

Tab 1	SB 118 by Brodeur (CO-INTRODUCERS) Gaetz, DiCeglie, Fine; Identical to H 00069 Regulation of Presidential Libraries
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Tab 2	SB 184 by Gaetz; Identical to H 00247 Affordable Housing
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559016	A	S	RCS	CA, Gaetz	Delete L.21 - 39:	02/20 01:52 PM
378958	AA	S	WD	CA, Gaetz	Delete L.38:	02/20 01:52 PM
791116	AA	S	LRCS	CA, Gaetz	Delete L.5 - 38:	02/20 01:52 PM

Tab 3	SPB 7004 by CA; OGSR/Applicants or Participants in Certain Federal, State, or Local Housing Assistance Programs
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The Florida Senate
COMMITTEE MEETING EXPANDED AGENDA

COMMUNITY AFFAIRS
Senator McClain, Chair
Senator Fine, Vice Chair

MEETING DATE: Tuesday, February 18, 2025
TIME: 11:00 a.m.—1:00 p.m.
PLACE: Mallory Horne Committee Room, 37 Senate Building

MEMBERS: Senator McClain, Chair; Senator Fine, Vice Chair; Senators Jones, Leek, Osgood, Passidomo, Sharief, and Trumbull

TAB	BILL NO. and INTRODUCER	BILL DESCRIPTION and SENATE COMMITTEE ACTIONS	COMMITTEE ACTION
1	SB 118 Brodeur (Identical H 69)	Regulation of Presidential Libraries; Preempting to the state all regulatory authority over the establishment, maintenance, activities, and operations of presidential libraries; defining the term "presidential library"; prohibiting counties, municipalities, or other political subdivisions from enacting or enforcing any ordinance, resolution, rule, or other measure regarding presidential libraries unless authorized by federal law, etc. CA 02/18/2025 Favorable RC	Favorable Yeas 7 Nays 0
2	SB 184 Gaetz (Identical H 247)	Affordable Housing; Requiring, rather than authorizing, a local government to adopt an ordinance to allow accessory dwelling units in certain areas; requiring the Florida Housing Finance Corporation to establish a model program that uses mezzanine finance for a certain purpose; authorizing a local government to provide a density bonus incentive to landowners who make certain real property donations to assist in the provision of affordable housing for military families, etc. CA 02/18/2025 Fav/CS ATD RC	Fav/CS Yeas 7 Nays 0
Consideration of proposed bill:			
3	SPB 7004	OGSR/Applicants or Participants in Certain Federal, State, or Local Housing Assistance Programs; Amending a provision which provides an exemption from public records requirements for property photographs and personal identifying information of applicants for or participants in certain federal, state, or local housing assistance programs; deleting the scheduled repeal of the exemption, etc.	Submitted and Reported Favorably as Committee Bill Yeas 7 Nays 0

Other Related Meeting Documents

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Community Affairs

BILL: SB 118

INTRODUCER: Senator Brodeur and others

SUBJECT: Regulation of Presidential Libraries

DATE: February 17, 2025

REVISED: _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	<u>Hunter</u>	<u>Fleming</u>	<u>CA</u>	Favorable
2.	_____	_____	<u>RC</u>	_____

I. Summary:

SB 118 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 their administration for public use including preservation, research, and visitation.¹

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.

The bill takes effect upon becoming a law.

II. Present Situation:

Presidential Libraries

Former United States Presidents and their supporters often seek to build facilities to commemorate and remember their time in office at the conclusion of a presidency with official presidential materials.² Presidential libraries are archives and museums that bring together the

¹ National Archives, *About Presidential Libraries*, available at <https://www.archives.gov/presidential-libraries/about> (last visited Feb. 15, 2025.)

² Congressional Research Service, *Presidential Libraries and Museums*, 1 (October 2024) available at <https://crsreports.congress.gov/product/pdf/IF/IF12781> (last visited Feb. 15, 2025)

documents, historical materials, and artifacts of a President during their administration for public use including visitation, preservation, research, and discussion.

Presidential libraries and museums, including the holdings of documents and archives, belong to the American people.³ Under the Presidential Records Act (PRA)⁴ “Presidential records created on or after January 20, 1981, are subject to the requirements of and are the property of the United States.”⁵ At the end of a presidency, all presidential records and materials are transferred to the National Archives and Records Administration (NARA). As such, presidential records are the responsibility of the National Archivist of the United States (Archivist)⁶ who must maintain custody, control, preservation, and access to the records.⁷

Originally, presidential records and all historical materials were considered private property, and presidents could donate any such documents to institutions on their own accord for public display.⁸ However, in 1939 President Franklin Roosevelt donated his personal and presidential records to the Federal Government, beginning the Presidential library system.⁹

In 1955, the U.S. Congress passed the Presidential Libraries Act (PLA) which established a system of privately constructed and federally maintained libraries.¹⁰ Presidential library lands and facilities are under the purview of the Archivist. While the PRA requires presidential records to be archived, and the Act provides a system for establishing presidential libraries, federal law does not require construction of a new and separate presidential library for each presidency.¹¹

The PLA allows the Archivist, when it is in the public interest, to accept and take title to land, a facility, and equipment offered as a gift to the United States for the purpose of creating a presidential library.¹² The PLA also allows the Archivist to “maintain, operate, and protect the land, facility, and equipment as a Presidential archival depository¹³ and as part of the national archives system”¹⁴

The Archivist may also “make agreements for land and facilities with a state, political subdivision, university, institution of higher learning, institute, or foundation or other

³ National Archives, *About Presidential Libraries*, available at <https://www.archives.gov/presidential-libraries/about> (last visited Feb. 15, 2025.)

⁴ Pub. L. 95-591, 44 U.S.C. §§2201-2209

⁵ *Id.*

⁶ The National Archivist of the United States is the head of the National Archives and Records Administration.

⁷ *Id.*

⁸ Congressional Research Service, *Presidential Libraries and Museums*, 1 (October 2024) available at <https://crsreports.congress.gov/product/pdf/IF/IF12781> (last visited Feb. 15, 2025)

⁹ National Archives, *Laws and Regulations*, available at <https://www.archives.gov/presidential-records/laws-and-regulations> (last visited Feb 15, 2025.)

¹⁰ *Id.*

¹¹ Congressional Research Service, *Presidential Libraries and Museums*, 1 (October 2024) available at <https://crsreports.congress.gov/product/pdf/IF/IF12781> (last visited Feb. 15, 2025)

¹² Pub. L. No. 99-323, amending SEC. 3. (a) Section 2112(a) of title 44, United States Code

¹³ Presidential libraries are referred to as an "archival depository" in the Presidential Libraries Act. The terms are used interchangeably

¹⁴ *Id.*

organization to use as a Presidential archival depository, to be made available by it without transfer of title to the United States.”¹⁵

Additionally, the Archivist is responsible for promulgating architectural and design standards to ensure the preservation of records, and that the building contains adequate research facilities.¹⁶ This includes federal requirements relating to protection against water damage, security requirements, humidity ranges, and other federally required construction standards.¹⁷

The Act was substantially amended in 1986.¹⁸ There was a growing concern for the cost of libraries to taxpayers, and the amendments in 1986 shifted the financial burden from taxpayers to endowed funds, organizations, and foundations.¹⁹ These private organizations, often referred to as presidential library foundations, financially support construction and maintenance of the libraries and financially support exhibitions in the libraries. Each presidential library has a unique relationship with the presidential foundation that supports the facility through agreements negotiated with the federal government. Presidential libraries are not constructed with the use of federal funds but are maintained, staffed, and operated by the national archives.²⁰

Presidential foundations, the former president, and the Archivist consult on the placement and hiring of a director for the chosen facility before materials are deposited in the library. However, the final placement of presidential libraries has historically rested with the former president and their supporters, and according to the National Archives and Records Administration (NARA), “Presidents have often acknowledged their origins by placing their Libraries in their hometowns. However, in some cases Presidents place their Libraries on or near a university campus.”²¹

There are 13 presidential libraries in the national archives system, placed in 10 states across the country. Currently 4 of the 13 libraries are associated with a university system.²² The map below depicts the current placement of presidential libraries in the United States.

¹⁵ *Id.*

¹⁶ *Id.*

¹⁷ Congressional Research Service, *Presidential Libraries and Museums*, 2 (October 2024) available at <https://crsreports.congress.gov/product/pdf/IF/IF12781> (last visited Feb. 15, 2025)

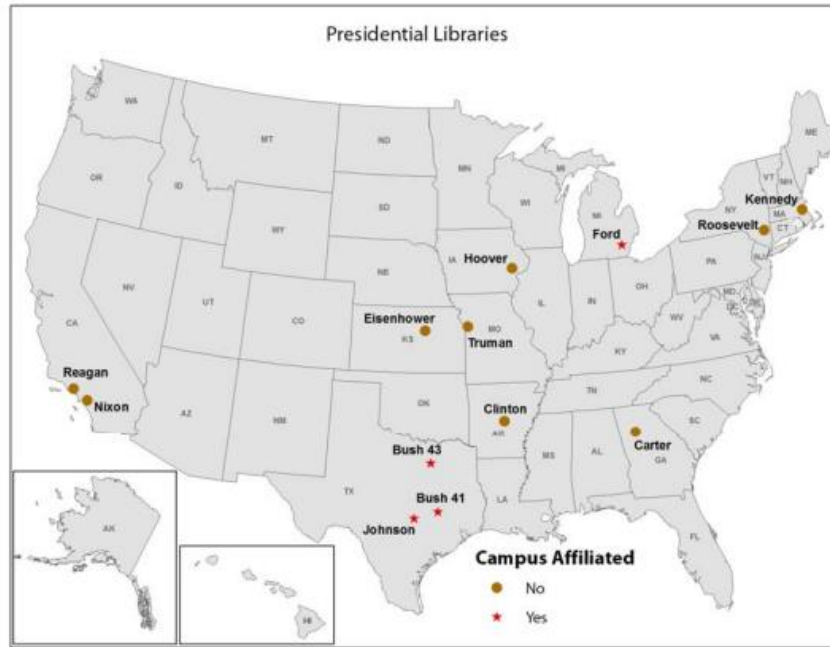
¹⁸ Pub. L. No. 99-323

¹⁹ Congressional Research Service, *Presidential Libraries and Museums*, supra note at 1.

²⁰ Congressional Research Service, *The Presidential Libraries Act and the Establishment of Presidential Libraries*, February 2015, available at <https://sgp.fas.org/crs/secrecy/R41513.pdf> (last visited Feb. 13, 2025)

²¹ Congressional Research Service, *Presidential Libraries and Museums*, 2 (October 2024) available at <https://crsreports.congress.gov/product/pdf/IF/IF12781> (last visited Feb. 15, 2025)

²² The NARA system currently includes the library depositories of 13 former Presidents: (1) *Herbert Hoover (West Branch, IA)*; (2) *Franklin D. Roosevelt (Hyde Park, NY)*; (3) *Harry Truman (Independence, MO)*; (4) *Dwight D. Eisenhower (Abilene, KS)*; (5) *John F. Kennedy (Boston, MA)*; (6) *Lyndon B. Johnson (Austin, TX)*; (7) *Richard Nixon (Yorba Linda, CA)*; (8) *Gerald Ford (Ann Arbor, MI)*; (9) *Jimmy Carter (Atlanta, GA)*; (10) *Ronald Reagan (Simi Valley, CA)*; (11) *George H. W. Bush (College Station, TX)*; (12) *Bill Clinton (Little Rock, AR)*; and (13) *George W. Bush (Dallas, TX)*. It also includes the collections of former Presidents Barack Obama and Donald Trump.



Source: Mapping completed by the Congressional Research Service (CRS) using ArcGIS software.

Notes: The Lyndon Baines Johnson Library and Museum is affiliated with the University of Texas at Austin. The Gerald R. Ford Library and Museum is affiliated with the University of Michigan. The George Bush Presidential Library is affiliated with Texas A&M University. The George W. Bush Library is affiliated with Southern Methodist University.

Prior to accepting and taking title to any land, facility, or equipment, or prior to entering into any agreement, including a change, the archivist shall submit a written report on the proposed presidential library to the President of the United States Senate and the Speaker of the United States House of Representatives.²³ Congress has a period of 60 days from the day the report is transmitted to approve or disapprove of a proposed presidential library.²⁴

President Barack Obama’s Presidential Library has begun construction in Chicago, Illinois, and is set to open in 2026. The law doesn’t provide a particular timeline for the announcement of the placement or construction of presidential libraries, so it is unknown where or when libraries may be established for President Donald Trump or President Joe Biden.

Local Government Authority

The Florida Constitution grants local governments home rule authority. Specifically, non-charter county governments may exercise those powers of self-government that are provided by general or special law.²⁵ Those counties operating under a county charter have all powers of local self-government not inconsistent with general law or special law approved by the vote of the electors.²⁶ Likewise, municipalities have those governmental, corporate, and proprietary powers

²³ *Id.*

²⁴ *Id.*

²⁵ FLA. CONST. art. VIII, s. 1(f).

²⁶ FLA. CONST. art. VIII, s. 1(g).

that enable them to conduct municipal government, perform their functions and provide services, and exercise any power for municipal purposes, except as otherwise provided by law.²⁷

Other local government entities also have statutory authority to operate in the state as well, and the term “political subdivision” is defined as all local governments “including counties, cities, towns, villages, special tax school districts, special road and bridge districts, bridge districts, and all other districts in the state.”²⁸

Special districts are separate governmental entities created for a special purpose that have jurisdiction to operate within a limited geographic boundary.²⁹ Special districts are created by general law, special act, local ordinance, or by rule of the Governor and Cabinet.³⁰

Local Government Approval of Development

All development, both public and private, and all development orders³¹ approved by local governments must be consistent with the local government’s comprehensive plan.³² The Growth Management Act requires every city and county to create and implement a comprehensive plan to guide future development.³³

A comprehensive plan is implemented through the adoption of land development regulations³⁴ that are consistent with the plan, and which contain specific and detailed provisions necessary to regulate the subdivision of land and the use of land in the comprehensive plan.³⁵ Land development regulations are passed through local ordinances and resolutions that govern the establishment, and often the maintenance, and operation of certain development as well.

A locality’s comprehensive plan lays out the locations for future public facilities, including roads, water and sewer facilities, neighborhoods, parks, schools, and commercial and industrial developments including libraries.

As it relates to the siting of presidential libraries, the PLA allows a political subdivision to make agreements upon terms and conditions with the federal government, that the Archivist considers proper, for the use of land or facilities.³⁶ The PLA also allows for the Archivist to accept land and facilities in the name of the United States offered as a gift for the use of a presidential

²⁷ FLA. CONST. art. VIII, s. 2(b). *See also* s. 166.021(1), F.S.

²⁸ Section 1.01(8) F.S.

²⁹ Section 189.012(6), F.S.

³⁰ *Id.*

³¹ “Development order” means any order granting, denying, or granting with conditions an application for a development permit. *See* s. 163.3164(15), F.S. “Development permit” includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land. *See* s. 163.3164(16), F.S.

