

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

SB 118 — Regulation of Presidential Libraries

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

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

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

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

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

Vote: Senate 36-3; House 89-20

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

HB 307 — Bonuses for Employees of Property Appraisers

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

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

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

Vote: Senate 36-0; House 111-0

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

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

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

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

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

Vote: Senate 36-0; House 112-0

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2025 SUMMARY OF LEGISLATION PASSED
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HB 575 — The Designation of the Gulf of Mexico

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

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

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

Vote: Senate 28-9; House 78-27

THE FLORIDA SENATE
2025 SUMMARY OF LEGISLATION PASSED
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SB 582 — Unlawful Demolition of Historical Buildings and Structures

by Senator Leek

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

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

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

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

Vote: Senate 34-0; House 115-1

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

CS/CS/HB 669 — Israeli Bonds

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

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

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

Vote: Senate 36-0; House 113-0

THE FLORIDA SENATE
2025 SUMMARY OF LEGISLATION PASSED
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CS/CS/CS/HB 683 — Construction Regulations

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

The bill makes the following changes to current law:

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

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

Vote: Senate 36-0; House 114-0

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2025 SUMMARY OF LEGISLATION PASSED
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CS/CS/CS/SB 784 — Platting

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

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

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

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

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

Vote: Senate 36-0; House 115-0

THE FLORIDA SENATE
2025 SUMMARY OF LEGISLATION PASSED
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CS/CS/CS/SB 954 — Certified Recovery Residences

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

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

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

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

Vote: Senate 37-0; House 97-10

THE FLORIDA SENATE
2025 SUMMARY OF LEGISLATION PASSED
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CS/HB 1137 — Utility Service Restrictions

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

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

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

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

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

Vote: Senate 36-0; House 109-5

THE FLORIDA SENATE
2025 SUMMARY OF LEGISLATION PASSED
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CS/SB 1202 — Benefits for Firefighters Injured During Training Exercises
by Governmental Oversight and Accountability Committee and Senator McClain

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

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

Vote: Senate 36-0; House 116-0

THE FLORIDA SENATE
2025 SUMMARY OF LEGISLATION PASSED
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CS/CS/SB 1730 — Affordable Housing

by Rules Committee; Community Affairs Committee; and Senator Calatayud

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

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

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

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

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

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

Vote: Senate 37-0; House 105-0

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2025 SUMMARY OF LEGISLATION PASSED
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SB 7004 — OGSR/Applicants or Participants in Certain Federal, State, or Local Housing Assistance Programs

by Community Affairs Committee

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

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

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

Vote: Senate 37-1; House 115-0