

THE FLORIDA SENATE  
2026 SUMMARY OF LEGISLATION PASSED  
**Committee on Community Affairs**

**CS/CS/SB 118 — Assessments Levied on Recreational Vehicle Parks**

by Finance and Tax Committee; Community Affairs Committee; and Senator Truenow

The bill revises the way special assessments may be levied against recreational vehicle (RV) parks by prohibiting counties, municipalities, and special districts from levying special assessments against the portion of an RV parking space or campsite which exceeds the maximum square footage of an RV-type unit as specified in s. 320.01(1)(b), F.S., regardless of the size of the RV parking space or campsite.

The bill also revises how counties, municipalities, and special districts apportion special assessments against RV parks. Current law provides that special assessments on RV parks levied by counties, municipalities, and special districts, respectively, may not be based on the assertion that the RV park is comprised of residential units. Instead, they must be assessed as a commercial entity in the same manner as a hotel, motel, or other similar facility. The bill revises the apportionment requirements by directing these local government entities to consider the occupancy rates of an RV park to ensure fair and reasonable apportionment among the RV parks receiving the special benefit.

The changes made by the bill first apply to the 2026 property tax roll.

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

*Vote: Senate 38-0; House 111-1*

THE FLORIDA SENATE  
2026 SUMMARY OF LEGISLATION PASSED  
**Committee on Community Affairs**

**CS/CS/CS/HB 399 — Land Use and Development Regulations**

by State Affairs Committee; Housing, Agriculture & Tourism Subcommittee; Intergovernmental Affairs Subcommittee; and Rep. Borrero (CS/CS/SB 208 by Rules Committee; Judiciary Committee; and Senator McClain)

The bill includes a variety of provisions related to land use and development regulations.

Specifically related to fees and compatibility, effective January 1, 2027, the bill:

- Requires local governments to charge development permit and development order application fees that reasonably relate to the costs associated with the review, processing, and final disposition of applications.
- Requires local governments' interlocal agreements with school districts to address reasonable access to public easements and rights-of-way necessary for public school facilities.
- Requires local government comprehensive plans and land development regulations to include factors for assessing the compatibility of allowable residential uses within a residential zoning district and future land use category.
- Requires land development regulations to incorporate objective design standards or other measures for mitigating or minimizing potential incompatibility.
- Requires local government staff to identify specific areas of incompatibility, and authorizes staff to recommend mitigation measures to applicants, before recommending denial of rezoning, subdivision, or site plan approval applications on compatibility grounds.
- Prohibits local governments from denying an application on compatibility grounds unless the denial includes written findings identifying areas of incompatibility and concluding that proposed mitigation measures are inadequate and no feasible mitigation measures exist.
- Provides for the placement of manufactured housing on any lot in a recreational vehicle park.
- Provides for parity in regulations for off-site constructed residential dwellings (compared to on-site construction) in local government zoning, land use, and development regulations.

The bill also:

- Requires local governments to approve an application, without a public hearing or further local action, for a minor special exception or variance submitted for the maintenance, modification, or refurbishment of certain structures on properties identified as "large destination resorts," public lodging establishments comprised of 5 acres and 500 guest rooms with an average occupancy of at least 70 percent over the preceding 3 years. These provisions expire July 1, 2031.
- Prohibits a local government from conditioning a permit or other approval for a compost processing facility on a requirement to purchase additional property to expand a privately owned road, or revoking an existing permit for a compost processing facility regulated

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through and in compliance with regulations adopted as rules by a state department or statewide or regional water management plan.

Except as otherwise expressly provided in this act, this act shall take effect upon becoming a law.

*Vote: Senate 27-11; House 73-27*

THE FLORIDA SENATE  
2026 SUMMARY OF LEGISLATION PASSED  
**Committee on Community Affairs**

**CS/CS/HB 425 — Historic Cemeteries Program**

by Commerce Committee; Intergovernmental Affairs Subcommittee; and Rep. Aristide and others (SB 34 by Senators Sharief, Bernard, Osgood, Davis, Rouson, Berman, Jones, and Bracy Davis)

The bill provides that, notwithstanding any other provision of law, if a historic African-American cemetery recorded in the State's Historic Cemeteries Program sells vacant land for the express purpose of funding long-term maintenance and upkeep, the local government must approve an application to rezone or change the land use of such vacant land to allow development consistent and compatible with adjacent land uses.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect on July 1, 2026.