³² Section 163.3194(3), F.S.

³³ Section 163.3167(2), F.S.

³⁴ “Land development regulations” means ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land, except that this definition does not apply in s. [163.3213](#). *See* s. 163.3164(26), F.S.

³⁵ *Id.*

³⁶ Pub. L. No. 99-323

library,³⁷ which could potentially be incongruous with the comprehensive plan of a local government. If a local government entered into an agreement with the federal government regarding siting of a presidential library or the Archivist has accepted land for use as a presidential library, a comprehensive plan amendment may be necessary. This is because local development and zoning regulations, including comprehensive plans, do not apply to activities of the United States government under the Supremacy Clause of the United States Constitution.³⁸

Local Government Preemption

Local governments have broad authority to legislate on any matter that is not inconsistent with federal or state law. A local government enactment may be inconsistent with state law if (1) the Legislature has preempted a particular subject area or (2) the local enactment conflicts with a state statute. Where state preemption applies, it precludes a local government from exercising authority in that particular area.³⁹

Florida law recognizes two types of preemption: express and implied. Express preemption requires a specific legislative statement; it cannot be implied or inferred.⁴⁰ Express preemption of a field by the Legislature must be accomplished by clear language stating that intent.⁴¹ In cases where the Legislature expressly or specifically preempts an area, there is no problem with ascertaining what the Legislature intended.⁴²

In cases determining the validity of ordinances enacted in the face of state preemption, the effect has been to find such ordinances null and void.⁴³ In one case, the court stated that implied preemption “is actually a decision by the courts to create preemption in the absence of an explicit legislative directive.”⁴⁴ Preemption of a local government enactment is implied only where the legislative scheme is so pervasive as to evidence an intent to preempt the particular area, and strong public policy reasons exist for finding preemption.⁴⁵ Implied preemption is found where the local legislation would present the danger of conflict with the state’s pervasive regulatory scheme.⁴⁶

³⁷ *Id.*

³⁸ U.S. Const. art VI, cl. 2. The Supremacy Clause holds that the Constitution, and the Laws of the United States made under the Authority of the United States are the supreme law of the land, superseding anything in the constitution or laws in the states to the contrary, including local government home rule power.

³⁹ See James R. Wolf and Sarah Harley Bolinder, *The Effectiveness of Home Rule: A Preemption and Conflict Analysis*, Fla. B.J. 92 (June 2009) available at <https://www.floridabar.org/the-florida-bar-journal/the-effectiveness-of-home-rule-a-preemption-and-conflict-analysis/> (last visited Feb. 13, 2025).

⁴⁰ See *City of Hollywood v. Mulligan*, 934 So. 2d 1238, 1243 (Fla. 2006); *Phantom of Clearwater, Inc. v. Pinellas County*, 894 So.2d 1011, 1018 (Fla. 2d DCA 2005), approved in *Phantom of Brevard, Inc. v. Brevard County*, 3 So. 3d 309 (Fla. 2008).

⁴¹ *Mulligan*, 934 So. 2d at 1243.

⁴² *Sarasota Alliance for Fair Elections, Inc. v. Browning*, 28 So. 3d 880, 886 (Fla. 2010). Examples of activities “expressly preempted to the state” include: operator use of commercial mobile radio services and electronic communications devices in motor vehicles, s. 316.0075, F.S.; regulation of the use of cameras for enforcing provisions of the Florida Uniform Traffic Control Law, s. 316.0076, F.S.; and, the adoption of standards and fines related to specified subject areas under the purview of the Department of Agriculture and Consumer Services, s. 570.07, F.S.

⁴³ See, e.g., *Nat’l Rifle Ass’n of Am., Inc. v. City of S. Miami*, 812 So. 2d 504 (Fla. 3d DCA 2002).

⁴⁴ *Phantom of Clearwater, Inc.*, 894 So. 2d at 1019.

⁴⁵ *Id.*

⁴⁶ *Sarasota Alliance for Fair Elections, Inc.*, 28 So. 3d at 886.

III. Effect of Proposed Changes:

Section 1 creates s. 257.51 F.S., to preempt 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.

The bill provides a legislative finding that presidential libraries are unique national institutions designated to house, preserve, and make accessible the records of former presidents.

The bill defines “presidential library” to mean an institution administered or designated under the Presidential Libraries Act, as amended, Pub. L. No. 99-323, established for the preservation and accessibility of presidential records and related historical materials.

The bill’s express preemption states that a county, a municipality, or another political subdivision of this state may not enact or enforce any ordinance, resolution, rule, or other measure governing the establishment, maintenance, or operation of a presidential library or impose any requirement or restriction thereon, except as otherwise authorized by federal law.

Section 2 provides that the bill takes effect upon becoming a law.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

To the extent that this bill may help a presidential library be placed in Florida due to less local government control on its establishment, the bill could produce positive fiscal impacts due to construction and tourism.

C. Government Sector Impact:

To the extent that this bill may help a presidential library be placed in Florida local governments and the state may see an increase in tax collections due to tourism, however the effect is indeterminate.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill creates section 257.51 of the Florida Statutes.

IX. Additional Information:**A. Committee Substitute – Statement of Changes:**

(Summarizing differences between the Committee Substitute and the prior version of the bill.)

None.

B. Amendments:

None.

By Senator Brodeur

10-00328-25

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1 A bill to be entitled
2 An act relating to regulation of presidential
3 libraries; creating s. 257.51, F.S.; providing
4 legislative findings; preempting to the state all
5 regulatory authority over the establishment,
6 maintenance, activities, and operations of
7 presidential libraries; deferring such regulatory
8 authority to the Federal Government; defining the term
9 "presidential library"; prohibiting counties,
10 municipalities, or other political subdivisions from
11 enacting or enforcing any ordinance, resolution, rule,
12 or other measure regarding presidential libraries
13 unless authorized by federal law; providing an
14 effective date.

15
16 Be It Enacted by the Legislature of the State of Florida:

17
18 Section 1. Section 257.51, Florida Statutes, is created to
19 read:

20 257.51 Preemption of regulation of presidential libraries.-

21 (1) The Legislature finds that presidential libraries are
22 unique national institutions designated to house, preserve, and
23 make accessible the records of former presidents. This section
24 preempts to the state all regulation of the establishment,
25 maintenance, activities, and operations of any presidential
26 library within its jurisdiction and defers regulation of such
27 institutions to the Federal Government.

28 (2) As used in this section, the term "presidential
29 library" means an institution administered or designated under

10-00328-25

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30 the Presidential Libraries Act, as amended, Pub. L. No. 99-323,
31 established for the preservation and accessibility of
32 presidential records and related historical materials.

33 (3) A county, a municipality, or another political
34 subdivision of this state may not enact or enforce any
35 ordinance, resolution, rule, or other measure governing the
36 establishment, maintenance, or operation of a presidential
37 library or impose any requirement or restriction thereon, except
38 as otherwise authorized by federal law.

39 Section 2. This act shall take effect upon becoming a law.

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Community Affairs

BILL: CS/SB 184
INTRODUCER: Community Affairs Committee and Senator Gaetz
SUBJECT: Affordable Housing
DATE: February 20, 2025 **REVISED:** _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Fleming	Fleming	CA	Fav/CS
2.			ATD	
3.			RC	

Please see Section IX. for Additional Information:
COMMITTEE SUBSTITUTE - Substantial Changes

I. Summary:

CS/SB 184 proposes three changes to current law relating to the development and supply of affordable housing. First, the bill requires each county and municipality to enact an ordinance to allow accessory dwelling units (ADU) in all single-family residential areas to increase the availability of affordable rentals for low-and moderate-income persons. Under current law, local governments are authorized, but not required, to enact such ordinance. The bill provides that the owner of a property with an ADU may not be denied a homestead exemption for those portions of property on which the owner maintains a permanent residence solely on the basis of the property containing an ADU.

The bill also allows certain land donated to a local government for affordable housing to be used to provide affordable housing to military families receiving the basic allowance for housing. Current law establishes a system in which local governments may issue density bonuses to landowners that donate land to the local government for affordable housing, and the density bonus can be used anywhere within the jurisdiction that allows residential development.

Finally, the bill directs OPPAGA 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 bill takes effect on July 1, 2025.

II. Present Situation:

Affordable Housing

One major goal at all levels of government is to ensure that citizens have access to affordable housing. Housing is considered affordable when it costs less than 30 percent of a family's gross income. A family paying more than 30 percent of its income for housing is considered "cost burdened," while those paying more than 50 percent are considered "extremely cost burdened." Severely cost burdened households are more likely to sacrifice other necessities such as healthy food and healthcare to pay for housing, and to experience unstable housing situations such as eviction.

Affordable housing is defined in terms of household income. Resident eligibility for Florida's state and federally funded housing programs is typically governed by area median income (AMI) levels. These levels are published annually by the U.S. Department of Housing and Urban Development (HUD) for every county and metropolitan area.¹ Florida Statutes categorizes the levels of household income as follows:

- Extremely low income – earning up to 30% AMI;²
- Very low income – earning from 30.01 to 50% AMI;³
- Low income – earning from 50.01 to 80% AMI;⁴ and
- Moderate income – earning from 80.01 to 120% of AMI.⁵

Florida Housing Finance Corporation

The 1997 Legislature created the Florida Housing Finance Corporation (FHFC) as a public-private entity to assist in providing a range of affordable housing opportunities for Floridians.⁶ The FHFC is a corporation held by the state and housed within the Department of Commerce (department). The FHFC is a separate budget entity and its operations, including those relating to personnel, purchasing, transactions involving real or personal property, and budgetary matters, are not subject to control, supervision, or direction by the department.⁷

The goal of the FHFC is to increase the supply of safe, affordable housing for individuals and families with very low to moderate incomes by stimulating investment of private capital and encouraging public and private sector housing partnerships. As a financial institution, the FHFC administers federal and state resources to finance the development and preservation of affordable rental housing and assist homebuyers with financing and down payment assistance.

¹ U.S. Department of Housing and Urban Development, *Income Limits, Access Individual Income Limits Areas – Click Here for FY 2024 IL Documentation*, available at <https://www.huduser.gov/portal/datasets/il.html> (last visited Feb. 16, 2025).

² Section 420.0004(9), F.S.

³ Section 420.0004(17), F.S.

⁴ Section 420.0004(11), F.S.

⁵ Section 420.0004(12), F.S.

⁶ Chapter 97-167, Laws of Fla. From 1980 through 1997, the former Florida Housing Finance Agency, placed within the former Department of Community Affairs, performed similar duties.

⁷ Section 420.504(1), F.S.

Funding for Affordable Housing

The FHFC draws and administers funds from federal programs through federal tax credits and the HUD,⁸ from the state through the State Housing Trust Fund and Local Government Housing Trust Fund,⁹ both funded by documentary stamp taxes, as well as ad hoc individual legislative appropriations, and through program income, which consists primarily of funds from successful loan repayment that is recycled into the program it came from.

Multifamily Affordable Housing Development

The primary state program for the development of multifamily rental housing is the State Apartment Incentive Loan (SAIL) Program, administered by the FHFC. The SAIL program provides low-interest loans on a competitive basis to multifamily affordable housing developers,¹⁰ used to bridge the gap between the development's primary financing and the total cost of the development. SAIL dollars are available for developers proposing to construct or substantially rehabilitate multifamily rental housing¹¹ and who agree to set-aside a specified number of units for households at certain AMI levels.

Additionally, local governments can participate in the development of multifamily rental through the State Housing Incentive Partnership (SHIP) Program. Also administered through the FHFC, the SHIP program provides funds to all 67 counties and 52 Community Development Block Grant¹² entitlement cities on a population-based formula to finance and preserve affordable housing based on locally adopted housing plans. SHIP funds may be used to pay for emergency repairs, rehabilitation, down payment and closing cost assistance, impact fees, construction and gap financing, mortgage buydowns, acquisition of property for affordable housing, matching dollars for federal housing grants and programs, and homeownership counseling.¹³

Homeownership Assistance

The state's primary homeownership assistance program is the Hometown Hero Program,¹⁴ administered by the FHFC. Under the program, eligible first time homebuyers have access to a zero-interest second mortgage to reduce the amount of down payment and closing costs by a minimum of \$10,000 and up to 5 percent of the first mortgage loan, not exceeding \$35,000. Loans must be repaid when the property is sold, refinanced, rented, or transferred unless otherwise approved by the FHFC.

Additionally, many local governments also independently offer their own downpayment assistance programs, separate from the Hometown Hero Program, using SHIP funds, or other locally-generated funds.

⁸ See ss. 420.507(33) and 159.608, F.S.

⁹ Section 201.15, F.S.

¹⁰ Section 420.5087, F.S.

¹¹ See Florida Housing Finance Corporation, *State Apartment Incentive Loan*, available at <https://floridahousing.org/programs/developers-multifamily-programs/state-apartment-incentive-loan> (last visited February 15, 2025).

¹² The CDBG program is a federal program created in 1974 that provides funding for housing and community development activities.

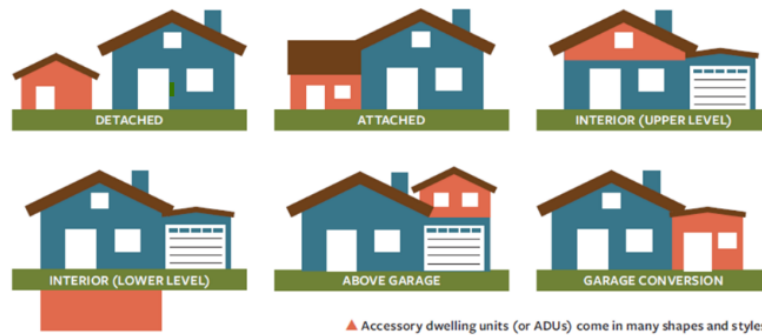
¹³ Section 420.072(7), F.S.

¹⁴ Section 420.5096, F.S.

Accessory Dwelling Units

Accessory dwelling units, or ADUs, have been proposed as a way to add housing stock to address the country's housing crisis.¹⁵ ADUs are independent living spaces, outfitted with their own kitchen, bathroom, and sleeping area, and located on the same lot as a primary dwelling, but are smaller in size.¹⁶ Florida Statutes defines ADU as “an ancillary or secondary living unit that has a separate kitchen, bathroom, and sleeping area existing either within the same structure, or on the same lot, as the primary dwelling unit.”¹⁷

ADUs go by many different names, including accessory apartments, secondary suites, and granny flats.¹⁸ ADUs can be converted portions of existing homes (i.e., interior ADUs), additions to new or existing homes (i.e., attached ADUs), or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures (i.e., detached ADUs).¹⁹ The graphic below illustrates the various options for the construction or conversion of ADUs.



