

THE FLORIDA SENATE
2025 SUMMARY OF LEGISLATION PASSED
Committee on Community Affairs

CS/SB 68 — Health Facilities

by Health Policy Committee and Senator Martin

Health Facilities Authorities

Health facilities authorities (HFAs) are special districts created by counties or municipalities pursuant to the Health Facilities Authority Law in ch. 154, F.S., to assist nonprofit health care organizations in financing the acquisition, construction, expansion, or renovation of health care facilities. HFAs primarily issue tax-exempt revenue bonds, which provide lower-cost financing options for eligible projects.

Current law allows HFAs to provide financial assistance only to not-for-profit corporations. As a result, a health facility or health care system that is organized as a not-for-profit limited liability company is precluded from receiving financing under the law. The bill authorizes not-for-profit limited liability companies and not-for-profit corporate parents of health systems to receive financing from HFAs.

The bill also authorizes HFAs to structure their transactions as loan agreements. Specifically, the bill authorizes HFAs to make mortgages, or other secured or unsecured loans, to or for the benefit of a health facility, in accordance with an agreement between the HFA and the facility. The bill requires such loans to be used to finance the cost of a project, or to refund or refinance outstanding bonds, obligations, loans, indebtedness, or advances issued, made, given, or incurred by a health facility.

Fentanyl Testing

The bill also amends a provision of CS/HB 1195, passed prior to CS/SB 68 during the 2025 Regular Session and which subsequently became law (Chapter 2025-19, L.O.F.). Effective July 1, 2025, CS/HB 1195 requires hospitals to test a patient for fentanyl if the patient is receiving emergency services and care for a possible drug overdose and the hospital conducts a urine test to assist in diagnosing the individual. If the urine test comes back positive for fentanyl, the hospital must perform a confirmation test and retain the results of the urine test and the confirmation test as part of the patient's clinical record.

The bill (CS/SB 68) amends the fentanyl testing requirement in CS/HB 1195 to authorize, instead of require, hospitals to perform a confirmation test if a urine test comes back positive for fentanyl.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect on July 1, 2025.

Vote: Senate 36-0; House 113-0

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SB 118 — Regulation of Presidential Libraries

by Senators Brodeur, Gaetz, DiCeglie, Fine, Gruters, Avila, and Ingolia

The bill preempts to the state all regulation of the establishment, maintenance, activities, and operations of any presidential library within its jurisdiction and defers regulation of such institutions to the federal government. Presidential libraries are archives and museums that bring together the documents, historical materials, and artifacts of a United States President during his administration for public use including preservation, research, and visitation.

Under the bill, a local government may not enact or enforce any ordinance, resolution, rule, or other measure governing a presidential library or impose any requirement or restriction upon such libraries, except as otherwise authorized by federal law.

The bill defines a presidential library as an institution administered or designated under the federal Presidential Libraries Act.

If approved by the Governor, or allowed to become law without the Governor’s signature, these provisions take effect upon becoming law.

Vote: Senate 36-3; House 89-20

THE FLORIDA SENATE
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Committee on Community Affairs

CS/CS/SB 180 — Emergencies

by Appropriations Committee; Community Affairs Committee; and Senator DiCeglie

The bill makes various changes relating to the preparation and response activities of state and local government when emergencies impact the state. Regarding the responsibilities of the Florida Division of Emergency Management (FDEM), the bill:

- Requires the FDEM, for the purpose of the Hurricane Loss Mitigation Program, to prioritize use of funds for shelters located in counties, rather than regional planning councils, that have a shelter deficit, and for projects that are publicly owned, other than schools.
- Combines the FDEM shelter reports and requires it to be submitted to the Governor and Legislature annually, rather than biennially, and requires prioritization of non-school public facilities to be recommended for retrofit.
- Directs the FDEM to conduct annual regional hurricane readiness sessions and provide biennial emergency management training for specified county and municipal personnel.
- Renames the Natural Hazards Interagency Workgroup as the “Natural Hazards Risks and Mitigation Interagency Coordinating Group,” of which the executive director of the FDEM is the administrator and substantially revises the membership and duties of the group.
- Requires the FDEM to report annually to the Legislature on the expenditures related to emergencies incurred over the past year, including a summary of the event, detailed expenditures, and an accounting of all inventory and assets purchased (effective January 1, 2026).
- Requires contracts executed to support the response to a declared state of emergency to be posted on the state’s secure contract tracking system (effective January 1, 2026).
- Provides additional requirements for the FDEM handling of federal funds, including legislative notification for innovative uses and standardizing and streamlining processes related to the distribution of federal financial assistance to state and local agencies.
- Requires state agencies, counties, and municipalities to notify the FDEM by May 1 annually of the person designated as the emergency contact for the state agency, county, or municipality, and his or her alternate.
- Requires the Department of Environmental Protection (DEP) to submit and biannually update a Flood Inventory and Restoration Report to the FDEM, working with water management districts, local governments, and operators of public and private stormwater systems to identify flooding risks, provide inspection schedules, and list funding priorities.
- Requires the FDEM to consult with local governments and the appropriate state agencies to recommend statutory changes to streamline the permitting process for repairing and rebuilding structures damaged by natural emergencies and submit a report to the Legislature by July 1, 2026.