*Vote: Senate 39-0; House 110-0*

THE FLORIDA SENATE  
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**Committee on Community Affairs**

**CS/SB 504 — Code Inspector Body Cameras**

by Appropriations Committee on Criminal and Civil Justice and Senator Burgess

The bill requires counties and municipalities that permit code inspectors to wear body cameras to establish policies and procedures governing the proper use, maintenance, storage, and data management of those cameras. The policies and procedures must include:

- General guidelines for the proper use, maintenance, and storage of body cameras;
- Any limitation on which code inspectors are permitted to wear body cameras;
- Any limitation on code enforcement-related encounters and activities in which body cameras may be used; however, a code inspector must be allowed to record any encounter with a member of the public occurring while performing official duties; and
- General guidelines for the proper storage, retention, and release of audio and video data captured by body cameras.

The bill also requires counties and municipalities that permit code inspectors to wear body cameras to:

- Ensure all personnel who wear, use, maintain, or store body cameras are trained in the local government’s body camera policies and procedures;
- Retain audio and video data recorded by body cameras in accordance with the requirements of s. 119.021, F.S., regarding custodial, maintenance, preservation, and retention requirements for public records, except as otherwise provided by law;
- Periodically review body camera practices to ensure compliance with the local government’s policies and procedures; and
- Ensure all personnel who use, maintain, store, or release body camera data are trained in their policies and procedures.

The bill defines “body camera” as a portable electronic recording device worn on a code inspector’s person which records audio and video data of the code inspector’s encounters and activities. The bill also defines “code inspector” as any authorized agent or employee of the county or municipality whose duty it is to assure code compliance.

The bill specifies that ch. 934, F.S., regarding the privacy of oral and wire communications, does not apply to body camera recordings made by code inspectors. This allows code inspectors to wear body cameras while performing their official duties without notifying or obtaining consent from each individual they encounter. Body camera recordings made by law enforcement agencies are also exempt from the provisions of ch. 934, F.S. SB 506, which is linked to this bill, creates a public records exemption for code inspector body camera recordings.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect on July 1, 2026.

*Vote: Senate 39-0; House 111-0*

THE FLORIDA SENATE  
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**Committee on Community Affairs**

**SB 506 — Public Records/Body Camera Recordings Recorded by a Code Inspector**

by Senator Burgess

The bill creates a public records exemption to provide that a county or municipal code inspector's body camera recording, or a portion thereof, is confidential and exempt from public disclosure requirements if the recording is taken in:

- The interior of a private residence;
- The interior of a facility that offers health care, mental health care, or social services; or
- A place that a reasonable person would expect to be private.

In addition, the bill:

- Provides for certain circumstances under which such recordings are required to be disclosed or may be disclosed;
- Requires the court to consider certain factors in determining whether to order the disclosure of such a recording; and
- Requires that local governments must be given reasonable notice of hearings and an opportunity to participate in any proceeding regarding the disclosure of such a recording.

The bill requires code inspector body camera recordings to be retained for at least 90 days and requires the Division of Library and Information Services of the Department of State, by October 1, 2026, to incorporate this retention requirement into the appropriate general records schedule. The bill provides that the public records exemption created by the bill applies retroactively and does not supersede any other public records exemptions that existed before or created after the effective date of the bill.

The bill is subject to the Open Government Sunset Review Act and stands repealed on October 2, 2031, unless reviewed and saved from repeal through reenactment by the Legislature.

This act shall take effect on the same date that SB 504 or similar legislation takes effect, if such legislation is adopted in the same legislative session or an extension thereof and becomes a law.