Source: AARP, ADUs Come in Many Shapes and Sizes²⁰

Section 163.31771, F.S., finds that encouraging local governments to permit ADUs to increase the availability of affordable rentals serves a public purpose.²¹ Current law expressly authorizes a local government to adopt an ordinance allowing ADUs in any area zoned for single-family residential use.²² Further, an application for a building permit to construct an ADU must include

¹⁵ Joint Center for Housing Studies of Harvard University, *How Nonprofits Are Using Accessory Dwelling Units as an Affordable Housing Strategy*, Sept. 26, 2024, available at: <https://www.jchs.harvard.edu/blog/how-nonprofits-are-using-accessory-dwelling-units-affordable-housing-strategy> (last visited Feb. 15, 2025).

¹⁶ *Id.*

¹⁷ Section 163.31771(2)(a), F.S.

¹⁸ American Planning Association, *Accessory Dwelling Units*, available at: <https://www.planning.org/knowledgebase/accessorydwellings/> (last visited Feb. 15, 2025). ADUs are sometimes referred to as “granny flats” to denote their use in accommodating the housing needs of aging parents.

¹⁹ *Id.*

²⁰ AARP, *AARP Livable Communities: ADUs Come in Many Shapes and Sizes*, available at: <https://www.aarp.org/livable-communities/housing/info-2019/adus-come-in-many-shapes-and-styles.html> (last visited Feb. 15, 2025).

²¹ Section 163.31771(1), F.S.

²² Section 163.31771(3), F.S.

an affidavit which attests that the unit will be rented at an affordable rate to an extremely-low-income, very-low-income, low-income, or moderate-income person or persons.²³

The Florida Housing Coalition studied the extent to which local governments recognized ADUs in their land development regulations and found the following:

- Of Florida’s 67 counties, 16 did not address any ADU in their land development codes; and
- Of the 15 most populous cities in Florida, 11 of them explicitly allow ADUs in single-family districts.²⁴

Density Bonus Incentives for Land Donation

A common tool in boosting affordable housing supply is the use of density bonuses for affordable housing. Typically, a density bonus allows developers to exceed a project’s zoning limitations, such as height or density restrictions, in exchange for including a certain number of affordable units in their development. As an affordable housing incentive, a jurisdiction may increase the maximum units allowable if a builder develops affordable housing units in exchange. The presence of bonus units will allow a developer to sell more homes or rent more apartments and thus help meet various financial feasibility criteria.²⁵

Section 420.615, F.S., expressly authorizes local governments to provide density bonus incentives to landowners who voluntarily donate fee simple interest in real property to the local government for the purpose of assisting the local government in providing affordable housing.²⁶ The density bonus may be applied to any land within the local government’s jurisdiction provided that residential use is an allowable use on the receiving land.²⁷ The local government may transfer all or a portion of the donated land to a nonprofit housing organization, such as a community land trust, housing authority, or community redevelopment agency, to be used for the production and preservation of permanently affordable housing. The donated land must be subject to deed restrictions to ensure that the property will be used for affordable housing.²⁸

General Overview of Property Taxation

The ad valorem tax or “property tax” is an annual tax levied by counties, municipalities, school districts, and some special districts. The tax is based on the taxable value of a property as of

²³ Section 163.31771(4), F.S. The parameters defining the various income designations are specified in s 420.0004, F.S.

²⁴ See Florida Housing Coalition, *Accessory Dwelling Unit Guidebook*, April 2024, available at <https://www.flhousing.org/wp-content/uploads/2019/08/ADU-Guidebook.pdf> (last visited Feb. 15, 2025).

²⁵ Florida Housing Coalition, *Affordable Housing Incentive Strategies: A Guidebook for Affordable Housing Advisory Committee Members and Local Government Staff*, 2021, p. 49, available at: <https://www.flhousing.org/wp-content/uploads/2021/08/8-4-21-AHAC-Guide-UPDATE.pdf> (last visited Feb. 15, 2025).

²⁶ For purposes of this section, the terms “affordable,” “extremely-low-income persons,” “low-income persons,” “moderate-income persons,” and “very-low-income persons” have the same meaning as in s. 420.0004, F.S.

²⁷ Section 420.615(3), F.S.

²⁸ Section 420.615(6), F.S.

January 1 of each year.²⁹ The property appraiser annually determines the “just value”³⁰ of property within the taxing authority and then applies relevant exclusions, assessment limitations, and exemptions to determine the property’s “taxable value.”³¹ The Florida Constitution prohibits the state from levying ad valorem taxes³² and it limits the Legislature’s authority to provide for property valuations at less than just value, unless expressly authorized.³³

Homestead Exemptions

The Florida Constitution establishes homestead protections for certain residential real estate in the state in three distinct ways. First, it provides homesteads, property owned and maintained as a person’s primary residence, with an exemption from taxes.³⁴ Second, the homestead provisions protect the homestead from forced sale by creditors.³⁵ Third, the homestead provisions delineate the restrictions a homestead owner faces when attempting to alienate or devise the homestead property.³⁶

Every person having legal or equitable title to real estate and who maintains a permanent residence on the real estate is deemed to establish homestead property. Homestead property is eligible for a \$25,000 tax exemption applicable to all ad valorem tax levies, including levies by school districts.³⁷ An additional exemption applies to homestead property value between \$50,000 and \$75,000. This exemption is adjusted annually for inflation from the 2024 value of \$25,000 and does not apply to ad valorem taxes levied by school districts.³⁸

Save Our Homes Assessment Limitation and Portability

In 1992, Florida voters approved the Save Our Homes amendment to the Florida Constitution.³⁹ The Save Our Homes assessment limitation limits the amount that a homestead property's assessed value may increase annually to the lesser of 3 percent or the percentage increase in the Consumer Price Index.⁴⁰ The accumulated difference between the assessed value and the just

²⁹ Both real property and tangible personal property are subject to tax. Section 192.001(12), F.S., defines “real property” as land, buildings, fixtures, and all other improvements to land. Section 192.001(11)(d), F.S., defines “tangible personal property” as all goods, chattels, and other articles of value capable of manual possession and whose chief value is intrinsic to the article itself.

³⁰ Property must be valued at “just value” for purposes of property taxation, unless the Florida Constitution provides otherwise. FLA. CONST. Art VII, s. 4. Just value has been interpreted by the courts to mean the fair market value that a willing buyer would pay a willing seller for the property in an arm’s-length transaction. *See, e.g., Walter v. Schuler*, 176 So. 2d 81 (Fla. 1965); *Deltona Corp. v. Bailey*, 336 So. 2d 1163 (Fla. 1976); *S. Bell Tel. & Tel. Co. v. Dade Cnty.*, 275 So. 2d 4 (Fla. 1973).

³¹ *See* ss. 192.001(2) and (16), F.S.

³² FLA. CONST. art. VII, s. 1(a).

³³ *See* FLA. CONST. art. VII, s. 4.

³⁴ FLA. CONST. art. VII, s. 6.

³⁵ FLA. CONST. art. X, s. 4.

³⁶ *Id.* at (c).

³⁷ FLA. CONST. art VII, s. 6(a).

³⁸ *Id.* The percent change in the Consumer Price Index for All Urban Consumers, U.S. City Average, all items 1967=100 is used to adjust the exemption, if such percent change is positive. *Id.* For the 2025 tax year, the exemption amount is \$25,722. *See* Volusia County Property Appraiser, Homestead Exemption, <https://vcpa.vcgov.org/exemption/homestead> (last visited Feb. 20, 2025).

³⁹ FLA. CONST. art. VII, s. 4(d). The Florida Legislature implemented the Save Our Homes amendment in s. 193.155, F.S.

⁴⁰ FLA. CONST. art. VII, s. 4(d).

value is the Save Our Homes benefit. The Save Our Homes assessment limitation is considered portable because a homestead property owner may transfer this benefit when moving from one homestead property to another.⁴¹ Due to the homestead exemption effects and the Save Our Homes assessment limitation, many homestead properties enjoy significant tax savings.

Commercial Use of Homestead Property

Section 196.012(13), F.S., provides that “ ‘[r]eal estate used and owned as a homestead’ means real property to the extent provided in s. 6(a), Art. VII of the State Constitution, but less any portion thereof used for commercial purposes, with the title of such property being recorded in the official records of the county in which the property is located. Property rented for more than 6 months is presumed to be used for commercial purposes.”⁴²

Abandonment of Homestead Property

Both the homestead property tax exemption and the Save Our Homes assessment limitation may be lost by a property owner that abandons homestead property. Failure to maintain a homestead property as a permanent residence may constitute abandonment under certain circumstances.⁴³ Section 196.061(1), F.S., describes when renting a homestead property constitutes abandonment:

“The rental of all or substantially all of a dwelling previously claimed to be a homestead for tax purposes shall constitute the abandonment of such dwelling as a homestead, and the abandonment continues until the dwelling is physically occupied by the owner. However, such abandonment of the homestead after January 1 of any year does not affect the homestead exemption for tax purposes for that particular year unless the property is rented for more than 30 days per calendar year for 2 consecutive years.”

III. Effect of Proposed Changes:

Section 1 amends s. 163.31771, F.S., to require, instead of authorizing, local governments to adopt an ordinance to allow ADUs in any area zoned for single-family residential use. The ordinance cannot require any increase in parking requirements to accommodate the ADU, may not require that the owner of a parcel with an ADU reside on such parcel, and does not apply to a planned unit development or master planned community.⁴⁴

The bill also provides that the owner of a property with an ADU may not be denied a homestead exemption for those portions of property on which the owner maintains a permanent residence solely on the basis of the property containing an ADU.

⁴¹ See FLA. CONST. art. VII, s. 4(d)(8); see also s. 193.155, F.S.

⁴² See also Florida Administrative Code Rule 12D-7.013(5): “Property used as a residence and also used by the owner as a place of business does not lose its homestead character. The two uses should be separated with that portion used as a residence being granted the exemption and the remainder being taxed.”

⁴³ See ss. 196.031 and 193.155, F.S.

⁴⁴ “Planned unit development” or “master planned community” means an area of land that is planned and developed as a single entity or in approved stages with uses and structures substantially related to the character of the entire development, or a self-contained development in which the subdivision and zoning controls are applied to the project as a whole rather than to individual lots. Section 163.3202(b)2., F.S.

Section 2 amends s. 420.615, F.S., to expand the express authorization for local governments to grant density bonuses to landowners that donate land to the local government for the purpose of providing affordable housing, to allow such donated land to be used to provide affordable housing for military families receiving the basic allowance for housing.

Section 3 directs OPPAGA to evaluate the efficacy of using mezzanine finance,⁴⁵ or second position short-term debt, to stimulate the construction of owner-occupied affordable housing. OPPAGA must also evaluate the potential of tiny homes to meet affordable housing needs in this state. OPPAGA must consult with the FHFC and the Shimberg Center for Housing Studies at the University of Florida, and submit a report of its finding to the Legislature by December 31, 2026. The report must include recommendations for the structuring of a model mezzanine finance program.

Section 4 provides that the bill takes effect on July 1, 2025.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

Article VII, s. 18(a) of the Florida Constitution provides, in part, that a county or municipality may not be bound by a general law requiring a county or municipality to spend funds or take an action that requires the expenditure of funds unless certain specified exemptions or exceptions are met. The bill may require counties and municipalities to expend funds associated with the requirement to enact an ordinance authorizing the use of ADUs. However, the mandate requirement does not apply to laws having an insignificant impact,⁴⁶ which for Fiscal Year 2025-2026 is forecast at approximately \$2.4 million.⁴⁷ The aggregate cost for local governments to implement this provision is likely insignificant.

However, if the bill does qualify as a mandate, in order to be binding upon cities and counties, the bill must contain a finding of important state interest and be approved by a two-thirds vote of the membership of each house.

B. Public Records/Open Meetings Issues:

None.

⁴⁵ A mezzanine loan is a debt-equity instrument that sits in a middle, or “mezzanine” position in the capital stack: below the mortgage, but above the equity. Because it is subordinate to direct loans and other types of senior debts, its paid after these other debts in the event of insolvency. Mezzanine loans are associated with higher risk because they are typically unsecured, or only have a junior lien on assets as collateral, and as such can command higher interest rates than traditional loans. However, mezzanine loans may provide more flexibility than direct loans, including flexible repayment terms, where the lender may agree to interest-only payments for initial periods. See Center for Public Enterprise. *Smoothing the Housing Investment Cycle. Part I.* July 2024. Available at: <https://publicenterprise.org/wp-content/uploads/Smoothing-the-Housing-Investment-Cycle-Part-1.pdf> (last visited Feb. 16, 2025).

⁴⁶ FLA. CONST. art. VII, s. 18(d).

⁴⁷ An insignificant fiscal impact is the amount not greater than the average statewide population for the applicable fiscal year times \$0.10. See FLA. SENATE COMM. ON CMTY. AFFAIRS, Interim Report 2012-115: Insignificant Impact (Sept. 2011), available at: <http://www.flsenate.gov/PublishedContent/Session/2012/InterimReports/2012-115ca.pdf>.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

Upon enactment of local ADU ordinances across the state, individuals may benefit from greater access to affordable rentals and single-family property owners may benefit from the resulting ADU rental income. Additionally, there may be opportunities to increase the supply of housing that is affordable for military families due to density bonus incentives.

C. Government Sector Impact:

Counties and municipalities will likely incur administrative expenses associated with the development and noticing of the ADU ordinance, as required in section 1 of the bill.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill substantially amends the following sections of the Florida Statutes: 163.31771 and 420.615.

This bill creates an undesignated section of Florida law.

IX. Additional Information:

- A. **Committee Substitute – Statement of Substantial Changes:**
(Summarizing differences between the Committee Substitute and the prior version of the bill.)

CS by Community Affairs on February 18, 2025:

The committee substitute:

- Provides that a local government may not require that the owner of a parcel with an ADU reside on such parcel.
- Modifies the mezzanine finance provision to require OPPAGA to study the efficacy of using mezzanine finance, instead of directing FHFC to implement a model program, and requires OPPAGA to also evaluate tiny homes used for affordable housing.
- Provides that the owner of a property with an ADU may not be denied a homestead exemption solely on the basis of the property containing an ADU that is or may be rented to another person

- B. **Amendments:**

None.



559016

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
02/20/2025	.	
	.	
	.	
	.	

The Committee on Community Affairs (Gaetz) recommended the following:

Senate Amendment (with title amendment)

Delete lines 21 - 39

and insert:

Section 1. Present subsection (5) of section 163.31771, Florida Statutes, is redesignated as subsection (7), new subsection (5) and subsection (6) are added to that section, and subsection (3) of that section is amended, to read:

163.31771 Accessory dwelling units.—

(3) A local government shall ~~may~~ adopt an ordinance to



559016

11 allow accessory dwelling units, without any corresponding
12 increase in parking requirements, in any area zoned for single-
13 family residential use. Such ordinance may not require that the
14 owner of a parcel on which an accessory dwelling unit is
15 constructed reside on such parcel and does not apply to a
16 planned unit development or master planned community as those
17 terms are defined in s. 163.3202(5)(b)2. The local government
18 may not impose additional impact fees, mobility fees, or other
19 development-related fees on accessory dwelling units beyond
20 those applicable to the primary single-family residence, or
21 discount or waive such fees selectively.