Regarding the emergency preparedness and response duties and directives of local governments, the bill:

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- Requires each county and municipality to post certain information related to emergency response and preparation on its website, including frequently asked questions related to natural emergency response and preparedness, a disaster supply and emergency shelter list, links to information about flood zone, a checklist for post-storm recovery, and information specific to persons with disabilities.
- Requires each county and municipality to develop a post-storm permitting plan to expedite recovery and rebuilding and ensure sufficient staffing for increased permitting and inspection demands. Each local government must also publish on its website a post-storm permitting guide to advise residents of post-storm permitting procedures and rebuilding requirements.
- Directs each county and municipality to apply to the DEP for authorization of at least one debris management site and encourages local governments to add an addendum to existing solid waste contracts for the collection of storm-generated debris.
- Prohibits each county and municipality located within an area for which a state of emergency is declared for a hurricane or tropical storm from increasing building permit or inspection fees for 180 days after the declaration.
- Prohibits a local government participating in the National Flood Insurance Program from adopting cumulative substantial improvement periods, also known as “lookback ordinances.”
- Prohibits the imposition of impact fees for replacement structures if the land use is the same as the original, unless a replacement structure increases demand on public facilities.
- Increases the threshold above which a property appraiser must assess repairs at just value after damage due to calamity to 130 percent of the square footage before destruction or 2,000 total square feet.

Additionally, for one year after a hurricane makes landfall, the bill prohibits certain counties and municipalities from proposing or adopting a moratorium on the construction or redevelopment of property or more restrictive or burdensome regulations or procedures pertaining to land development. If these provisions are not followed, the bill provides a procedure for a person to file a suit against a local government for declaratory and injunctive relief and entitles a prevailing plaintiff reasonable attorney fees and costs. A county listed in a federal disaster declaration, or a municipality located within such a county, located entirely or partially within 100 miles of a hurricane’s track is subject to the prohibition.

For Hurricane Debby, Hurricane Helene, and Hurricane Milton, the bill provides similar prohibitions on construction moratoriums and burdensome or restrictive regulations. The provisions apply until October 1, 2027, and are applied retroactively to August 1, 2024.

The Office of Program Policy Analysis and Government Accountability (OPPAGA) must study the actions of local government after hurricanes which are related to comprehensive plans, land development regulations, and procedures for review, approval, or issuance of site plans, permits, or development orders. The OPPAGA must submit a report to the Legislature by December 1, 2025, which includes recommendations for options to remove impediments to construction,

reconstruction, or redevelopment and prevent local governments from implementing burdensome or restrictive procedures or processes.

The bill also introduces the following policy changes aimed at enhancing the state's emergency preparedness and response efforts:

- Allows Florida National Guard servicemembers to provide medical care within their scope of licensure to military personnel and civilians during emergencies.
- Provides for the tolling and extension of a formal determination of the delineation of the extent of wetlands in the event a state of emergency is declared, which applies retroactively to January 1, 2023.
- Requires a tenant to be given an opportunity to collect his or her belongings or given notice of a date by which the tenant will be able to do so when a rented premise is damaged or destroyed.
- Extends the evacuation clearance time for the Florida Keys Area of Critical State Concern from 24 hours to 24.5 hours and directs the Department of Commerce to conduct a study to determine the number of building permit allocations that may be distributed based on this change. Such building permit allocations may not exceed 900 total allocations and must be distributed over 10 years. The bill also establishes requirements for distribution and issuance of the permits.
- Provides for the regulation of hoisting equipment during hurricanes, requiring equipment to be secured in a specified manner no later than 24 hours before the impacts of a hurricane are anticipated to begin. The Florida Building Commission must establish best practices for the utilization of tower cranes and hoisting equipment on construction job sites during hurricane season and report to the Legislature by December 31, 2026.
- Provides that the estimated costs of a renovation of property damaged by a natural disaster must exceed 75 percent of the fair market value of the building prior to the disaster before the property must be rebuilt to current thermal efficiency standards.
- Requires the Department of Veterans Affairs to provide special needs shelter registration information to its clients and caregivers.
- Requires the Florida Housing Finance Corporation to enter into a memorandum of understanding with the Department of Elder Affairs and with the Agency for Persons with Disabilities to ensure special needs shelter registry information is provided to residents of low-income senior independent living facilities and independent living properties for persons with disabilities that received funding through the corporation.
- Provides that a caregiver of a person with special needs who is eligible for admission to a special needs shelter, and all persons for whom he or she is the caregiver, must be allowed to shelter together in the special needs shelter.