*Vote: Senate 38-1; House 114-0*

THE FLORIDA SENATE  
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**Committee on Community Affairs**

**SB 594 — Local Housing Assistance Plans**

by Senators Burton and Arrington

The bill requires each county and municipality local housing assistance plan under the State Housing Initiatives Partnership (SHIP) Program to include a strategy for providing program funds to mobile home owners, including assistance with lot rental payments. The bill specifies that lot rental assistance is an approved home ownership activity for which local governments may award SHIP funds, but such assistance may not exceed the equivalent of six months' rent. The bill also authorizes funds reserved for the construction, rehabilitation, or emergency repair of eligible housing to be used for the rehabilitation or emergency repairs of mobile homes.

Finally, the bill removes the current law restriction that limits the use of SHIP funds for manufactured housing to 20 percent of the total funds made available in each county and municipality.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect on July 1, 2026.

*Vote: Senate 39-0; House 110-0*

THE FLORIDA SENATE  
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**Committee on Community Affairs**

**CS/CS/CS/SB 686 — Agricultural Enclaves**

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

The bill amends s. 163.3162, F.S., which regulates agricultural lands and practices, to replace the existing public hearing process for development within agricultural enclaves with a new process outlined in the bill. Agricultural enclaves are pockets of agricultural land that are mostly surrounded by development.

Under the bill, the owner of an agricultural enclave may apply for a certification confirming that the land is an agricultural enclave, subject to a public hearing and approval process. Upon certification, property owners may submit development plans for single-family residential housing consistent with the land use requirements of adjacent parcels. Local governments may not enact or enforce a law or regulation for an agricultural enclave that is more burdensome than for other types of applications for comparable uses or densities.

The bill revises the definition of “agricultural enclave” to clarify that they may include one or more parcels. It also includes additional criteria for determining whether a property may qualify as an agricultural enclave under state law and limits agricultural enclaves to lands within counties having a population of 1.75 million or less.

The bill’s provisions relating to agricultural enclaves expire January 1, 2028, at which time the text of those provisions will revert to the text as it existed on June 30, 2026.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect on July 1, 2026.

*Vote: Senate 34-2; House 90-20*

THE FLORIDA SENATE  
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**Committee on Community Affairs**

**CS/HB 755 — Areas of Critical State Concern**

by Natural Resources & Disasters Subcommittee and Rep. Mooney and others (CS/SB 934 by Community Affairs Committee and Senator Rodriguez)

Current law requires any contractor who contracts with the state or any local government or other public authority or private entity for the construction of, or repairs to, a public building or public work must execute and record a payment and performance bond with a surety insurer authorized to do business in Florida as a surety, if the contract is above a certain threshold.

The bill provides an exemption from payment and performance bond requirements for a person entering into a construction contract for work performed on property in an area of critical state concern (ACSC) that is subject to a long-term ground lease of 99 years or more with Habitat for Humanity International, Inc., or its affiliates. The exemption applies at the discretion of the official or board that owns the underlying property and only if the leasehold interest is subject to any claims by persons who qualify as lienors. Under the bill, the underlying real property owned by the state or any county, city, or political subdivision thereof, or by any other public authority, may not be subject to any lien rights created under ch. 713, F.S., relating to construction liens, generally.

The Florida Forever Program is the state's main conservation and recreation lands acquisition program. Thirty-five percent of Florida Forever funds must be distributed to the Florida Department of Environmental Protection for the acquisition of lands and capital project expenditures described in the Florida Forever Act. The bill extends the date through which at least \$5 million of those funds must be spent on land acquisition within the Florida Keys ACSC. The funding requirement currently applies through the 2026-2027 fiscal year, and the bill extends it through the 2035-2036 fiscal year.

Lastly, the bill expands the existing prohibition on oil and gas drilling near national estuarine research reserves in rural areas of opportunity. Current law prohibits oil and gas drilling, exploration, or production in counties designated as rural areas of opportunity if the proposed site is within 10 miles of a national estuarine research reserve. The bill additionally prohibits such activities within 30 miles of a national estuarine research reserve in a county that is designated as a rural area of opportunity and also contains an ACSC.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect on July 1, 2026.