22 (5) A local government may preapprove accessory dwelling
23 unit designs and manufactured accessory dwelling units that are
24 deemed to comply with all permitting requirements. This
25 subsection does not prohibit the use of a manufactured accessory
26 dwelling unit that is not preapproved by the local government.

27 (6) The owner of a property with an accessory dwelling unit
28 may not be denied a homestead exemption solely on the basis of
29 the property containing an accessory dwelling unit that is or
30 may be rented to another person. However, if the accessory
31 dwelling unit is rented to another person, the assessment of the
32 accessory dwelling unit must be separated from the homestead
33 property.

34 Section 2. The Office of Program Policy Analysis and
35 Government Accountability (OPPAGA) shall evaluate the efficacy
36 of using mezzanine finance, or second-position short-term debt,
37 to stimulate the construction of owner-occupied affordable
38 housing in this state. OPPAGA shall consult with the Florida
39 Housing Finance Corporation and the Shimberg Center for Housing



559016

40 Studies at the University of Florida in conducting its
41 evaluation. By December 31, 2026, OPPAGA shall submit a report
42 of its findings to the President of the Senate and the Speaker
43 of the House of Representatives. Such report must include
44 recommendations for the structuring of a model mezzanine finance
45 program.

46
47 ===== T I T L E A M E N D M E N T =====

48 And the title is amended as follows:

49 Delete lines 7 - 12

50 and insert:

51 requirements; prohibiting such an ordinance from
52 including a specified requirement; providing
53 applicability of such an ordinance; prohibiting a
54 local government from imposing certain fees on
55 accessory dwelling units, or discounting or waiving
56 such fees selectively; authorizing a local government
57 to preapprove certain designs and manufactured
58 accessory dwelling units; providing construction;
59 prohibiting the denial of a homestead exemption on a
60 certain basis; requiring that the assessment of a
61 rented accessory dwelling unit be separated from the
62 homestead property; requiring the Office of Program
63 Policy Analysis and Government Accountability to
64 evaluate the efficacy of using mezzanine finance for a
65 specified purpose; requiring the office to consult
66 with certain entities; requiring the office to submit
67 a certain report to the Legislature by a specified
68 date; amending s. 420.615, F.S.;



378958

LEGISLATIVE ACTION

Senate	.	House
Comm: WD	.	
02/20/2025	.	
	.	
	.	
	.	

The Committee on Community Affairs (Gaetz) recommended the following:

Senate Amendment to Amendment (559016)

Delete line 38
and insert:
housing in this state. OPPAGA shall also evaluate the potential
of tiny homes in meeting the need for affordable housing in this
state. OPPAGA shall consult with the Florida



791116

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
02/20/2025	.	
	.	
	.	
	.	

The Committee on Community Affairs (Gaetz) recommended the following:

1 **Senate Amendment to Amendment (559016) (with title**
2 **amendment)**

3
4 Delete lines 5 - 38
5 and insert:

6 Section 1. Present subsection (5) of section 163.31771,
7 Florida Statutes, is redesignated as subsection (6), new
8 subsection (5) is added to that section, and subsection (3) of
9 that section is amended, to read:

10 163.31771 Accessory dwelling units.—



791116

11 (3) A local government shall ~~may~~ adopt an ordinance to
12 allow accessory dwelling units, without any corresponding
13 increase in parking requirements, in any area zoned for single-
14 family residential use. Such ordinance may not require that the
15 owner of a parcel on which an accessory dwelling unit is
16 constructed reside on such parcel and does not apply to a
17 planned unit development or master planned community as those
18 terms are defined in s. 163.3202(5)(b)2.

19 (5) The owner of a property with an accessory dwelling unit
20 may not be denied a homestead exemption for those portions of
21 property on which the owner maintains a permanent residence
22 solely on the basis of the property containing an accessory
23 dwelling unit that is or may be rented to another person.
24 However, if the accessory dwelling unit is rented to another
25 person, the accessory dwelling unit must be assessed separately
26 from the homestead property.

27 Section 2. The Office of Program Policy Analysis and
28 Government Accountability (OPPAGA) shall evaluate the efficacy
29 of using mezzanine finance, or second-position short-term debt,
30 to stimulate the construction of owner-occupied housing that is
31 affordable as defined in s. 420.0004(3), Florida Statutes, in
32 this state. OPPAGA shall also evaluate the potential of tiny
33 homes in meeting the need for affordable housing in this state.
34 OPPAGA shall consult with the Florida

35
36 ===== T I T L E A M E N D M E N T =====

37 And the title is amended as follows:

38 Delete lines 53 - 62

39 and insert:



791116

40 applicability of such an ordinance; prohibiting the
41 denial of a homestead exemption for certain portions
42 of property on a specified basis; requiring that a
43 rented accessory dwelling unit be assessed separately
44 from the homestead property; requiring the Office of
45 Program

By Senator Gaetz

1-00568-25

2025184__

1 A bill to be entitled
2 An act relating to affordable housing; amending s.
3 163.31771, F.S.; requiring, rather than authorizing, a
4 local government to adopt an ordinance to allow
5 accessory dwelling units in certain areas; prohibiting
6 such an ordinance from increasing parking
7 requirements; providing applicability of such an
8 ordinance; creating s. 420.5098, F.S.; requiring the
9 Florida Housing Finance Corporation to establish a
10 model program that uses mezzanine finance for a
11 certain purpose; requiring the corporation to consult
12 with a specified entity; amending s. 420.615, F.S.;
13 authorizing a local government to provide a density
14 bonus incentive to landowners who make certain real
15 property donations to assist in the provision of
16 affordable housing for military families; providing an
17 effective date.

18
19 Be It Enacted by the Legislature of the State of Florida:

20
21 Section 1. Subsection (3) of section 163.31771, Florida
22 Statutes, is amended to read:

23 163.31771 Accessory dwelling units.—

24 (3) A local government shall ~~may~~ adopt an ordinance to
25 allow accessory dwelling units, without any corresponding
26 increase in parking requirements, in any area zoned for single-
27 family residential use. Such ordinance does not apply to a
28 planned unit development or master planned community as those
29 terms are defined in s. 163.3202(5)(b)2.

1-00568-25

2025184__

30 Section 2. Section 420.5098, Florida Statutes, is created
31 to read:

32 420.5098 Mezzanine finance model program.—The Florida
33 Housing Finance Corporation shall establish a model program that
34 uses mezzanine finance to encourage local housing authorities to
35 stimulate the supply of affordable housing for owner occupancy.
36 The corporation shall consult with the Shimberg Center for
37 Housing Studies at the University of Florida on the design of
38 the program. The corporation shall select counties in which to
39 implement the program.

40 Section 3. Subsection (1) of section 420.615, Florida
41 Statutes, is amended to read:

42 420.615 Affordable housing land donation density bonus
43 incentives.—

44 (1) A local government may provide density bonus incentives
45 pursuant to the provisions of this section to any landowner who
46 voluntarily donates fee simple interest in real property to the
47 local government for the purpose of assisting the local
48 government in providing affordable housing, including housing
49 that is affordable for military families receiving the basic
50 allowance for housing. Donated real property must be determined
51 by the local government to be appropriate for use as affordable
52 housing and must be subject to deed restrictions to ensure that
53 the property will be used for affordable housing.

54 Section 4. This act shall take effect July 1, 2025.

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

2/18/25

Meeting Date

184

Bill Number or Topic

Community Affairs

Committee

Amendment Barcode (if applicable)

Name Desick Tabertshofer

Phone 863-220-0138

Address 107 E. Colleso

Email dtabertshofer@apha.org

Street

Tallahassee

FL

32301

City

State

Zip

Speaking: For Against Information **OR** Waive Speaking: In Support Against

PLEASE CHECK ONE OF THE FOLLOWING:

I am appearing without compensation or sponsorship.

I am a registered lobbyist, representing:

I am not a lobbyist, but received something of value for my appearance (travel, meals, lodging, etc.), sponsored by:

Americans for Prosperity

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1, [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

2/18/25

Meeting Date

184

Bill Number or Topic

Community Affair

Committee

Deliver both copies of this form to Senate professional staff conducting the meeting

Amendment Barcode (if applicable)

Name Hake Maxwell Lamboley

Phone 941-780-6575

Address 1791 Cassatt Dr

Email hake.lamboley123@gmail.com

Street

Tallahassee

FL

32317

City

State

Zip

Speaking: For Against Information OR Waive Speaking: In Support Against

PLEASE CHECK ONE OF THE FOLLOWING:

I am appearing without compensation or sponsorship.

I am a registered lobbyist, representing:

I am not a lobbyist, but received something of value for my appearance (travel, meals, lodging, etc.), sponsored by:

Americans for Prosperity

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

SB 184

2/18/25

Meeting Date

Bill Number or Topic

Deliver both copies of this form to
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Community Affairs

Committee

Amendment Barcode (if applicable)

Name Colton Madill

Phone 850-766-7983

Address 136 S. Bronough Street

Street

Email cmadill@flcchamber.com

Tallahassee FL 32301

City

State

Zip

Speaking: For Against Information **OR** Waive Speaking: In Support Against

PLEASE CHECK ONE OF THE FOLLOWING:

I am appearing without compensation or sponsorship.

I am a registered lobbyist, representing:

Florida Chamber of Commerce

I am not a lobbyist, but received something of value for my appearance (travel, meals, lodging, etc.), sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

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2/18/2025

Meeting Date

SB 184

Bill Number or Topic

Community Affairs

Committee

Amendment Barcode (if applicable)

Name Turner Loesel

Phone 561-401-8625

Address 100 N Duval St.

Street

Email tloesel@jamesmadison.org

Tallahassee

City

FL

State

32301

Zip

Speaking: For Against Information

OR

Waive Speaking: In Support Against

PLEASE CHECK ONE OF THE FOLLOWING:

I am appearing without compensation or sponsorship.

I am a registered lobbyist, representing:

I am not a lobbyist, but received something of value for my appearance (travel, meals, lodging, etc.), sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

APPEARANCE RECORD

SB 184

2/18/2025

Meeting Date

Bill Number or Topic

Community Affairs

Deliver both copies of this form to
Senate professional staff conducting the meeting

Committee

Amendment Barcode (if applicable)

Name Zayne Smith

Phone (850) 228-4243

Address 215 South Monroe St.

Email zsmith@aarp.org

Street

Tallahassee

FL

34219

City

State

Zip

Speaking:

For

Against

Information

OR

Waive Speaking:

In Support

Against

PLEASE CHECK ONE OF THE FOLLOWING:

I am appearing without compensation or sponsorship.

I am a registered lobbyist, representing:

AARP

I am not a lobbyist, but received something of value for my appearance (travel, meals, lodging, etc.), sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

THE FLORIDA SENATE
APPEARANCE RECORD

(Deliver BOTH copies of this form to the Senator or Senate Professional Staff conducting the meeting)

2/18/25

Meeting Date

184

Bill Number (if applicable)

559016

Amendment Barcode (if applicable)

Topic Affordable Housing

Name Edward Briggs

Job Title VP Gov't Affairs

Address 235 W. Branlan Blvd. Ste. 640

Phone 850-933-5994

Street

Branlan

City

FL

State

33511

Zip

Email edward@teamrsa.com

Speaking: For Against Information

Waive Speaking: In Support Against
(The Chair will read this information into the record.)

Representing Homes by Westbay

Appearing at request of Chair: Yes No

Lobbyist registered with Legislature: Yes No

While it is a Senate tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this meeting. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard.

This form is part of the public record for this meeting.

S-001 (10/14/14)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to Senate professional staff conducting the meeting

2-18-25

Meeting Date

184

Bill Number or Topic

Community Affairs

Committee

Amendment Barcode (if applicable)

Name Rebecca O'Hara

Phone 850 222 9684

Address PO Box 1757

Street

Email rohara@flcities.com

Tallahassee FL 32302-1757

City

State

Zip

Speaking: For Against Information OR Waive Speaking: In Support Against

PLEASE CHECK ONE OF THE FOLLOWING:

I am appearing without compensation or sponsorship.

I am a registered lobbyist, representing:

I am not a lobbyist, but received something of value for my appearance (travel, meals, lodging, etc.), sponsored by:

Fla. League of Cities

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Community Affairs

BILL: SB 7004

INTRODUCER: Community Affairs Committee

SUBJECT: OGSR/Applicants or Participants in Certain Federal, State, or Local Housing Assistance Programs

DATE: February 19, 2025 REVISED: _____

ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1. <u>Hunter</u>	<u>Fleming</u>	_____	CA Submitted as Comm. Bill/Fav

I. Summary:

SB 7004 repeals the sunset date in s 119.071(5)(f)4., F.S., to allow the public records exemption for property photographs and personal identifying information of applicants or participants in presidentially declared disaster-related federal, state, or local housing assistance programs to remain in statute.

The exemption covers records held by the Department of Commerce, the Florida Housing Finance Corporation, a county, a municipality, or a local housing finance agency.

The public records exemption for such information of applicants or participants in disaster-related housing assistance programs is subject to the Open Government Sunset Review Act, which requires the Legislature to review each public record and public meeting exemption five years after enactment. The exemption amended by this bill is scheduled for repeal on October 2, 2025. This bill removes the scheduled repeal to continue the confidential and exempt status of the information.

The bill is not expected to affect state and local revenues and expenditures.

The bill takes effect October 1, 2025.

II. Present Situation:

Florida Public Records Law

The Florida Constitution provides that the public has the right to inspect or copy records made or received in connection with official governmental business.¹ This applies to the official business of any public body, officer, or employee of the state, including all three branches of state

¹ FLA. CONST. art. I, s. 24(a).

government, local governmental entities, and any person acting on behalf of the government.² In addition to the Florida Constitution, the Florida Statutes provide that the public may access legislative and executive branch records.³ Chapter 119, F.S., constitutes the main body of public records laws, and is known as the Public Records Act.⁴ The Public Records Act states that:

[i]t is the policy of this state that all state, county and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency.⁵

According to the Public Records Act, a public record includes virtually any document or recording, regardless of its physical form or how it may be transmitted.⁶ The Florida Supreme Court has interpreted public records as being “any material prepared in connection with official agency business which is intended to perpetuate, communicate, or formalize knowledge of some type.”⁷ A violation of the Public Records Act may result in civil or criminal liability.⁸

The Legislature may create an exemption to public records requirements by passing a general law by a two-thirds vote of each of the House and the Senate.⁹ The exemption must explicitly lay out the public necessity justifying the exemption and must be no broader than necessary to accomplish the stated purpose of the exemption.¹⁰ A statutory exemption, which does not meet these two criteria, may be unconstitutional and may not be judicially saved.¹¹

² *Id.*

³ The Public Records Act does not apply to legislative or judicial records. *Locke v. Hawkes*, 595 So. 2d 32 (Fla. 1992). Also see *Times Pub. Co. v. Ake*, 660 So. 2d 255 (Fla. 1995). The Legislature’s records are public pursuant to s. 11.0431, F.S., and FLA. CONST. art. I, s. 24(b). Public records exemptions for the Legislature are primarily located in s. 11.0431(2)-(3), F.S.

