 290/HB 433

Dept. Ag. & Consumer Svs.

- Comprehensive bill with array of changes sought by FDACS
- Would require review of some conservation lands for possible sale, without development rights, to convert to agriculture
  - State parks and forests, wildlife management areas would not be included
  - Proceeds would be used to finance additional purchases of development rights
- Could threaten land with high conservation or recreation value
- SB 290 passed in all 3 committees; awaiting Senate vote
- HB 433 passed in 2 of 3 committees



Senator Keith Truenow, R-13



Representative Danny Alvarez, R-69

**OPPOSE**

SB 1658/HB 1421

# Cattle Grazing on State Land

- Requires state conservation lands to be leased for cattle grazing where land managers find it suitable
- Applies to land management plans developed or updated after July 1, 2026
- SB 1658 passed in all 3 committees; awaiting Senate vote
- HB 1421 approved in 1 of 2 committees



Senator Keith Truenow, R-13



Representative Jon Albert, R-48

# 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
- HB 193 yet to be heard in first of 3 committees
- SB 200 approved in 1 of 3 committees



Representative Nathan Boyles, R-3



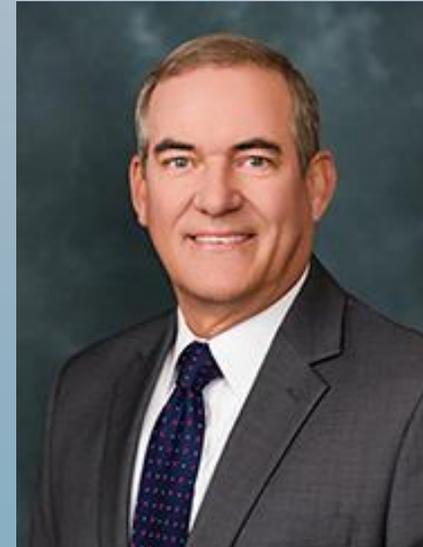
Senator Jennifer Bradley, R-6

# HB 673/SB 938 Release of Conservation Easements

- Requires water management districts to
  - release conservation easements on parcels less than 15 acres bordered on 3 or more sides by impervious surfaces
  - allow development consistent with adjacent zoning if mitigation credits are secured
  - enforce adherence to local stormwater rules
- Excludes conservation easements within residential developments and proprietary easements held by water management districts
- HB 673 approved in 1 of 3 committees
- SB 938 yet to be heard in first of 3 committees



Representative Wyman Duggan, R-12

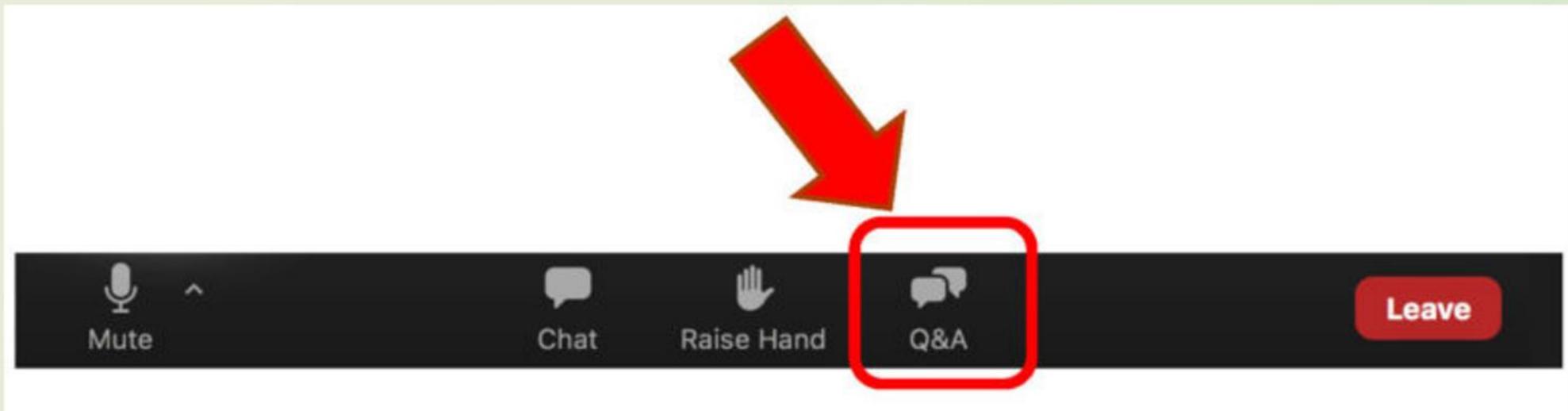


Senator Stan McClain, R-9

# 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.



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