*Vote: Senate 38-0; House 109-0*

THE FLORIDA SENATE  
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**CS/CS/HB 803 — Building Permits and Inspections**

by Commerce Committee; Industries & Professional Activities Subcommittee; and Reps. Trabulsy, Overdorf, and others (CS/CS/SB 1234 by Rules Committee; Regulated Industries Committee; and Senator DiCeglie)

CS/CS/HB 803 amends provisions related to the Florida Building Code (Building Code), building permit requirements, and requirements related to inspections and private providers, including:

- Providing for 1-year expiration for building permits for single-family dwellings.
- Providing building permit requirements for placement of manufactured housing in certain locations including mobile home lots and single-family zoning districts.
- Requiring the development of uniform commercial and residential building permit applications.
- Providing limitations for the calculation of local government building inspection fees.
- Requiring local governments, except in flood hazard areas, to exempt from building permitting:
  - o Work on single-family residential property valued at \$7,500 or less, excluding any electrical, plumbing, structural, mechanical, or gas work; and
  - o The installation of temporary residential hurricane and flood walls meeting specified standards.
- Requiring issuance of a building permit for a retaining wall spanning more than one lot or parcel for the project as a whole.
- Restricting local government glazing requirements for new commercial or mixed-use projects.
- Requiring a 5-day response timeframe for permit applications for work valued less than \$15,000.
- Prohibiting homeowners' associations from requiring the issuance of a building permit as a prerequisite for review of construction on a parcel.

As it relates to Building Code inspection and private provider services, the bill:

- Requires the Department of Management Services to enter into state term contracts with vendors to provide building code inspection services.
- Authorizes persons meeting minimum requirements to perform building inspection and plans examination services for 1 year following state of emergency declarations.
- Requires a local government, rather than optionally allowing it, to establish a registration system for private providers and private provider firms operating in the local government's jurisdiction.
- Requires local governments to reduce commercial construction permit fees by specified percentages.
- Substantially revises requirements related to private provider services, including:
  - o Limitations on local government authority related to supervision and application reviews.

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- o Requirements related to notifications related to applications and corrective actions.
- o Revisions of local government fee calculations when private provider services are used.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect on July 1, 2026.

*Vote: Senate 37-0; House 109-0*

THE FLORIDA SENATE  
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**Committee on Community Affairs**

**CS/CS/CS/HB 927 — Local Land Planning and Development**

by State Affairs Committee; Commerce Committee; Intergovernmental Affairs Subcommittee; and Rep. Sapp (CS/CS/SB 1138 by Rules Committee; Judiciary Committee; and Senator Massullo)

The bill requires counties and cities of a certain size to create and implement a program by January 1, 2027, for the use of qualified, preapproved private professionals from a local government-maintained registry to perform a preapplication review of permit applications, plan reviews, and plat approvals before submission to the local government for final approval. The mechanics of this review as supplementing the local government's staff resources are to be determined by the governing body.

If an applicant chooses to use this process, the county must, within 5 days of a preapplication certification, confirm receipt, verify completeness, and notify the applicant of completion or deficiencies. The county must then process the complete or deemed-complete application for final action and approve, approve with conditions, or deny the application within 45 days. Failure to take final action within 10 days following notice by the applicant results in the application's automatic approval. Approvals are made through administrative review, without a public hearing or other review.

Each local government must establish and maintain a registry of at least four qualified contractors or two qualified contractor firms free of conflict of interest with the local government, either individually or through agreement with another local government.

With respect to platting approval and expedited platting review, the bill:

- Prohibits a local government from creating or establishing any additional regulations or requirements that a platting applicant must meet for the approval of a final plat;
- Expands the expedited building permit process from residential subdivisions or planned communities to include one or more phases of a community or subdivision;
- Requires the expedited application program to approve stabilized access roads that can support emergency vehicles in addition to preliminary platting;
- Provides that the utilities plans required prior to the issuance of building permits do not include completion of any infrastructure or improvements required under such plans except for access and roadway improvements required by the fire code for fire department access and operations; and
- Provides that an applicant has a vested right in a preliminary plat approved by a governing body so long as the applicant relies on such approved plat and incurs obligations and expenses or commences construction of the residential subdivision or community. Such vested rights exist for a minimum of 5 years from approval without such conditions.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect on July 1, 2026.