⁴ Public records laws are found throughout the Florida Statutes.

⁵ Section 119.01(1), F.S.

⁶ Section 119.011(12), F.S., defines “public record” to mean “all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business by any agency.” Section 119.011(2), F.S., defines “agency” as “any state, county, district, authority, or municipal officer, department, division, board, bureau, commission, or other separate unit of government created or established by law including, for the purposes of this chapter, the Commission on Ethics, the Public Service Commission, and the Office of Public Counsel, and any other public or private agency, person, partnership, corporation, or business entity acting on behalf of any public agency.”

⁷ *Shevin v. Byron, Harless, Schaffer, Reid and Assoc. Inc.*, 379 So. 2d 633, 640 (Fla. 1980).

⁸ Section 119.10, F.S. Public records laws are found throughout the Florida Statutes, as are the penalties for violating those laws.

⁹ FLA. CONST. art. I, s. 24(c).

¹⁰ *Id.*

¹¹ *Halifax Hosp. Medical Center v. News-Journal Corp.*, 724 So. 2d 567 (Fla. 1999). In *Halifax Hospital*, the Florida Supreme Court found that a public meetings exemption was unconstitutional because the statement of public necessity did not define important terms and did not justify the breadth of the exemption. *Id.* at 570. The Florida Supreme Court also declined to narrow the exemption in order to save it. *Id.* In *Baker County Press, Inc. v. Baker County Medical Services, Inc.*, 870 So. 2d 189 (Fla. 1st DCA 2004), the court found that the intent of a public records statute was to create a public records exemption. The *Baker County Press* court found that since the law did not contain a public necessity statement, it was unconstitutional. *Id.* at 196.

When creating a public records exemption, the Legislature may provide that a record is “confidential and exempt” or “exempt.”¹² Records designated “confidential and exempt” may be released by the records custodian only under the circumstances defined by statutory exemptions. Records designated as “exempt” may be released at the discretion of the records custodian under certain circumstances.¹³

Department of Commerce

The Department of Commerce (department) was created to assist the Governor in working with the Legislature, state agencies, business leaders, and economic development professionals to formulate and implement coherent and consistent policies and strategies designed to promote economic opportunities for all Floridians.¹⁴

Within the department, the Office of Long-Term Resiliency “supports communities following disasters by addressing long-term recovery needs for housing, infrastructure and economic development.”¹⁵ The department is also the state authority responsible for administering all United States Department of Housing and Urban Development (HUD) long-term disaster recovery funds awarded to the state.¹⁶

Florida Housing Finance Corporation

The Florida Housing Finance Corporation Act provides that the Florida Housing Finance Corporation (FHFC) is created within the Department of Commerce and is a public corporation.¹⁷ The FHFC is responsible for increasing the amount of affordable housing available to individuals and families by stimulating investment of private capital and encouraging public and private sector housing partnerships. To accomplish this, the FHFC uses federal and state resources to finance the development of safe, affordable homes and rental housing and to assist first-time homebuyers.¹⁸

Local Housing Finance Agencies

Local Housing Finance Agencies (HFAs), also known as Local Housing Finance Authorities, are dependent¹⁹ special districts of a local government. A “special district” is a unit of local government created for a particular purpose, with jurisdiction to operate within a limited geographic boundary.²⁰ HFAs are set up to sell bonds to finance affordable apartments, provide

¹² If the Legislature designates a record as confidential, such record may not be released to anyone other than the persons or entities specifically designated in the statutory exemption. *WFTV, Inc. v. The School Board of Seminole*, 874 So. 2d 48 (Fla. 5th DCA 2004).

¹³ *Williams v. City of Minneola*, 575 So. 2d 683 (Fla. 5th DCA 1991).

¹⁴ Section 20.60(4), F.S.

¹⁵ Department of Commerce, *Office of Long-Term Resiliency*, <https://floridajobs.org/community-planning-and-development/assistance-for-governments-and-organizations/disaster-recovery-initiative> (last visited Feb. 14, 2025).

¹⁶ *Id.*

¹⁷ Section 420.504(1), F.S.

¹⁸ *See sections*. 420.502 and 420.507, F.S.

¹⁹ A special district is classified as “dependent” if the governing body of a single county or municipality: serves as governing body of the district; appoints the governing body of the district; may remove members of the district’s governing body at-will during their unexpired terms; or approves or can veto the budget of the district.

²⁰ *See Halifax Hospital Medical Center v. State of Fla., et al.*, 278 So. 3d 545, 547 (Fla. 2019)

loans with HFA funds for gap financing, sell bonds or administer other programs to provide low-rate mortgages, and provide down payment assistance to homebuyers.²¹

Disaster Recovery Housing Assistance Programs

The Department of Commerce, FHFC, counties, municipalities, and local housing finance agencies have various housing programs that are designed to assist those who have been impacted by a disaster. While counties and municipalities have broad discretion to allocate local funds and create programs that meet the disaster housing needs within their communities, the primary programs which allocate significant funds to the state and local governments for such purposes are described below.

Community Development Block Grant - Disaster Recovery

The primary program utilizing the public records exemption is the Community Development Block Grant - Disaster Recovery (CDBG-DR) Program administered in Florida by the department. CDBG-DR is funded by the U.S. Department of Housing and Urban Development (HUD) and supports communities following disasters by addressing long-term recovery needs.²² In response to a presidentially declared disaster, Congress may appropriate supplemental funding for the CDBG-DR Program as “grants to rebuild disaster impacted areas and provide crucial seed money to start the recovery process.”²³ These flexible grants help cities, counties, and states recover from presidentially declared disasters, especially in low-income areas.²⁴

The appropriations specify requirements or restrictions applicable to awards of the funds.²⁵ After Congress appropriates funding, the HUD calculates the allocations and then announces the awards and publishes rules specifying how the funds may be used in a Federal Register notice.²⁶ CDBG-DR funds must be used for “...necessary expenses related to disaster relief, long-term recovery, restoration of infrastructure and housing, economic revitalization, and mitigation....”²⁷ The funds are intended to address unmet needs that other resources—including Federal Emergency Management (FEMA) funds or homeowner’s insurance—aren’t likely to address.²⁸ CDBG-DR funds cannot duplicate funding available from federal, state, or local governments; private and non-profit organizations; insurance proceeds; or any other source of assistance.²⁹

²¹ Presentation to Senate Community Affairs Committee 12-1-2021 on file with Senate Community Affairs Committee.

²² Department of Commerce, *Office of Long-Term Resiliency*, <https://floridajobs.org/community-planning-and-development/assistance-for-governments-and-organizations/disaster-recovery-initiative> (last visited Feb. 14, 2025).

²³ U.S. Department of Housing and Urban Development, *Community Development Block Grant Disaster Recovery Program*, https://www.hud.gov/program_offices/comm_planning/cdbg-dr/ (last visited Feb. 14, 2025).

²⁴ *Id.*

²⁵ *See, e.g.*, Additional Supplemental Appropriations for Disaster Relief Act, 2019, Pub. L. No. 116-20 (2019).

²⁶ U.S. Department of Housing and Urban Development, *Community Development Block Grant Disaster Recovery: CDBG-DR Overview*, <https://www.hud.gov/sites/dfiles/CPD/documents/CDBG-Disaster-Recovery-Overview.pdf> (last visited Feb. 16, 2025). *See, e.g.*, Allocations for Community Development Block Grant Disaster Recovery and Implementation of the CDBG-DR Consolidated Waivers and Alternative Requirements Notice, 88 Fed. Reg. 32046 (May 18, 2023) available at <https://www.hud.gov/sites/dfiles/CPD/documents/FR-6393-N-01-AAN.pdf> (last visited Feb. 16, 2025)

²⁷ U.S. Department of Housing and Urban Development, *Community Development Block Grant Disaster Recovery: CDBG-DR Overview*, <https://www.hud.gov/sites/dfiles/CPD/documents/CDBG-Disaster-Recovery-Overview.pdf> (last visited Feb. 16, 2025).

²⁸ U.S. Department of Housing and Urban Development, *Fact Sheet*, <https://www.hud.gov/sites/dfiles/CPD/documents/CDBG-DR-Fact-Sheet.pdf> (last visited Feb. 16, 2025).

²⁹ *Id.*

The timeframe between the occurrence of a disaster and project implementation can be lengthy and vary widely.³⁰ While disasters may be quickly declared—often within 1 day—congressional appropriations may not happen until a year after the declaration date.³¹ The process from HUD notice publication to action plan development and approval, and through first expenditure may take months, while execution of the activity and final completion may take years.³² For example, Hurricane Michael struck on October 10, 2018, HUD published its notice about CDBG-DR funds in the Federal Register in January of 2020, and Florida received HUD’s approval of the State Action Plan in June of 2020.³³

The department has received a total allocation of more than \$4.3 billion since 2017 to administer CDBG-DR and Mitigation (MIT) funds to communities impacted by these storms:³⁴

- Hermine/Matthew: \$117,937,000
- Irma: \$812,235,745
- Michael: \$735,553,000
- Sally: \$187,383,000
- Ian: \$910,624,000
- 2023/24 storms: \$925,394,000 (announced 1/7/2025)³⁵
- Mitigation efforts for all storms: \$680,411,000³⁶

Rebuild Florida

Rebuild Florida is program created by the Department of Commerce, to distribute CDBG-DR program funding which focuses on long-term recovery for homeowners, small businesses and communities after all other assistance has been exhausted, including insurance and other forms of federal assistance.³⁷

The Rebuild Florida Housing Repair and Replacement Program (HRRP) addresses remaining unmet housing recovery needs through the repair, rebuild or replacement of damaged homes.³⁸ CDBG-DR and Rebuild Florida also fund rebuild and repair programs through local

³⁰ U.S. Department of Housing and Urban Development, *Housing Recovery and CDBG-DR at 10*, available at https://www.huduser.gov/portal/sites/default/files/pdf/HousingRecovery_CDBG-DR.pdf (last visited Feb. 16, 2025)

³¹ *Id.* at 11-12.

³² *Id.*

³³ Department of Commerce, *Hurricane Michael*, <https://www.floridajobs.org/community-planning-and-development/assistance-for-governments-and-organizations/disaster-recovery-initiative/hurricane-michael> (last visited Feb. 16, 2025).

³⁴ Florida Commerce Office of Long-Term Resiliency, *Presentation to Senate Community Affairs Committee*, Tuesday, February 4, 2025. Available at https://flsenate.gov/Committees/Show/CA/MeetingPacket/6282/10952_MeetingPacket_6282_2.pdf (last visited Feb. 16, 2025).

³⁵ On January 7, 2025, the State of Florida received more than \$925 million in funding to support long-term resiliency and mitigation efforts.³⁵

³⁶ Congress may also appropriate Community Development Block Grant Mitigation (CDBG-MIT) funding for mitigation activities after a disaster, which are not housing related and would not apply to the public records exemption, however they are also administered under the CDBG. Mitigation activities “increase resilience to disasters and eliminate the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship by lessening the impact of future disasters.”

³⁷ Department of Commerce, *Rebuild Florida*, available at <https://www.floridajobs.org/rebuildflorida> (last visited Feb. 14, 2025).

³⁸ Department of Commerce, *Recovery FAQ*, available at <https://ian.rebuildflorida.gov/resources/frequently-asked-questions/> (last visited Feb. 14, 2025)

governments, either directly from HUD³⁹ or through the department. The program offers reconstruction, manufactured housing unit replacement, or rehabilitation with a priority on the most vulnerable populations, including the elderly, those with disabilities, families with children under the age of 18, and families with low household incomes.⁴⁰ The HRRP program manages complete construction on behalf of eligible and awarded homeowners, but payments are not made to the property owner directly. Contractors are selected by the state as a subrecipient of the HUD funding, and homeowners do not directly select or contact the chosen builder.⁴¹

Applicants seeking assistance from the Department of Commerce's Rebuild Florida, CDBG-DR funded programs or local rebuild and repair programs, are required to provide personal information and supporting documentation. Applications may be received by the department or the local government.⁴² For example, damage assessment data collected during property inspections to determine remaining needed repairs may include the applicant's name, address, telephone numbers, photo identification, and interior and exterior photographs of their residence.⁴³ Other commonly needed personal identifying information includes, proof of home ownership, tax returns, and salary or wage statements. The department maintains all files containing such personally identifiable information in a secure manner.⁴⁴

Rebuild Florida currently has open programs on their website for Hurricane Irma (2017), Hurricane Michael (2018), and Hurricane Ian (2022), but funding has been received to support the 2023-2024 storms.⁴⁵

The State Housing Initiatives Partnership

The State Housing Initiatives Partnership (SHIP) Program was created in 1992⁴⁶ to provide funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing.

The SHIP program provides funds to all 67 counties and 52 municipalities through the Community Development Block Grant. SHIP funds may be used to pay for emergency repairs, rehabilitation, down payment and closing cost assistance, impact fees, construction and gap financing, mortgage buydowns, acquisition of property for affordable housing, matching dollars for federal housing grants and programs, and homeownership counseling.⁴⁷

³⁹ HUD allocated \$201.5 million to Sarasota County through CDBG-DR, \$55 million of which was to provide decent, safe, and sanitary housing for residents affected by Hurricane Ian.

⁴⁰ *Id.*

⁴¹ *Id.*

⁴² Sarasota County, *Housing Recovery Program*, available at <https://www.resilientsrq.net/housing-recovery> (last visited Feb. 16, 2025)

⁴³ Department of Commerce, *Eligibility Requirements*, available at <https://ian.rebuildflorida.gov/eligibility/> (last visited Feb. 14, 2025)

⁴⁴ *Id.*

⁴⁵ *Id.*

⁴⁶ Chapter 92-317, Laws of Fla.

⁴⁷ Section 420.072(7), F.S.

FHFC is statutorily authorized to hold back up to \$5 million each fiscal year from the SHIP appropriation for recovery efforts for declared disasters.⁴⁸ These funds have been utilized for disaster recovery efforts that include response to hurricanes, tornadoes, flooding and wildfires.

Additionally, many local government's SHIP programs offer recovery assistance to help those affected by disasters with temporary relocation, rental assistance, mortgage foreclosure prevention, security and utility deposit assistance, debris removal and home repairs.⁴⁹ Examples include Leon County and Osceola County who have leveraged SHIP funds for these disaster recovery related activities.⁵⁰

The Robert T. Stafford Disaster Relief Act and a Presidential Disaster Declaration

Congress enacted the Robert T. Stafford Disaster Relief and Emergency Assistance Act ("Stafford Act")⁵¹ "to provide an orderly and continuing means of assistance by the Federal Government to State and local governments in carrying out their responsibilities to alleviate the suffering and damage which result from disasters."⁵² The Stafford Act is triggered when the State Governor determines that State and local resources are insufficient to respond to a disaster, asks the President to declare an area a "major disaster," and the President does so.⁵³ The President's declaration designates the areas within a State where Federal assistance may be made available and what specific types of Federal assistance are authorized.