Finally, effective January 1, 2026, the bill requires all state and local government contracts for goods or services related to emergency response entered into, renewed, or amended on or after July 1, 2025, to include a provision that, upon breach during an emergency recovery period, the contractor is required to pay actual, consequential, and liquidated damages and a \$5,000 penalty. The bill defines “emergency recovery period” as the 1-year period that begins on the date the Governor initially declared a state of emergency for a natural emergency.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect upon becoming a law, except as otherwise provided.

Vote: Senate 34-1; House 106-0

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HB 307 — Bonuses for Employees of Property Appraisers

by Reps. Mayfield, Miller, and others (CS/SB 674 by Rules Committee and Senator Wright)

The bill allows county property appraisers to pay hiring or retention bonuses to employees, provided the expenditure is approved by the Department of Revenue in the county property appraiser's budget.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2025.

Vote: Senate 36-0; House 111-0

THE FLORIDA SENATE
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Committee on Community Affairs

CS/CS/SB 384 — Annexing State-owned Lands

by Environment and Natural Resources Committee; Community Affairs Committee; and
Senators Burton and Brodeur

The bill amends the procedure for municipal annexation to require a municipality to notify each member of the local legislative delegation prior to the first public hearing on a proposal to annex state-owned lands.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2025.

Vote: Senate 36-0; House 112-0

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HB 575 — The Designation of the Gulf of Mexico

by Reps. Sirois, Weinberger, and others (SB 608 by Senator DiCeglie)

The bill (Chapter 2025-8, L.O.F.) renames the Gulf of Mexico as the Gulf of America throughout the Florida Statutes.

These provisions were approved by the Governor and take effect July 1, 2025.

Vote: Senate 28-9; House 78-27

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Committee on Community Affairs

SB 582 — Unlawful Demolition of Historical Buildings and Structures

by Senator Leek

The bill authorizes a code enforcement board or special magistrate to impose fines above the limits specified in statute for the demolition of a structure listed on the National Register of Historic Places or that is a contributing resource to a National Register-listed district.

To impose the fine, the code enforcement board or special magistrate must find, based on competent substantial evidence, that the demolition of the historic structure must have been knowing and willful, not permitted, and not the result of a natural disaster.

The bill limits such fines to no more than 20 percent of the fair or just market valuation of the property before demolition, as determined by the property appraiser.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2025.

Vote: Senate 34-0; House 115-1

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CS/CS/HB 669 — Israeli Bonds

by State Affairs Committee; Intergovernmental Affairs Subcommittee; and Rep. Gossett-Seidman and others (CS/SB 1674 by Community Affairs Committee and Senators Calatayud, Fine, and Polsky)

The bill prohibits a local government's investment policy from requiring a minimum bond rating for investments in rated or unrated bonds issued by the Israeli government.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2025.

Vote: Senate 36-0; House 113-0

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CS/CS/CS/HB 683 — Construction Regulations

by Commerce Committee; Intergovernmental Affairs Subcommittee; Industries & Professional Activities Subcommittee; and Rep. Griffiths and others (CS/CS/CS/SB 712 by Rules Committee; Appropriations Committee on Agriculture, Environment, and General Government; Community Affairs Committee; and Senator Grall)

The bill makes the following changes to current law:

- Requires the Department of Environmental Protection to adopt standards for installing synthetic turf, also known as “artificial grass,” on residential areas and prohibits local governments from adopting regulations inconsistent with such standards.
- Revises prompt payment provisions for local government construction contracts entered into on or after July 1, 2025, requiring local governments to approve or deny a price quote for a change order from a contractor within 35 days.
- Provides that the state or any political subdivision, when contracting for public works projects, may not penalize a bidder for performing a larger volume of construction work for the state or political subdivision, or reward a bidder for performing a smaller volume of construction work.
- Amends the “private provider” statute to authorize single-trade plans review and require expedited permit processing for such; allow single-trade inspections, as authorized under current law, to be conducted virtually; and authorize single-trade inspections and plans review for solar energy and energy storage installations or alterations.
- Revises the scope of certification for certified alarm system contractors to include surveillance cameras.
- Specifies that only one interior support rail in an elevator must be continuous and at least 42 inches long.
- Exempts from the provisions of the Florida Building Code any system or equipment located on the property of a spaceport which is used for space launch vehicles, payloads, or spacecraft.
- Prohibits local building departments from requiring a copy of a contract between a builder and an owner, or any associated documents, as a requirement to apply for or receive a building permit.