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*Vote: Senate 33-0; House 110-0*

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**Committee on Community Affairs**

**HB 929 — Local Government Regulation of Chickees**

by Reps. Cobb, Gentry, and others (SB 1020 by Senator Truenow)

The bill prohibits counties and municipalities from enacting any ordinance or policy that prevents a member of the Miccosukee Tribe of Indians of Florida or Seminole Tribe of Florida from constructing a chickee in a side yard if it is located at least 10 feet away from the property line or at least 10 feet away from any other structure. A “chickee” is an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials that does not incorporate any electrical, plumbing, or nonwood features. Chickees are exempt from the Florida Building Code when constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida.

The bill also prohibits counties and municipalities from enacting an ordinance or regulation concerning chickees that is more restrictive than federal floodplain management regulations.

The bill revises the definition of “chickee” for purposes of exemption from the Florida Building Code to include chickees that:

- Have a wooden deck;
- Incorporate nonwood fasteners; and
- Incorporate electrical or plumbing features in accordance with a building permit for those specific features.

The bill provides that a person who is not a member of the Miccosukee Tribe of Indians of Florida or Seminole Tribe of Florida and who constructs a chickee in an attempt to assert an exemption from the Florida Building Code commits a first-degree misdemeanor.

The bill also exempts a chickee from the Florida Fire Prevention Code if it is at least 20 feet from any other structure subject to the Florida Building Code or that otherwise includes fireproofing measures approved by a certified fire protection system contractor.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect on July 1, 2026.

*Vote: Senate 39-0; House 112-0*

THE FLORIDA SENATE  
2026 SUMMARY OF LEGISLATION PASSED  
**Committee on Community Affairs**

**SB 962 — Affordable Housing**

by Senator Bradley

The bill provides that for the purposes 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, farms or farm operations, including the packaging and sale of those products raised on the premises, are excluded from the definitions of commercial, industrial, or mixed use zoning which would require the local government to approve certain affordable housing developments.

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

*Vote: Senate 38-0; House 109-2*

THE FLORIDA SENATE  
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**Committee on Community Affairs**

**CS/HB 967 — Electronic Payments Made to Units of Local Governments**

by State Affairs Committee and Rep. Buchanan and others (CS/SB 1612 by Governmental Oversight and Accountability Committee and Senator DiCeglie)

The bill requires each unit of local government, including all municipalities, special districts, counties, and county constitutional officers, to accept payment by use of credit cards, charge cards, bank debit cards, and electronic fund transfers for financial obligations owed to the local government, except when another form of payment is required by law. The bill also requires local governments to have an online method to accept payments.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect on January 1, 2027.

*Vote: Senate 33-0; House 110-0*

THE FLORIDA SENATE  
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**Committee on Community Affairs**

**CS/CS/SB 984 — Firefighter Cancer Benefits**

by Appropriations Committee; Governmental Oversight and Accountability Committee; and Senators DiCeglie, Smith, and Arrington

Current law provides special disability and death benefits to firefighters who are diagnosed with certain cancers. To qualify, a firefighter must:

- Be employed full time as a firefighter (or Florida-certified fire investigator);
- Have been employed by the same employer for at least 5 continuous years;
- Not have used tobacco products in the preceding 5 years; and
- Have not been employed in any other position within the preceding 5 years that is proven to create a higher risk for cancer.

Firefighters who die as a result of cancer, or circumstances arising out of the treatment of cancer, are provided death benefits. If the firefighter participated in an employer-sponsored retirement plan, the plan must consider the firefighter to have died in the line of duty. If the firefighter did not participate in an employer-sponsored retirement plan, the employer must provide a death benefit to the firefighter's beneficiary equal to at least 42 percent of the firefighter's annual salary for at least 10 years. In addition, the beneficiary is entitled to a one-time payment of \$75,000.

The bill requires that the payment of the \$75,000 firefighter cancer death benefit to a firefighter's beneficiary be made available for 1 year after terminating employment, provided the former firefighter otherwise met the criteria at the time of termination of employment and was not subsequently employed as a firefighter.