Recent presidentially declared disasters in the state of Florida include Hurricane Milton (2024), Hurricane Helene (2024), Hurricane Idalia (2023), and hurricanes Ian and Nicole (2022).⁵⁴

The Public Records Exemption

The public records exemption in this bill exempts records relating to property photographs and personal identifying information of applicants or participants in disaster-related federal, state, or local housing assistance programs held by the Department of Commerce, the Florida Housing Finance Corporation, a county, a municipality, or a local housing finance agency.

The law provides both confidential and exempt status of the information for the purpose of disaster recovery assistance for a presidentially declared disaster.

⁴⁸ Section 420.9073(5), F.S.

⁴⁹ Florida Housing, *Disaster Relief Resources and Information*, available at <https://www.floridahousing.org/programs/special-programs/ship---state-housing-initiatives-partnership-program/disaster-relief> (last visited Feb. 16, 2025)

⁵⁰ *See*: Leon County offers housing assistance through the SHIP Disaster Recovery Program, available at <https://cms.leoncountyfl.gov/Government/Departments/Human-Services-Community-Partnerships/TEAM-Leon/TEAM-Leon-Individuals>, and Osceola County SHIP Program available at <https://www.osceola.org/Services/Housing-Programs/SHIP> (last visited Feb. 16, 2025)

⁵¹ [42 U.S.C. §§ 5121](#) *et seq.*

⁵² 42 U.S.C. §§ 5121(b).

⁵³ *Id.* at § 5171.

⁵⁴ FEMA, *Disasters and Other Declarations*, available at <https://www.fema.gov/disaster/declarations>, (last visited Feb. 14, 2025)

Unless it is reviewed by the Legislature and saved from repeal, the exemption will be repealed on October 2, 2025.⁵⁵

Open Government Sunset Review Act

Section 119.15, F.S., the Open Government Sunset Review Act (OGSR), prescribes a legislative review process for newly created or substantially amended public records or open meetings exemptions.⁵⁶ The OGSR provides that an exemption automatically repeals on October 2nd of the fifth year after creation or substantial amendment. In order to save an exemption from repeal, the Legislature must reenact the exemption or repeal the sunset date.⁵⁷ In practice, many exemptions are continued by repealing the sunset date rather than reenacting the exemption.

The OGSR provides that a public records or open meetings exemption may be created or maintained only if it serves an identifiable public purpose and is no broader than is necessary.⁵⁸ An exemption serves an identifiable purpose if it meets one of the following purposes *and* the Legislature finds that the purpose of the exemption outweighs open government policy and cannot be accomplished without the exemption:

- It allows the state or its political subdivision to effectively and efficiently administer a program, and administration would be significantly impaired without the exemption;⁵⁹
- Releasing sensitive personal information would be defamatory or would jeopardize an individual's safety. If this public purpose is cited as the basis of an exemption, however, only personal identifying information is exempt;⁶⁰ or
- It protects trade or business secrets.⁶¹

The OGSR also requires specified questions to be considered during the review process.⁶² In examining an exemption, the OGSR asks the Legislature to carefully question the purpose and necessity of reenacting the exemption.

If, in reenacting an exemption or repealing the sunset date, the exemption is expanded, then a public necessity statement and a two-thirds vote for passage are required.⁶³ If the exemption is reenacted or saved from repeal without substantive changes or if the exemption is narrowed, then

⁵⁵ Section 119.071(5)(f)4., F.S.

⁵⁶ Section 119.15(4)(b), F.S., provides that an exemption is considered to be substantially amended if it is expanded to include more records or information or to include meetings. The OGSR does not apply to an exemption that is required by federal law or that applies solely to the Legislature or the State Court System pursuant to s. 119.15(2), F.S.

⁵⁷ Section 119.15(3), F.S.

⁵⁸ Section 119.15(6)(b), F.S.

⁵⁹ Section 119.15(6)(b)1., F.S.

⁶⁰ Section 119.15(6)(b)2., F.S.

⁶¹ Section 119.15(6)(b)3., F.S.

⁶² Section 119.15(6)(a), F.S. The specified questions are:

- What specific records or meetings are affected by the exemption?
- Whom does the exemption uniquely affect, as opposed to the general public?
- What is the identifiable public purpose or goal of the exemption?
- Can the information contained in the records or discussed in the meeting be readily obtained by alternative means? If so, how?
- Is the record or meeting protected by another exemption?
- Are there multiple exemptions for the same type of record or meeting that it would be appropriate to merge?

⁶³ FLA. CONST. art. I, s. 24(c).

a public necessity statement and a two-thirds vote for passage are *not* required. If the Legislature allows an exemption to sunset, the previously exempt records will remain exempt unless provided for by law.⁶⁴

Open Government Sunset Review Findings and Recommendations

The Department of Commerce recommends the preservation of the public records exemption for records relating to property photographs and personal identifying information of applicants or participants in disaster-related federal, state, or local housing assistance programs.

Previous analysis from the department for the exemption included that “information could be used by fraudulent contractors, predatory lenders, thieves, or individuals seeking to impose on the vulnerability of a distressed homeowner or tenant following a disaster.”⁶⁵

Additionally, the Senate Community Affairs Committee and House Local Administration, Federal Affairs & Special Districts Subcommittee surveyed local governments in regard to the exemption. Of the respondents who provided a recommendation, the overwhelming majority supported reenacting the public records exemption ‘as is.’⁶⁶ Only two local governments statewide recommended repealing the exemption, and their responses indicated non-use as a factor.⁶⁷

III. Effect of Proposed Changes:

Section 1 repeals the October 2, 2025, sunset date for the public records exemption in s 119.071(5)(f)4., F.S., which protects records relating to property photographs and personal identifying information of applicants or participants in disaster-related federal, state, or local housing assistance programs held by the Department of Commerce, the Florida Housing Finance Corporation, a county, a municipality, or a local housing finance agency.

The result of the repeal of the sunset date provision is that property photographs and personal identifying information of applicants or participants in a presidentially declared disaster related federal, state, or local housing assistance programs for the purpose of disaster recovery assistance will remain exempt from public records law. Removing the scheduled repeal will also continue the confidential and exempt status of the information.

Section 2 provides an effective date of October 1, 2025.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

None.

⁶⁴ Section 119.15(7), F.S.

⁶⁵ Florida Commerce, *Agency Analysis of SB 966*, (Dec. 2019), on file with the Senate Committee on Community Affairs.

⁶⁶ Survey of local governments on file with the Senate Committee on Community Affairs.

⁶⁷ The municipalities of Shalimar and Longboat Key both indicated support for repealing the exemption.

B. Public Records/Open Meetings Issues:**Vote Requirement**

Article I, s. 24(c) of the State Constitution requires a two-thirds vote of the members present and voting for final passage of a bill creating or expanding an exemption to the public records requirements. This bill does not create or expand an exemption and thus, the bill does not require a two-thirds vote to be enacted.

Public Necessity Statement

Article I, s. 24(c) of the State Constitution requires a bill creating or expanding an exemption to the public records requirements to state with specificity the public necessity justifying the exemption. This bill does not create or expand an exemption and thus, a statement of public necessity is not required.

Breadth of Exemption

Article I, s. 24(c) of the State Constitution requires an exemption to the public records requirements to be no broader than necessary to accomplish the stated purpose of the law. The exemptions in the bill do not appear to be broader than necessary to accomplish the purposes of the laws.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None.

V. Fiscal Impact Statement:**A. Tax/Fee Issues:**

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

None.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill substantially amends section 119.071 of the Florida Statutes.

IX. Additional Information:

A. Committee Substitute – Statement of Changes:

(Summarizing differences between the Committee Substitute and the prior version of the bill.)

None.

B. Amendments:

None.

FOR CONSIDERATION By the Committee on Community Affairs

578-01903-25

20257004pb

1 A bill to be entitled
2 An act relating to a review under the Open Government
3 Sunset Review Act; amending s. 119.071, F.S., which
4 provides an exemption from public records requirements
5 for property photographs and personal identifying
6 information of applicants for or participants in
7 certain federal, state, or local housing assistance
8 programs; deleting the scheduled repeal of the
9 exemption; providing an effective date.

10
11 Be It Enacted by the Legislature of the State of Florida:

12
13 Section 1. Paragraph (f) of subsection (5) of section
14 119.071, Florida Statutes, is amended to read:

15 119.071 General exemptions from inspection or copying of
16 public records.—

17 (5) OTHER PERSONAL INFORMATION.—

18 (f)1. The following information held by the Department of
19 Commerce, the Florida Housing Finance Corporation, a county, a
20 municipality, or a local housing finance agency is confidential
21 and exempt from s. 119.07(1) and s. 24(a), Art. I of the State
22 Constitution:

23 a. Medical history records and information related to
24 health or property insurance provided by an applicant for or a
25 participant in a federal, state, or local housing assistance
26 program.

27 b. Property photographs and personal identifying
28 information of an applicant for or a participant in a federal,
29 state, or local housing assistance program for the purpose of

578-01903-25

20257004pb

30 disaster recovery assistance for a presidentially declared
31 disaster.

32 2. Governmental entities or their agents shall have access
33 to such confidential and exempt records and information for the
34 purpose of auditing federal, state, or local housing programs or
35 housing assistance programs.

36 3. Such confidential and exempt records and information may
37 be used in any administrative or judicial proceeding, provided
38 such records are kept confidential and exempt unless otherwise
39 ordered by a court.

40 ~~4. Sub-subparagraph 1.b. is subject to the Open Government~~
41 ~~Sunset Review Act in accordance with s. 119.15 and shall stand~~
42 ~~repealed on October 2, 2025, unless reviewed and saved from~~
43 ~~repeal through reenactment by the Legislature.~~

44 Section 2. This act shall take effect October 1, 2025.



2019 AGENCY LEGISLATIVE BILL ANALYSIS

AGENCY: DEPARTMENT OF ECONOMIC OPPORTUNITY

<u>BILL INFORMATION</u>	
BILL NUMBER:	SB 966
BILL TITLE:	Public Records/Disaster Recovery Assistance
BILL SPONSOR:	Gainer
EFFECTIVE DATE:	July 1, 2020

<u>COMMITTEES OF REFERENCE</u>
1) Infrastructure and Security
2) Governmental Oversight and Accountability
3) Rules
4) Click or tap here to enter text.
5) Click or tap here to enter text.

<u>CURRENT COMMITTEE</u>

<u>SIMILAR BILLS</u>	
BILL NUMBER:	HB 1035
SPONSOR:	Raschein

<u>PREVIOUS LEGISLATION</u>	
BILL NUMBER:	Click or tap here to enter text.
SPONSOR:	Click or tap here to enter text.
YEAR:	Click or tap here to enter text.
LAST ACTION:	Click or tap here to enter text.

<u>IDENTICAL BILLS</u>	
BILL NUMBER:	Click or tap here to enter text.
SPONSOR:	Click or tap here to enter text.

Is this bill part of an agency package?
Click or tap here to enter text.

<u>BILL ANALYSIS INFORMATION</u>	
DATE OF ANALYSIS:	December 2, 2019
LEAD AGENCY ANALYST:	Jamesha Cox, Office of Disaster Recovery
ADDITIONAL ANALYST(S):	Click or tap here to enter text.
LEGAL ANALYST:	Jon Morris, Assistant General Counsel
FISCAL ANALYST:	Susan Lincoln, Budget Manager

POLICY ANALYSIS

1. EXECUTIVE SUMMARY

Public Records/Disaster Recovery Assistance; Providing an exemption from public records requirements for certain records and information provided to the Department of Economic Opportunity, the Florida Housing Finance Corporation, a county, a municipality, or a local housing finance agency by or on behalf of an applicant for or a participant in a federal, state, or local housing assistance program for the purpose of disaster recovery assistance; providing for future legislative review and repeal of the exemption; providing a statement of public necessity, etc..

2. SUBSTANTIVE BILL ANALYSIS

1. PRESENT SITUATION:

The Florida Department of Economic Opportunity (DEO)'s Office of Disaster Recovery supports communities following disasters by addressing long-term recovery needs for housing, infrastructure and economic development. DEO is the governor-designated state authority responsible for administering all U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) funds awarded to the state.

The U.S. Department of Housing and Urban Development (HUD) guidelines currently default to state statute in the event of a public records request. Currently F.S. 119.071 only prohibits DEO from providing medical records and property insurance information in the course of a public records request. Applicants seeking assistance from DEO's CDBG-DR programs are required to provide personal information and documents. For instance, the Home Damage Assessment step of the application process for DEO's *Rebuild Florida* Housing Repair and Replacement Program involves an inspector conducting a property inspection to determine the remaining repairs needed to complete the damaged home. The damage assessment data collected may include the applicant's name, address, telephone numbers, and interior and exterior photographs of their residence.

2. EFFECT OF THE BILL:

There have been several public records requests where DEO, under law, is required to turn over documents related to CDBG-DR Program applicant records. This information could be used by fraudulent contractors, predatory lenders, thieves, or individuals seeking to impose on the vulnerability of a distressed homeowner or tenant following a disaster. This bill would exempt those documents and photographs from public disclosure.

Amending F.S. 119.071 would allow the citizens of Florida applying for disaster aid within DEO's CDBG-DR program to be exempted from public records for the following categories: (1) property insurance, (2) photographs, (3) financial documents, and (4) financial information.

3. DOES THE BILL DIRECT OR ALLOW THE AGENCY/BOARD/COMMISSION/DEPARTMENT TO DEVELOP, ADOPT, OR ELIMINATE RULES, REGULATIONS, POLICIES, OR PROCEDURES? Y N

If yes, explain:	If this bill is passed, DEO would have to modify its Public Records policies and procedures.
Is the change consistent with the agency's core mission?	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Rule(s) impacted (provide references to F.A.C., etc.):	N/A

4. WHAT IS THE POSITION OF AFFECTED CITIZENS OR STAKEHOLDER GROUPS?

Proponents and summary of position:	It is expected that applicants for assistance would support the proposed legislation.
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Opponents and summary of position:	Groups/entities that data mine the type of information currently collected by DEO's disaster recovery programs.
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5. ARE THERE ANY REPORTS OR STUDIES REQUIRED BY THIS BILL? Y N

If yes, provide a description:	Click or tap here to enter text.
Date Due:	Click or tap here to enter text.
Bill Section Number(s):	Click or tap here to enter text.

6. ARE THERE ANY NEW GUBERNATORIAL APPOINTMENTS OR CHANGES TO EXISTING BOARDS, TASK FORCES, COUNCILS, COMMISSIONS, ETC. REQUIRED BY THIS BILL? Y N

Board:	Click or tap here to enter text.
Board Purpose:	Click or tap here to enter text.
Who Appoints:	
Changes:	Click or tap here to enter text.
Bill Section Number(s):	Click or tap here to enter text.

FISCAL ANALYSIS

1. DOES THE BILL HAVE A FISCAL IMPACT TO LOCAL GOVERNMENT? Y N

Revenues:	Click or tap here to enter text.
Expenditures:	Click or tap here to enter text.
Does the legislation increase local taxes or fees? If yes, explain.	Click or tap here to enter text.
If yes, does the legislation provide for a local referendum or local governing body public vote prior to implementation of the tax or fee increase?	Click or tap here to enter text.