If approved by the Governor, or allowed to become law without the Governor’s signature, these provisions take effect July 1, 2025.

Vote: Senate 36-0; House 114-0

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CS/CS/CS/SB 784 — Platting

by Rules Committee; Judiciary Committee; Community Affairs Committee; and Senator Ingoglia

The bill requires local governments to review, process, and approve plats or replat submittals without action or approval by the governing body through an administrative authority and official designated by ordinance. The administrative authority must be a department, division, or other agency of the local government, and include an administrative officer or employee.

Under the bill, the authority must provide written notice in response to a submittal within seven days acknowledging receipt, identifying any missing documents or information required, and providing information regarding the approval process including requirements and timeframes.

Unless the applicant requests an extension, the authority must approve, approve with conditions, or deny the submittal within the timeframe identified in the initial written notice. A denial must be accompanied by an explanation of why the submittal was denied, specifically citing unmet requirements.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2025.

Vote: Senate 36-0; House 115-0

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CS/CS/CS/SB 954 — Certified Recovery Residences

by Rules Committee; Appropriations Committee on Health and Human Services; Community Affairs Committee; and Senators Gruters and Rouson

The bill requires local governments to adopt an ordinance by January 1, 2026, and subject to certain restrictions, to formalize and streamline the process for applicants seeking reasonable accommodations from land use regulations in order to open a certified recovery residence. The ordinance must contain a procedure which results in approval or denial within 60 days after receipt of an application, without public hearings beyond the minimum required to grant the requested accommodation.

For certain Level IV certified recovery residences, the bill also eliminates staffing requirements when patients are not present and increases the number of residents that a recovery residence administrator can oversee from 150 to 300 if the operator maintains certain personnel-to-resident ratios when residents are present.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2025.

Vote: Senate 37-0; House 97-10

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CS/SB 1080 — Local Government Land Regulation

by Rules Committee and Senator McClain

Zoning Applications and Comprehensive Plan Amendments

The bill requires a local government to specify in writing the minimum information that must be submitted in an application for a zoning approval, rezoning approval, subdivision approval, certification, special exception, or variance. Such information must be available for inspection and copying, posted on the local government’s website, and provided to an applicant at a pre-application meeting.

The bill also provides that comprehensive plan amendments not approved at the second public hearing in the plan amendment adoption process must be approved within 180 days thereafter to avoid being deemed withdrawn.

Timeframes for Processing Development Permits and Orders

The bill establishes timeframes for which counties and cities must process applications for development permits and orders. Within five business days after receiving an application for the approval of a development permit or order, the local government must confirm receipt of the application to the applicant. Within 30 days of receiving an application, the local government must either notify the applicant in writing that the application is complete or specify any areas that are deficient. The local government must approve, approve with conditions, or deny the application within 120 days of deeming the application complete, or 180 days if the application requires a quasi-judicial or public hearing.

Additionally, the bill requires the local government to issue specified refund amounts to applicants for failing to meet the prescribed timeframes in the bill.

Impact Fees and Building Code Fees

Current law provides limitations on impact fee increases imposed by local governments, requiring an increase to be phased-in over specified time periods depending on the rate of the increase. However, the phase-in limitations do not apply if the local government completes a study justifying the increase and demonstrating *extraordinary circumstances* necessitating the need to exceed the limitations, holds two public hearings, and receives approval by at least a two-thirds vote of the governing body. The bill prohibits a local government from increasing impact fees using *extraordinary circumstances* methodology if the local government has not increased the impact fee within the past 5 years. The bill increases the vote threshold to a unanimous vote of the governing body and requires such increase to be implemented in at least two but not more than four equal annual increments. These provisions take effect on January 1, 2026.

The bill also provides that alternative fees to school district impact fees must meet certain concurrency tests in order to be collected, charged, or imposed; and expands the use of revenue from building code fees and fines to also be used for carrying out processes and enforcement related to obtaining or finalizing building permits.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect October 1, 2025, except as otherwise provided.