The bill includes a legislative determination that the bill fulfills an important state interest.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect on July 1, 2026.

*Vote: Senate 37-0; House 109-0*

THE FLORIDA SENATE  
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**Committee on Community Affairs**

**CS/CS/SB 1134 — Official Actions of Local Governments**

by Rules Committee; Judiciary Committee; and Senator Yarborough

The bill prohibits counties and municipalities from funding, promoting, or taking official actions such as adopting ordinances, resolutions, rules, regulations, programs, or policies, related to diversity, equity, and inclusion (DEI). It also prohibits a county or municipality from expending any funds, regardless of the source, to establish, support, sustain, or staff a DEI office or officer.

The bill provides that a member of a county or municipal governing body acting in his or her official capacity who violates the prohibitions commits misfeasance or malfeasance in office. It also prohibits counties and municipalities from allowing their funds to be used by employees, contractors, and others to promote DEI initiatives.

An action may be brought by a resident against a county or municipality that violates the bill's provisions. The bill does not prohibit official action required for compliance with general or federal law, and includes a series of exceptions, including, but not limited to, for operating and maintaining federal monuments and memorials located in this state or recognizing individuals or groups honored by state monuments, memorials, or museums authorized in state law.

The bill also requires the potential recipients of a county or municipal contract or grant to certify that they do not and will not use local government funds to require employees, contractors, volunteers, vendors, or agents to ascribe to, study, or be instructed using materials related to DEI.

The statute created by the bill applies to any contract between a county or municipality and a diversity, equity, and inclusion officer which is in existence on January 1, 2027. With respect to all other contracts, the statute applies to contracts executed or renewed after January 1, 2027.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect on January 1, 2027.

*Vote: Senate 25-11; House 77-37*

THE FLORIDA SENATE  
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**Committee on Community Affairs**

**CS/CS/SB 1180 — Community Development Districts**

by Fiscal Policy Committee; Community Affairs Committee; and Senator Arrington

**CDD Board of Supervisors Recall Procedure**

The bill creates a recall election process for a member of a community development district's (CDD) board of supervisors that largely mirrors existing procedures for municipalities and charter counties. The bill provides the grounds for removal of a member of the board of supervisors is limited to certain offenses, including:

- Malfeasance;
- Misfeasance;
- Neglect of duty;
- Drunkenness;
- Incompetence;
- Permanent inability to perform official duties; or
- Conviction of a felony involving moral turpitude.

In addition, the bill sets requirements for initiating a recall petition, creates processes regarding petition filing and signature verification, and specifies ballot language. The bill also provides noticing requirements, establishes a procedure for filling vacancies created by a recall, and prescribes penalties for offenses related to the petition process. A person who is removed by a recall or resigns after a petition has been filed against him or her is not eligible to be appointed to the CDD's governing body for two years after the date of the recall or resignation.

**Synthetic Turf Regulations**

In 2025, the Legislature directed the Department of Environmental Protection (DEP) to adopt by rule minimum standards for the installation of synthetic turf on single-family residential properties of one acre or less. Upon adoption of the rule, local governments may not prohibit property owners from installing synthetic turf that complies with DEP standards or regulate synthetic turf inconsistent with DEP's standards. This bill provides that the prohibition on local government regulation of synthetic turf in s. 125.572, F.S., does not limit a CDD's ability to enforce deed restrictions.

**Compact, Urban, Mixed-Use CDD**

The bill expands the definition of "compact, urban, mixed-use district," which is a specialized type of CDD that aims to provide for a compact downtown, high intensity development, with mixed uses. The bill amends the definition to include a district that consists of a maximum of 75 acres, which is located within a municipality, and is within a qualified opportunity zone designated by the U.S. Department of the Treasury or a community redevelopment area which district has development entitlements of:

- At least 400,000 square feet of retail development and 500 residential units; or
- At least 250,000 square feet of commercial development and 500 residential units that are affordable for very low-income, low-income, or moderate-income persons.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect on July 1, 2026.