2. DOES THE BILL HAVE A FISCAL IMPACT TO STATE GOVERNMENT? Y N

Revenues:	Click or tap here to enter text.
Expenditures:	

Does the legislation contain a State Government appropriation?	Click or tap here to enter text.
If yes, was this appropriated last year?	Click or tap here to enter text.

3. DOES THE BILL HAVE A FISCAL IMPACT TO THE PRIVATE SECTOR?

Y N

Revenues:	Click or tap here to enter text.
Expenditures:	Click or tap here to enter text.
Other:	Click or tap here to enter text.

4. DOES THE BILL INCREASE OR DECREASE TAXES, FEES, OR FINES?

Y N

If yes, explain impact.	Click or tap here to enter text.
Bill Section Number:	Click or tap here to enter text.

TECHNOLOGY IMPACT

1. DOES THE BILL IMPACT THE AGENCY'S TECHNOLOGY SYSTEMS (I.E. IT SUPPORT, LICENSING SOFTWARE, DATA STORAGE, ETC.)? Y N

If yes, describe the anticipated impact to the agency including any fiscal impact.	Click or tap here to enter text.
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FEDERAL IMPACT

1. DOES THE BILL HAVE A FEDERAL IMPACT (I.E. FEDERAL COMPLIANCE, FEDERAL FUNDING, FEDERAL AGENCY INVOLVEMENT, ETC.)? Y N

If yes, describe the anticipated impact including any fiscal impact.	Click or tap here to enter text.
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ADDITIONAL COMMENTS

LEGAL - GENERAL COUNSEL'S OFFICE REVIEW

Issues/concerns/comments:	None.
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Official List of Special Districts

Create a Customized List of Special Districts (24)

Report Created August 21, 2024

- Options Selected:
 - Option 1 - Creation Date Range: **All Creation Dates**
 - Option 2 - Both, Independent, or Dependent Status: **Both**
 - Option 3 - Active Only: **Active**
 - Option 4 - Bond Authority: **Both**
 - Option 5 - Creation Method: **All Creation Methods**
 - Option 6 - County: **All Counties**
 - Option 7 - Special Purpose: **Housing Finance**
 - Option 8 - Revenue Source: **All Revenue Sources**
 - Option 9 - Governing Body: **All Governing Boards**

Alachua County Housing Finance Authority

Registered Agent's Name: Mr. Stephen Weeks

Job Title:

Registered Office Address: 218 S.E. 24th Street
Gainesville, Florida 32641

Telephone: (352) 337-6285

Fax: (352) 381-0124

E-Mail: sweeks@alachuacounty.us

Website: www.alachuacounty.us

Active Only: Active

Status: Dependent

County(ies): Alachua

Local Governing Authority: Alachua County

Special Purpose(s): Housing Finance

Date Created / Established: August 25, 1981

Creation Documents: County Ordinance 81-7

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Fees

Most Recent Update: January 30, 2024

Creation Method: Local Ordinance

Brevard County Housing Finance Authority

Registered Agent's Name: Ms. Angela A. Abbott, Esq.

Job Title:

Registered Office Address: 4420 South Washington Avenue
Titusville, Florida 32780

Telephone: (321) 264-0334

Fax: (321) 269-6840

E-Mail: angelaabbott@cfl.rr.com

Website: www.brevardhfa.org/special-district-information

Active Only: Active

Status: Dependent

County(ies): Brevard

Local Governing Authority: Brevard County

Special Purpose(s): Housing Finance

Date Created / Established: March 15, 1979

Creation Documents: County Ordinances 79-09 and 84-16

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Other

Most Recent Update: November 1, 2023

Creation Method: Local Ordinance

Broward County Housing Finance Authority

Registered Agent's Name: Ms. Josie Kotsioris

Job Title:

Registered Office Address: 110 N.E. 3rd Street, Suite 300
Fort Lauderdale, Florida 33301

Telephone: (954) 357-4900

Fax: (954) 765-5340

E-Mail: jkotsioris@broward.org

Website: www.broward.org/hfa

Active Only: Active

Status: Dependent

County(ies): Broward

Local Governing Authority: Broward County

Special Purpose(s): Housing Finance

Date Created / Established: July 3, 1979

Creation Documents: County Ordinance 79-41

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Fees, Investments, Bond Issuer Fees

Most Recent Update: November 28, 2023

Creation Method: Local Ordinance

Collier County Housing Finance Authority

Registered Agent's Name: Mr. Donald A. Pickworth

Job Title:

Registered Office Address: 725 High Pines Drive
Naples, Florida 34103-2822

Telephone: (239) 404-1475

Fax:

E-Mail: don@dappalaw.com

Website: colliergov.net/index.aspx?page=3463

Active Only: Active

Status: Dependent

County(ies): Collier

Local Governing Authority: Collier County

Special Purpose(s): Housing Finance

Date Created / Established: July 29, 1980

Creation Documents: County Ordinance 80-130

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Fees

Most Recent Update: November 13, 2023

Creation Method: Local Ordinance

Escambia County Housing Finance Authority

Registered Agent's Name: Ms. Lisa N. Bernau

Job Title:

Registered Office Address: 700 South Palafox Street, Suite 310
Pensacola, Florida 32502

Telephone: (850) 432-7077

Fax: (850) 438-5205

E-Mail: lisa.bernau@escambiahfa.com

Website: www.escambiahfa.com

Active Only: Active

Status: Dependent

County(ies): Escambia

Local Governing Authority: Escambia County

Special Purpose(s): Housing Finance

Date Created / Established: May 29, 1980

Creation Documents: County Ordinances 80-12 and 2003-8

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Fees

Most Recent Update: October 12, 2023

Creation Method: Local Ordinance

Housing Finance Authority of Clay County

Registered Agent's Name: Mr. Richard Komando

Job Title:

Registered Office Address: 1845 East West Parkway, Suite 6
Fleming Island, Florida 32003

Telephone: (904) 269-1111

Fax: (904) 269-1115

E-Mail: rich@claylawyers.com

Website: Due by the end of the first full fiscal year after creation.

Active Only: Active

Status: Dependent

County(ies): Clay

Local Governing Authority: Clay County

Special Purpose(s): Housing Finance

Date Created / Established: March 25, 1980

Creation Documents: County Ordinance 80-19

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Fees

Most Recent Update: October 25, 2023

Creation Method: Local Ordinance

Housing Finance Authority of Hillsborough County

Registered Agent's Name: Mr. Mark A. Hendrickson

Job Title:

Registered Office Address: 1404 Alban Avenue
Tallahassee, Florida 32301-5702

Telephone: (850) 671-5601

Fax: (850) 671-5603

E-Mail: mark@thehendricksoncompany.com

Website: www.hillsboroughcounty.org

Active Only: Active

Status: Dependent

County(ies): Hillsborough

Local Governing Authority: Hillsborough County

Special Purpose(s): Housing Finance

Date Created / Established: October 9, 1985

Creation Documents: County Ordinance 85-33; Resolution R85-0177

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Fees

Most Recent Update: October 13, 2023

Creation Method: Local Ordinance

Housing Finance Authority of Lee County, Florida

Registered Agent's Name: Mr. Philip L. Burnett

Job Title:

Registered Office Address: P. O. Box 2258
Fort Myers, Florida 33902

Telephone: (239) 334-1922

Fax: (239) 334-7799

E-Mail: philburnett@embarqmail.com

Website: hfaleeco.org

Active Only: Active

Status: Dependent

County(ies): Lee

Local Governing Authority: Lee County

Special Purpose(s): Housing Finance

Date Created / Established: August 19, 1981

Creation Documents: County Ordinance 81-37; Resolution 81-8-19

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Bond Issuer Fees

Most Recent Update: October 30, 2023

Creation Method: Local Ordinance

Housing Finance Authority of Manatee County

Registered Agent's Name: Ms. Angela A. Abbott

Job Title:

Registered Office Address: 435 12th Street West, Suite 117
Bradenton, Florida 34205

Telephone: (877) 264-0334

Fax: (321) 269-6840

E-Mail: angelaabbott@cfl.rr.com

Website: manateehfa.org/special-district-information

Active Only: Active

Status: Dependent

County(ies): Manatee

Local Governing Authority: Manatee County

Special Purpose(s): Housing Finance

Date Created / Established: July 17, 1979

Creation Documents: County Ordinances 79-6 and 91-40

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Fees

Most Recent Update: November 1, 2023

Creation Method: Local Ordinance

Housing Finance Authority of Palm Beach County

Registered Agent's Name: Mr. David M. Brandt

Job Title:

Registered Office Address: 100 Australian Avenue, Suite 410
West Palm Beach, Florida 33406

Telephone: (561) 233-3652

Fax: (561) 233-3657

E-Mail: dbrandt@pbcgov.com

Website: www.pbchfa.org

Active Only: Active

Status: Dependent

County(ies): Palm Beach

Local Governing Authority: Palm Beach County

Special Purpose(s): Housing Finance

Date Created / Established: February 6, 1979

Creation Documents: County Ordinances 79-3, 91-7, 98-53, 01-016, 2002-022, and 2012-028

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Bond Issuer Fees

Most Recent Update: November 13, 2023

Creation Method: Local Ordinance

Housing Finance Authority of Pinellas County

Registered Agent's Name: Ms. Kathryn Driver

Job Title:

Registered Office Address: 450 Carillon Parkway, Suite 105
St. Petersburg, Florida 33716

Telephone: (727) 223-6418

Fax: (000) 000-0000

E-Mail: kdriver@pinellashfa.com

Website: www.pinellascounty.org/boards/hfa

Active Only: Active

Status: Dependent

County(ies): Pinellas

Local Governing Authority: Pinellas County

Special Purpose(s): Housing Finance

Date Created / Established: October 12, 1982

Creation Documents: County Resolution 82-506, Ordinances 82-32 and 89-21

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Fees

Most Recent Update: October 24, 2023

Creation Method: Local Ordinance

Housing Finance Authority of Polk County

Registered Agent's Name: Mr. David G. Fisher

Job Title:

Registered Office Address: Peterson and Myers P.A.
P.O. Drawer 7608
Winter Haven, Florida 33883-7608

Telephone: (863) 294-3360

Fax: (863) 299-5498

E-Mail: dfisher@petersonmyers.com

Website: www.polk-county.net/bocccsite/Doing-Business/Housing-Finance-Authority

Active Only: Active

Status: Dependent

County(ies): Polk

Local Governing Authority: Polk County

Special Purpose(s): Housing Finance

Date Created / Established: December 1, 1978

Creation Documents: County Ordinance 78-20

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Fees

Most Recent Update: November 3, 2023

Creation Method: Local Ordinance

Housing Finance Authority of St. Johns County

Registered Agent's Name: Mr. Joseph Cone

Job Title:

Registered Office Address: 200 San Sebastian View, Suite 2300
St. Augustine, Florida 32084

Telephone: (904) 827-6898

Fax: (904) 827-6899

E-Mail: jcone@sjcfl.us

Website: www.co.st-johns.fl.us/Housing/FinanceAuthority.aspx

Active Only: Active

Status: Dependent

County(ies): St. Johns

Local Governing Authority: St. Johns County

Special Purpose(s): Housing Finance

Date Created / Established: February 26, 1980

Creation Documents: County Ordinance 80-7

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Unknown - not provided

Most Recent Update: October 27, 2023

Creation Method: Local Ordinance

Housing Finance Authority of Volusia County

Registered Agent's Name: Ms. Sarah L. Metz

Job Title:

Registered Office Address: 444 Seabreeze Blvd., Suite 900
Daytona Beach, Florida 32118

Telephone: (386) 254-6875

Fax: (386) 257-1834

E-Mail: smetz@daytonalaw.com

Website: hfavolusia.com

Active Only: Active

Status: Dependent

County(ies): Volusia

Local Governing Authority: Volusia County

Special Purpose(s): Housing Finance

Date Created / Established: July 30, 1981

Creation Documents: County Ordinance 81-15

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Fees, Investments

Most Recent Update: October 18, 2023

Creation Method: Local Ordinance

Jacksonville Housing Finance Authority

Registered Agent's Name: Mr. Mark Hendrickson

Job Title:

Registered Office Address: 1404 Alban Avenue
Tallahassee, Florida 32301-5702

Telephone: (850) 671-5601

Fax:

E-Mail: mark@thehendricksoncompany.com

Website: JAXHFA.net

Active Only: Active

Status: Dependent

County(ies): Duval

Local Governing Authority: City of Jacksonville

Special Purpose(s): Housing Finance

Date Created / Established: December 8, 2003

Creation Documents: City Ordinances 78-1265-653, 2002-1314-E, 2003-1058-E, 2006-356-E,
and 2014-185E

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Bond Issuer Fees

Most Recent Update: October 24, 2023

Creation Method: Local Ordinance

Leon County Housing Finance Authority

Registered Agent's Name: Mr. Mark Hendrickson

Job Title:

Registered Office Address: 615 Paul Russell Road
Tallahassee, Florida 32301

Telephone: (850) 606-1900

Fax: (850) 606-1901

E-Mail: mark@thehendricksoncompany.com

Website: www.leoncountyhfa.com

Active Only: Active

Status: Dependent

County(ies): Leon

Local Governing Authority: Leon County

Special Purpose(s): Housing Finance

Date Created / Established: November 1, 1980

Creation Documents: County Ordinance 80-39

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Bond Issuer Fees

Most Recent Update: October 19, 2023

Creation Method: Local Ordinance

Marion County Housing Finance Authority

Registered Agent's Name: Mr. Keith J. Fair

Job Title:

Registered Office Address: P.O. Box 3102
Ocala, Florida 34478

Telephone: (352) 322-1987

Fax: (800) 251-9424

E-Mail: keithf@hfamc.org

Website: www.marionfl.org/government/departments-facilities-offices/community-services/housing-finance-authority-of-marion-county

Active Only: Active

Status: Dependent

County(ies): Marion

Local Governing Authority: Marion County

Special Purpose(s): Housing Finance

Date Created / Established: July 15, 1980

Creation Documents: County Ordinance 80-5

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Other

Most Recent Update: October 20, 2023

Creation Method: Local Ordinance

Miami-Dade County Housing Finance Authority

Registered Agent's Name: Ms. Cheree Gulley

Job Title:

Registered Office Address: 7855 Northwest 12th Street, Suite 202
Doral, Florida 33126

Telephone: (305) 594-2518

Fax: (305) 392-2722

E-Mail: hfa@hfamiami.com

Website: hfamiami.com/special-district

Active Only: Active

Status: Dependent

County(ies): Miami-Dade

Local Governing Authority: Miami-Dade County

Special Purpose(s): Housing Finance

Date Created / Established: December 12, 1978

Creation Documents: County Ordinance 78-89

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Fees

Most Recent Update: November 3, 2023

Creation Method: Local Ordinance

Nassau County Housing Finance Authority

Registered Agent's Name: Mr. Taco Pope

Job Title:

