

The Florida Senate
COMMITTEE MEETING EXPANDED AGENDA

COMMUNITY AFFAIRS
Senator McClain, Chair
Senator Massullo, Vice Chair

MEETING DATE: Tuesday, January 27, 2026

TIME: 3:30—5:30 p.m.

PLACE: Mallory Horne Committee Room, 37 Senate Building

MEMBERS: Senator McClain, Chair; Senator Massullo, Vice Chair; Senators Jones, Leek, Passidomo, Pizzo, Sharief, and Trumbull

TAB	BILL NO. and INTRODUCER	BILL DESCRIPTION and SENATE COMMITTEE ACTIONS	COMMITTEE ACTION
1	SB 218 Gaetz (Identical H 217)	Land Use Regulations; Defining the term “impacted local government”, etc. CA 01/27/2026 Favorable JU RC	Favorable Yeas 8 Nays 0
2	CS/SB 380 Judiciary / Trumbull (Compare H 1009)	Legal Notices; Revising the definition of the term “governmental agency”; requiring governmental agencies and special governmental agencies to publish certain legal notices continuously for a specified timeframe when the notices are for a specified purpose and provided under a certain circumstance; authorizing certain special governmental agencies to use a publicly accessible website to publish certain advertisements and legal notices under specified conditions; requiring that a public bid advertisement made by a special governmental agency on a publicly accessible website include a method to accept electronic bids, etc. JU 12/02/2025 Fav/CS CA 01/27/2026 Fav/CS RC	Fav/CS Yeas 8 Nays 0
3	SB 936 McClain (Similar H 537, H 553)	Temporary Door Locking Devices; Defining the term “temporary door locking device”; authorizing temporary door locking devices to be installed at any height; requiring the Florida Building Commission to incorporate certain standards for temporary door locking devices into the Florida Building Code; requiring the use of temporary door locking devices be integrated into building safety plans, safety drills, and training programs for a specified purpose, etc. CA 01/27/2026 Favorable RI RC	Favorable Yeas 8 Nays 0

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4	SB 948 McClain (Identical H 1143)	Local Government Land Development Regulations and Orders; Revising, for counties and municipalities, respectively, the application procedures for development permits and orders; creating the “Florida Starter Homes Act”; prohibiting local governments from adopting land development regulations governing lots on residential real property unless such adoption meets specified requirements; prohibiting local governments from adopting certain land development regulations if a lot on residential real property is connected to a public water system or a public sewer system, etc. CA 01/27/2026 Fav/CS JU RC	Fav/CS Yeas 7 Nays 1
5	SB 962 Bradley (Identical CS/H 837, Compare S 1548)	Affordable Housing; Revising the definitions of certain land use categories for which certain residential development may be authorized to exclude farms and farm operations and uses associated therewith, etc. CA 01/27/2026 Favorable AG RC	Favorable Yeas 8 Nays 0
6	SB 984 DiCeglie (Identical H 813)	Firefighter Cancer Benefits and Prevention; Revising conditions under which a specified one-time payment must be made by a former employer upon a firefighter’s cancer diagnosis; requiring a former employer to provide death benefits for a specified timeframe under certain circumstances; deleting the requirement for the Division of State Fire Marshal to adopt rules for establishing employer cancer prevention best practices, etc. CA 01/27/2026 Favorable GO AP	Favorable Yeas 8 Nays 0
7	SB 1020 Truenow (Similar H 929)	Regulation of Chickees; Defining the term “chickee”; prohibiting counties and municipalities, respectively, from enacting ordinances, regulations, or policies that prevent construction of chickees under certain circumstances or that are more restrictive than federal floodplain management regulations; providing that later incorporation of certain features into an existing chickee requires a permit; providing criminal penalties for persons who are not members of specific tribes and who construct chickees in an attempt to circumvent the Florida Building Code, etc. CA 01/27/2026 Favorable RI RC	Favorable Yeas 8 Nays 0

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8	SB 1180 Arrington (Similar CS/H 1051)	Community Development District Recall Elections; Providing that certain members of the governing body of a community development district may be removed by the electors of the community development district; requiring separate petitions for each member sought to be recalled; requiring the designation of a recall committee and chair of such committee; requiring that each petition contain specified information; requiring that a petition be filed with the Department of Commerce in a specified manner by the chair of the committee, etc. CA 01/27/2026 Fav/CS EE FP	Fav/CS Yeas 8 Nays 0
9	SB 1434 Calatayud (Similar H 979)	Infill Redevelopment; Creating the "Infill Redevelopment Act"; requiring a local government to permit the development of certain qualifying parcels up to a certain density and intensity; prohibiting a local government from imposing certain restrictions or requirements on the development of certain qualifying parcels; requiring developers of qualifying parcels to maintain a specified buffer between new developments and single-family homes and townhouses under certain circumstances; prohibiting a local government from adopting or enforcing certain local laws, ordinances, or regulations, etc. CA 01/27/2026 Favorable JU RC	Favorable Yeas 8 Nays 0
10	SB 1444 Martin (Identical H 1227, Compare CS/H 803, H 1049, S 968, S 1234)	Preemption to the State; Providing for preemption of all matters relating to the regulation of religious services and gatherings; prohibiting counties, municipalities, and special districts, respectively, from substantially burdening the free exercise of religion by adopting or enforcing certain ordinances, regulations, resolutions, rules, or other policies; prohibiting a local enforcement agency from denying the issuance of a certificate of occupancy to an owner of residential or commercial structure based on noncompliance with Florida-friendly landscaping ordinances in certain circumstances; waiving sovereign immunity in accordance with specified laws, etc. CA 01/27/2026 Favorable JU RC	Favorable Yeas 6 Nays 2

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11	SB 1612 DiCeglie (Similar CS/H 967)	Electronic Payments to Local Governments; Revising legislative intent; requiring each unit of local government to accept electronic payment online for payments received by and financial obligations owed to the unit of local government, etc. CA 01/27/2026 Favorable GO RC	Favorable Yeas 8 Nays 0

Other Related Meeting Documents