*Vote: Senate 37-0; House 112-0*

THE FLORIDA SENATE  
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**Committee on Community Affairs**

**CS/CS/HB 1329 — Local Government Finances**

by State Affairs Committee; Intergovernmental Affairs Subcommittee; and Rep. Benarroch and others (CS/CS/CS/SB 1566 by Rules Committee; Appropriations Committee on Agriculture, Environment, and General Government; Community Affairs Committee; and Senator DiCeglie)

The bill provides that the act may be cited as the “Local Government Financial Transparency and Accountability Act.”

The bill requires county and municipal tentative, adopted tentative, and final budgets, be posted on their official websites in PDF or similar downloadable form. Posted budgets must include minimum data specified under the bill, including, among other things, a budget overview and summaries of expenses by fund, department, and program, as well as expenditures related to debt obligations and capital projects.

The bill revises timeframes for posting budget information and noticing public budget hearings. Tentative budgets and proposed budget amendments must be posted 5 days, rather than 2 days under current law, before the hearing. Final budgets and adopted amendments must be posted for 5 years, rather than 2 years, following adoption. Counties and municipalities are also required to conduct a budget reduction strategy workshop and post quarterly employee compensation summaries and a budget development calendar.

The bill implements new requirements for local governments seeking to increase impact fee rates beyond the ordinary phase-in limitations due to extraordinary circumstances. Under the bill, the demonstrated-need study required to show extraordinary circumstances justifying an impact fee rate increase must specify the standards used to support the existence of such extraordinary circumstances and be accompanied by a declaration of the method and timeframe by which the impact fee increase will increase capacity.

The bill also prohibits a local government, including a school or special district, from increasing an impact fee rate utilizing the extraordinary circumstances provisions by more than 100 percent in a 4-year period. The bill provides for procedures related to impact fee payor requests for refunds and for the expiry of certain interlocal agreements.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect on January 1, 2027.

*Vote: Senate 34-0; House 87-19*

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**Committee on Community Affairs**

**CS/CS/HB 1389 — Affordable Housing**

by Commerce Committee; Housing, Agriculture & Tourism Subcommittee; and Rep. Redondo and others (SB 1548 by Senator Calatayud)

The bill makes a variety of changes regarding the Live Local Act, passed during the 2023 Regular Session, to require the authorization of certain affordable housing developments by local governments under certain conditions. The bill:

- Provides that the preemptions of the Live Local Act permitting the development of affordable housing apply on any property owned by a county, municipality, or school district;
- Provides that the preemptions of the Live Local Act permitting the development of affordable housing apply on a property which is more than 3 acres in size, owned by a religious institution, and has contained a house of public worship for 10 years;
- Provides that, through July 1, 2030, a multifamily or mixed-use development using the preemptions of the Live Local Act may consist of an assemblage of parcels under common ownership or control which are separated by no more than 15 feet of land and limited public pedestrian access;
- Provides that the preemptions of the Live Local Act do not apply in an area subject to a land development regulation intended to retain the open character of land, any area of critical state concern, or any portion of property under a conservation easement;
- Provides that a local government may not utilize other dimensional means such as setbacks or stepbacks to constructively restrict the height of a project authorized by the Live Local Act;
- Provides that farming and farm operations, including the packaging and sale of those products raised on the premises, are excluded from the definitions of commercial, industrial, or mixed-use zoning which would require the local government to approve affordable housing developments; and
- Provides that the Live Local Act may apply if the development is approved by the governing body of an airport where the proposed development is near an airport runway or noise zone.

An applicant for a proposed development authorized under ss. 125.01055(7) or 166.04151(7), F.S., who submitted documentation before July 1, 2026, may proceed under the provisions of law as they existed at the time of submission, or notify the local government of their intent to revise their submission to account for the changes made by the bill.

Related to the Florida Fair Housing Act, the bill clarifies that it is unlawful to discriminate in land use decisions or in the permitting of development based on the financing of a development or proposed development that is for affordable housing, and waives sovereign immunity in cases based on such discrimination.