Registered Office Address: 96135 Nassau Place, Suite 1
Yulee, Florida 32097

Telephone: (904) 530-6010

Fax: (904) 321-5784

E-Mail: tpope@nassaucountyfl.com

Website: www.nassaucountyfl.com

Active Only: Active

Status: Dependent

County(ies): Nassau

Local Governing Authority: Nassau County

Special Purpose(s): Housing Finance

Date Created / Established: March 13, 1979

Creation Documents: County Ordinance 79-4

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Other

Most Recent Update: January 29, 2024

Creation Method: Local Ordinance

Orange County Housing Finance Authority

Registered Agent's Name: Mr. W.D. Morris

Job Title:

Registered Office Address: 2211 East Hillcrest
Orlando, Florida 32803

Telephone: (407) 894-0014

Fax: (407) 897-6679

E-Mail: oroman@ochfa.com

Website: www.ochfa.com

Active Only: Active

Status: Dependent

County(ies): Orange

Local Governing Authority: Orange County

Special Purpose(s): Housing Finance

Date Created / Established: October 31, 1978

Creation Documents: County Ordinance 78-18

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Other

Most Recent Update: October 17, 2023

Creation Method: Local Ordinance

Osceola County Housing Finance Authority

Registered Agent's Name: Ms. Jan Albanese Carpenter

Job Title:

Registered Office Address: Latham Luna Eden and Beaudine, LLP
201 South Orange Avenue, Suite 1400
Orlando, Florida 32801

Telephone: (407) 481-5800

Fax: (407) 481-5801

E-Mail: jcarpenter@lathamluna.com

Website: www.osceola.org/go/ochfa

Active Only: Active

Status: Dependent

County(ies): Osceola

Local Governing Authority: Osceola County

Special Purpose(s): Housing Finance

Date Created / Established: September 28, 1981

Creation Documents: County Ordinance 88-11

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Unknown - not provided

Most Recent Update: December 19, 2023

Creation Method: Local Ordinance

Pasco County Housing Finance Authority

Registered Agent's Name: Ms. Marcy Esbjerg

Job Title:

Registered Office Address: Attn: Community Development
8610 Galen Wilson Boulevard
Port Richey, Florida 34668

Telephone: (727) 834-3447

Fax: (727) 834-3450

E-Mail: mesbjerg@pascocountyfl.net

Website: fl-pascocounty.civicplus.com/index.aspx?NID=479

Active Only: Active

Status: Dependent

County(ies): Pasco

Local Governing Authority: Pasco County

Special Purpose(s): Housing Finance

Date Created / Established: June 8, 1982

Creation Documents: County Ordinance 82-16

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Fees

Most Recent Update: October 10, 2023

Creation Method: Local Ordinance

Santa Rosa County Housing Finance Authority

Registered Agent's Name: Mr. DeVann Cook

Job Title:

Registered Office Address: 6495 Caroline Street, Suite M
Milton, Florida 32570-4978

Telephone: (850) 983-1877

Fax: (850) 983-1856

E-Mail: County-Admin@santarosa.fl.gov

Website: www.santarosa.fl.gov

Active Only: Active

Status: Dependent

County(ies): Santa Rosa

Local Governing Authority: Santa Rosa County

Special Purpose(s): Housing Finance

Date Created / Established: September 27, 1984

Creation Documents: County Resolution 84-18

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Unknown - not provided

Most Recent Update: October 24, 2023

Creation Method: Local Ordinance

St. Lucie County Housing Finance Authority

Registered Agent's Name: Ms. Jennifer Hance

Job Title:

Registered Office Address: 2300 Virginia Avenue
Fort Pierce, Florida 34982

Telephone: (772) 462-2376

Fax: (772) 462-2855

E-Mail: hancej@stlucieco.org

Website: www.stlucieco.gov/departments-services/a-z/community-services/housing

Active Only: Active

Status: Dependent

County(ies): St. Lucie

Local Governing Authority: St. Lucie County

Special Purpose(s): Housing Finance

Date Created / Established: July 22, 1980

Creation Documents: County Ordinance 80-3

Statutory Authority: Chapter 159, Part IV, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Fees

Most Recent Update: October 25, 2023

Creation Method: Local Ordinance

Florida Association of Local Housing Finance Authorities

Mark Hendrickson

Executive Director

Mr. Hendrickson is also the Executive Director of the HFA of Hillsborough County, Administrator of the HFA of Leon County and Financial Advisor to the Jacksonville, Manatee and Pasco HFA's

Mr. Hendrickson was Executive Director of the Florida Housing Finance Agency when both SAIL (1988) and the Sadowski Act (1992) were enacted



What is Florida ALHFA?

State Association of Local
Housing Finance
Authorities

Local HFA's in 20 counties

Alachua, Brevard, Broward, Clay,
Escambia, Hillsborough,
Jacksonville/Duval, Lee, Leon,
Manatee, Marion, Miami-Dade,
Orange, Osceola, Palm Beach,
Pasco, Pinellas, Polk, St. Johns and
St. Lucie Counties

HFA's serve their entire
county, including
unincorporated county and
incorporated cities

Several counties without
HFA's are served by those
that have them

What Do Local HFA's Do?

01

Sell bonds to finance affordable apartments, with many also receiving SAIL loans from FHFC

02

Provide loans with HFA funds for gap financing of affordable apartments

03

Sell bonds or administer other programs to provide low-rate mortgages to first-time homebuyers

04

Provide down payment assistance to homebuyers, sometimes using SHIP funds

05

Issue federal mortgage credit certificates worth \$2,000 per year to homebuyers

Example of Homeownership Program



Hillsborough, Jacksonville, Clay and Brevard Counties operate a joint program which provides 3.125%/30-year/fixed rate mortgages



All provide down payment assistance loans, with Hillsborough at \$15,000 per loan, funded primarily with SHIP funds



Provide Mortgage Credit Certificates, which are a tax credit worth up to \$2,000 per year to the homebuyers

Why Did Florida Create SAIL and SHIP?

Florida Housing Finance Agency (now FHFC) created in 1980

SAIL created in 1988– provides gap financing for affordable apartment construction or rehabilitation

Basic structure remains the same, but... amended in 24 legislative sessions keeping it up to date

State legislature saw success of SAIL, with State funds leveraged by over 6.0-1.0

State legislature saw need for predictable and ongoing housing funding and need for dedicated revenue source

Sadowski Act passed in 1992, increasing documentary tax on deeds and dedicating the funds to affordable housing trust funds

SHIP was created in 1992 as part of Sadowski Act

What Makes SHIP and SAIL such a Success?

SHIP is administered at the local level, with oversight by the State

Distribution of funds by population, with every county receiving at least \$350,000

Legislature made sure SHIP would be administered properly by having annual reports to FHFC and by creating Catalyst Program to provide ongoing training and technical assistance to local governments

Even though SHIP is 30 years old, its flexibility to serve changing needs keeps it up to date... but, also amended in 20 legislative sessions

Between SAIL and SHIP, there is a balance between rental and home ownership programs

Importance of SHIP, SAIL & Catalyst

Virtually every financing for newly constructed apartments using local HFA bonds also utilizes SAIL funds

SHIP funds are also used for gap financing on apartment deals

SHIP funds are used for down payment assistance

These programs are “evergreen”, in that they have the flexibility to adjust to differing needs over time

SHIP and SAIL may be 30 years old, but they are still cutting edge in terms of effectiveness and efficiency

The Catalyst Program provides the necessary training and technical assistance to make sure that SHIP funds are administered properly

Sadowski Coalition Members

BUSINESS/ INDUSTRY GROUPS

- Associated Industries of Florida
- Coalition of Affordable Housing Providers
- Federation of Manufactured Home Owners of Florida
- Florida Apartment Association
- Florida Bankers Association

BUSINESS/ INDUSTRY GROUPS

- Florida Chamber of Commerce
- Florida Green|Building Coalition
- Florida Home Builders Assoc.
- Florida Manufactured Housing Association
- Florida Realtors
- Florida Retail Federation

GOVERNMENT/ PLANNING ORGANIZATIONS

- American Planning Assoc., Fla. Ch.
- Florida Association of Counties
- Florida Association of Local Housing Finance Authorities
- Florida Housing Finance Corporation
- Florida League of Cities
- Florida Redevelopment Assoc.
- Florida Regional Councils Assoc.

ADVOCATES FOR THE ELDERLY/ VETS/ HOMELESS/ SPECIAL NEEDS

- AARP of Florida
- Florida Association of Housing and Redevelopment Officials
- Florida Coalition to End Homelessness
- Florida Housing Coalition
- Florida Legal Services

ADVOCATES FOR THE ELDERLY/ VETS/ HOMELESS/ SPECIAL NEEDS

- Florida Supportive Housing Coalition
- Florida Veterans Foundation
- Florida Weatherization Network
- Healthy Housing Foundation
- LeadingAge Florida
- The Arc of Florida
- United Way of Florida

FAITH BASED ORGANIZATIONS

- Florida Conference of Catholic Bishops
- Florida Impact
- Habitat for Humanity of Florida
- Volunteers of America



New Era

No more sweeps.



SB 2512 guarantees (after July 1, 2021) the end to sweeps.

Sadowski
Funding
amount is
not a
floor or a
ceiling

The amount of Sadowski Act funding will go up and down each year depending upon doc stamp projections and will include growth from the doc stamp collections.

Funds Available for
Appropriation for FY 2022-
2023 session is \$355.6
million (combination of TF
balances and revenue
estimate)

2022 Legislative Session

Florida is in desperate need of affordable housing, and we have the best housing programs in the nation.

The doc stamp revenue dedicated for the Sadowski State and Local Housing Trust Funds has a direct nexus to the housing market: as real estate prices rise, more doc stamps are collected, and more housing trust funds are needed to help Floridians afford housing.

In SB 2512 the Legislature made a promise to permanently stop the sweeps as of July 1, 2021, after diverting half the housing funds for sea level rise and septic to sewer programs.

That promise includes fully funding the State and Local Housing Trust Fund Housing Programs with recurring revenue based on the doc stamp formula in SB 2512



2022 Legislative Session Message

- We appreciate the promise made by the Legislature that there will be no more sweeps of Sadowski Housing Trust Funds.
- The Sadowski Trust fund monies are expected to be over \$355 million in the 2022-23 and every penny of those funds are needed for housing.



THE FLORIDA SENATE

Tallahassee, Florida 32399-1100

COMMITTEES:

Rules, *Vice Chair*
Appropriations Committee on Pre-K - 12 Education
Community Affairs
Education Postsecondary
Finance and Tax
Fiscal Policy
Transportation

SENATOR SHEVRIN D. "SHEV" JONES
34th District

February 6, 2025

The Honorable Senator Stan McClain
Chairman, Community Affairs Committee
312 Senate Building
404 South Monroe Street
Tallahassee, FL 32399

Dear Chairman McClain,

I respectfully request an excused absence from the Tuesday, February 18, 2025, Community Affairs Committee at 11:00 a.m. due to a work conflict.

Thank you in advance for considering this request. If you have any questions, comments, or concerns, please do not hesitate to contact me or my office.

Sincerely,

A handwritten signature in blue ink, appearing to be "Shev Jones".

Shevrin D. "Shev" Jones
Florida State Senator – Senate District 34

REPLY TO:

- 606 NW 183rd Street, Miami Gardens, Florida 33169 (305) 493-6022
- 214 Senate Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5034

Senate's Website: www.flsenate.gov

BEN ALBRITTON/JASON BRODEUR
President of the Senate/President Pro Tempore

CourtSmart Tag Report

Room: SB 37
Caption: Senate Community Affairs Committee

Case No.:

Type:
Judge:

Started: 2/18/2025 11:01:48 AM

Ends: 2/18/2025 11:36:27 AM

Length: 00:34:40

11:01:48 AM Call to Order
11:02:04 AM Roll Call
11:02:21 AM Quorum
11:02:25 AM Pledge of Allegiance
11:02:43 AM Opening Remarks
11:03:08 AM Tab 2- SB 184
11:03:14 AM Senator Gaetz
11:05:06 AM Chair McClain
11:05:09 AM Amendment 559016
11:05:10 AM Senator Gaetz
11:05:13 AM Chair McClain
11:05:37 AM Senator Osgood
11:05:46 AM Senator Gaetz
11:06:33 AM Senator Osgood
11:07:08 AM Senator Gaetz
11:07:34 AM Senator Osgood
11:08:33 AM Senator Gaetz
11:09:03 AM Senator Passidomo
11:09:31 AM Senator Gaetz
11:09:37 AM Senator Passidomo
11:09:42 AM Chair McClain
11:09:54 AM Senator Sherief
11:10:26 AM Chair McClain
11:10:32 AM Senator Fine
11:11:18 AM Senator Gaetz
11:12:38 AM Senator Fine
11:12:40 AM Senator Gaetz
11:14:20 AM Senator Leek
11:14:38 AM Senator Gaetz
11:15:25 AM Late filed amendment to amendment 791116
11:15:37 AM Senator Gaetz explains amendment to amendment 791116
11:17:13 AM Chair McClain
11:17:15 AM Chair calls for questions
11:17:23 AM Senator Passidomo
11:18:08 AM Senator Gaetz
11:18:25 AM Senator Passidomo
11:18:43 AM Senator Gaetz
11:19:27 AM Senator Osgood
11:20:03 AM Senator Gaetz
11:20:56 AM Senator Sharief
11:21:49 AM Chair McClain
11:22:10 AM Senator Gaetz
11:22:12 AM Chair McClain
11:22:18 AM Amendment to Amendment 791116 adopted.
11:22:29 AM Questions on Amendment as Amended 559016
11:22:43 AM Edward Briggs waives
11:22:52 AM Chair McClain
11:23:00 AM Senator Gaetz closes
11:23:06 AM Amendment 559016 adopted
11:23:12 AM Chair McClain reads public appearance waiving
11:24:22 AM Rebecca Ohara, Florida League of Cities, speaks for information
11:28:48 AM Chair McClain

11:29:07 AM Senator Fine
11:30:28 AM Senator Passidomo
11:30:59 AM Chair McClain
11:31:43 AM Senator Gaetz
11:32:09 AM Roll Call Vote
11:32:33 AM SB 184 Reported favorable
11:32:39 AM Chair McClain
11:32:42 AM Tab 1- SB 118
11:32:55 AM Senator Brodeur
11:33:37 AM Chair McClain
11:33:51 AM Senator Brodeur
11:33:53 AM Roll Call Vote
11:34:13 AM SB 118 Reported favorable
11:34:19 AM Tab 3- SPB 7004
11:34:31 AM Chair McClaine turned over to Vice Chair Fine
11:34:36 AM Vice Chair Fine
11:34:48 AM Chair McClain
11:35:20 AM Vice Chair Fine
11:35:37 AM SPB 7004 submitted as committee bill
11:35:42 AM Roll Call Vote
11:36:00 AM SPB 7004 Reported favorable
11:36:02 AM Vice Chair Fine passes back to Chair McClain
11:36:07 AM Chair McClain
11:36:13 AM Meeting Adjourned