Vote: Senate 29-8; House 84-29

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CS/HB 1137 — Utility Service Restrictions

by Commerce Committee and Rep. Shoaf (CS/SB 1002 by Rules Committee and Senator Truenow)

The bill adds “board, agency, commission, or authority of any county, municipal corporation, or political subdivision” to the list of entities that are expressly preempted from prohibiting certain types or fuel sources of energy production or the use of appliances that use these specified types or fuel sources of energy production.

The bill also prohibits rural electric cooperatives from taking certain actions that restrict or prohibit the types or fuel sources of energy production or the use of appliances that use these specified types or fuel sources of energy production.

Under the bill, the Florida Building Commission and the State Fire Marshal may not adopt any provision into the Florida Building Code or Florida Fire Prevention Code that prohibits or requires the installation of materials to facilitate the use of more than one type or fuel source of energy production used, delivered, converted, or supplied by the specified utilities and other entities, except to the extent required for the proper operation of an appliance as specified by the appliance manufacturer.

If approved by the Governor, or allowed to become law without the Governor’s signature, these provisions take effect July 1, 2025.

Vote: Senate 36-0; House 109-5

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CS/SB 1202 — Benefits for Firefighters Injured During Training Exercises

by Governmental Oversight and Accountability Committee and Senator McClain

The bill expands employer-paid health insurance benefits to a firefighter injured during an official training exercise in which the firefighter became totally and permanently disabled. The coverage includes the injured firefighter and his or her spouse and dependent children. Current law extends this benefit only when an injury is sustained during an on-duty response and does not include injuries sustained during official training exercises.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2025.

Vote: Senate 36-0; House 116-0

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CS/CS/SB 1730 — Affordable Housing

by Rules Committee; Community Affairs Committee; and Senator Calatayud

The bill amends various provisions of the Live Local Act, passed during the 2023 Regular Session, related to the preemption of certain zoning and land use regulations to authorize affordable housing developments. Specifically, the bill:

- Clarifies the application of the zoning preemption by defining “commercial,” “industrial,” and “mixed-use,” and providing that the preemption applies in areas such as planned unit developments with different zoning;
- Prohibits local governments from requiring transfer of density or development units or amendments to developments of regional impact before allowing development;
- Prohibits local governments from requiring a certain amount of residential usage in mixed-use developments;
- Clarifies the nature of administrative approval of affordable housing developments;
- Defines a “story” for purposes of municipalities located in an area of critical state concern;
- Allows local governments to restrict height and regulate architectural design for developments in historic districts for structures listed in the National Register for Historic Places before January 1, 2020;
- Requires local governments to administratively approve the demolition of an existing structure associated with a proposed development;
- Requires local governments to reduce parking requirements by 15 percent, as opposed to “considering” such reduction, as provided in current law;
- Provides for priority docketing and prevailing party attorneys’ fees and costs, up to \$250,000, in lawsuits brought under the Live Local Act;
- Authorizes a local government to include an adjacent parcel of land to be included in a project authorized under the Live Local Act;
- Provides that the Live Local Act does not apply in the Wekiva Study Area or Everglades Protection Area;
- Prohibits local governments from enforcing building moratoria that would have the effect of delaying the permitting or construction of affordable housing developments, except in certain circumstances, and authorizes civil action for violation of this prohibition, including award of prevailing party attorneys’ fees and costs up to \$250,000; and
- Requires annual reporting beginning November 1, 2026, of litigation related to and projects proposed or approved under the Live Local Act.

The bill provides that an applicant in the process of utilizing the Live Local Act prior to the amendments may opt to utilize the law as it existed upon their initial application.

Outside of the Live Local Act, the bill also authorizes local governments to approve affordable housing development on land owned by a religious institution containing a house of worship regardless of underlying zoning.

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The bill enacts a state policy related to support public sector, health care facility, and hospital employer-sponsored housing to meet a federal requirement related to tax-advantaged funding.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2025.

Vote: Senate 37-0; House 105-0

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SB 7004 — OGSR/Applicants or Participants in Certain Federal, State, or Local Housing Assistance Programs

by Community Affairs Committee

The bill saves from repeal the public records exemption for applicants or participants in disaster-related housing assistance programs. Under current law, property photographs and personal identifying information of applicants or participants in federal, state, or local disaster housing assistance programs is confidential and exempt from public records inspection and copying requirements. The exemption applies to records held by the Department of Commerce, the Florida Housing Finance Corporation, a county, a municipality, or a local housing finance agency.

The exemption is subject to the Open Government Sunset Review Act and will repeal on October 2, 2025, unless saved from repeal by the Legislature. The bill removes the scheduled repeal, thereby maintaining the confidential and exempt status of information of applicants or participants in certain disaster housing assistance programs.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect October 1, 2025.

Vote: Senate 37-1; House 115-0