Related to the missing middle property tax exemption created in the Live Local Act, the bill makes the following changes, applicable to the 2027 tax rolls:

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- Defines a multifamily project to include multiple parcels held under common ownership or control developed as one plan, excluding single-family residences and parcels separated by more than 200 feet of land;
- Requires the taxing authority to find that the local availability of affordable units has exceeded the demand for each of the previous 3 years, rather than the most recent year, prior to opting out of the exemption; and
- Allows a development which received a building permit within 4 years before a local government opted out of the exemption to apply for the exemption.

The bill also provides that local governments may provide density bonus incentives to landowners who donate real estate for the purpose of assisting local governments in providing affordable housing to military families that receive the basic allowance for housing.

Finally, the bill directs the Office of Program Policy Analysis and Government Accountability to evaluate the efficacy of using mezzanine finance, or second position short-term debt, to stimulate the construction of owner-occupied affordable housing and evaluate potential for tiny homes to meet affordable housing needs. The report is due by December 31, 2027.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect on July 1, 2026.

*Vote: Senate 35-0; House 98-4*

THE FLORIDA SENATE  
2026 SUMMARY OF LEGISLATION PASSED  
**Committee on Community Affairs**

**CS/CS/SB 1434 — Infill Redevelopment**

by Rules Committee; Judiciary Committee; and Senator Calatayud

The bill creates the “Infill Redevelopment Act,” which preempts certain local land development regulations and oversight for “qualifying parcels” to promote infill redevelopment in urban areas.

Qualifying parcels are parcels at least 5 acres in size located adjacent to other parcels zoned for residential uses in counties with populations more than 1.475 million and at least 15 municipalities. The qualifying parcel must also be environmentally impacted, meaning that contaminants or pollutants have been detected on the land above local, state, or federal cleanup target levels; or the land has been designated a brownfield area under state law. Certain parcels, such as agricultural land and land near military installations are excluded.

Under the bill, local governments must allow, using an administrative approval process, a qualifying parcel to be developed with residential uses up to either the average density of all applicable zoning districts within the same jurisdiction, or 25 dwelling units per acre, whichever is lower. Portions of the qualifying parcel adjacent to single-family homes or townhouses must provide for a 20-foot buffer of open space or passive recreation between the new development and the existing homes.

The bill includes additional requirements for qualifying parcels that have recreational facilities on them, such as golf courses or recreational areas adjacent to single family homes on all sides. These include specifying that a developer must establish that such areas have not been in operation or use for at least 12 months; pay double the applicable parks and recreational impact fees that would otherwise apply to the proposed development; and notify adjacent property owners. The bill also provides a framework for the sale of such properties to adjacent property owners if they wish to preserve the recreational use at a price not exceeding either 10 percent above that which the developer paid or equal to the agreed price of a bona fide offer to purchase the property.

The bill applies to development applications submitted pursuant to the bill’s provisions on or after its effective date. Applications must be administratively approved without a public hearing. A local government may not adopt or enforce a local law, an ordinance, or a regulation that restricts, prohibits, or otherwise limits the development of a qualifying parcel in accordance with the bill.

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

*Vote: Senate 36-0; House 87-24*

THE FLORIDA SENATE  
2026 SUMMARY OF LEGISLATION PASSED  
**Committee on Community Affairs**

**CS/CS/CS/SB 1614 — Enforcement of the Florida Building Code**

by Appropriations Committee; Appropriations Committee on Agriculture, Environment, and General Government; Community Affairs Committee; and Senator Leek

The bill removes a provision of current law authorizing a local government to use excess funds from enforcing the Florida Building Code (building code) to pay for the construction of a building that houses a local government's building code enforcement agency. Local governments are authorized to charge reasonable fees to enforce the building code, which pay for functions such as reviewing building plans, conducting building inspections, processing building permits, etc. Any revenue generated from such fees may only be used for carrying out the local government's responsibilities in enforcing the building code.

Current law allows local governments to use excess building code enforcement funds for specified purposes, including upgrading technology hardware and software systems, paying for the construction of a building that houses the local government's building code enforcement agency, or for training programs for building code enforcement personnel.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect on July 1, 2026.

*Vote: Senate 37-0; House 112-0*