Committee on Regulated Industries

HB 11 — Municipal Water and Sewer Utility Rates

by Rep. Robinson, F. and others (CS/SB 202 by Rules Committee and Senators Jones and Davis)

The bill creates an exception to the maximum rates that municipalities may charge municipal water and sewer utility customers that are outside of the municipality's boundaries under s. 180.191, F.S. The bill provides that if a municipal utility provides water and sewer services to a second municipality, and serves that second municipality using a facility in that second municipality, that municipality must charge the customers within that second municipality the same rates, fees, and charges as the customers within its own municipal boundaries.

The bill provides the following definitions:

- "Facility" means a water treatment facility, wastewater treatment facility, intake station, pumping station, well, and other physical components of a water or wastewater system. The term "facility" in the bill does not include facilities that transport water from the point of entry to a wastewater treatment facility, or from a water source or treatment facility to the customer.
- "Wastewater treatment facility" means a facility that accepts and treats domestic or industrial wastewater.
- "Water treatment facility" means a facility within a water system which can alter the physical, chemical, or bacteriological quality of water.

The provisions of the bill are limited only to counties specified in s. 125.011(1), F.S. These counties are ones that have adopted a home rule charter, by resolution of its board of county commissioners, pursuant to ss. 10, 11, and 24 of Article VIII of the Florida Constitution of 1885, as preserved by Art. VIII, s. 6(e), State Constitution. Monroe, Hillsborough, and Miami-Dade counties are the only counties that could adopt a home rule charter under this provision, and, to date, only Miami-Dade has done so. Hillsborough has adopted a home rule charter, however, it has done so pursuant to ch. 125, part IV, F.S., and, thus, would not meet the definition provided in s. 125.011(1), F.S.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2025.
Vote: Senate 36-2; House 111-0

Committee on Regulated Industries

CS/CS/SB 344 — Telecommunications Access System Act of 1991

by Appropriations Committee on Agriculture, Environment, and General Government; Regulated Industries Committee; and Senators Rodriguez and Berman

The bill revises Florida's Telecommunications Access System Act of 1991 (TASA), which provides for services to enable individuals with hearing or speech disabilities to connect them to standard (i.e., voice) telephone users. Specifically, the bill:

- Revises the intent of the TASA law to add a statement that "the telecommunications access system should provide access to specialized communications technology capable of using existing or future devices or equipment necessary for persons with hearing loss or speech impairment or who are deafblind to access telecommunications services;"
- Revises the TASA law to reflect modern advances in communications technology by:
  - Authorizing the use of advanced technologies beyond the landline telephone communications system authorized in TASA;
  - Allowing for the adoption of new, emerging, and not yet contemplated communications technologies as they come into the marketplace;
- Revises the membership of TASA's advisory committee;
- Establishes income qualifications for recipients of specialized communications technology. These requirements must be based upon income qualifications or participation in other state or federal programs based on income, which requirements must be set at no less than double, but no more than triple, the federal poverty level;
- Makes technical revisions, including updating terminology referencing persons with specific disabilities;
- Prohibits the Public Service Commission from increasing surcharges assessed to subscribers for each of their basic telecommunications access lines (i.e. landlines) to fund TASA services when excess funds exist in the TASA administrator's reserve fund; and
- Decreases the maximum permitted surcharge from $.25 to $.15, per land line, per month.

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 112-0

Committee on Regulated Industries

CS/SB 578 — Wine Containers

by Commerce and Tourism Committee and Senator Leek

The bill allows the sale of wine in any container holding 5.16 gallons. Under current law, wine may be sold in containers holding 5.16 gallons only if the containers are reusable. Wine may also be sold in glass containers holding 4.5 liters, 9 liters, 12 liters, or 15 liters of wine.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2025.
Vote: Senate 36-1; House 115-0

Committee on Regulated Industries

SB 606 — Public Lodging and Public Food Service Establishments

by Senator Leek

The bill revises requirements for public lodging establishments. It revises the term "transient public lodging establishment" to mean any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 consecutive days or which is advertised or held out to the public as a place regularly rented to guests for periods of less than 30 consecutive days.

The term "nontransient public lodging establishment" is revised to mean any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests for periods of at least 30 consecutive days or which is advertised or held out to the public as a place regularly rented to guests for periods of at least 30 consecutive days.

Current law does not specify that the rental periods to qualify as a transient or nontransient public lodging establishment are based on consecutive days. The bill also removes references to one calendar month in these definitions.

The terms "transient establishment" and "nontransient establishment" are revised to mean any public lodging establishment that is rented or leased to guests by an operator for transient or nontransient occupancy, respectively. The bill removes the condition that establishment status as transient or nontransient is based on the establishment operator's intent regarding whether the guest's stay will be temporary.

The terms "transient occupancy" and "nontransient occupancy" are revised to provide that a guest's occupancy of a dwelling unit at a hotel, motel, vacation rental, bed and breakfast inn, or timeshare project, as defined in s. 509.242, F.S., is temporary or not temporary, respectively, unless a written rental or leasing agreement expressly states that the unit may be the guest's sole residence. The bill removes the rebuttable presumption providing that occupancy is a "transient occupancy" or "nontransient occupancy" based on the establishment operator's intent regarding whether the accommodation will be the guest's sole residence.

The bill requires written notice, which may be by text, email, or printed paper, when a public lodging establishment notifies a guest to leave because they failed to check out or pay for their unit by the check-out time. The notice is effective upon delivery, whether notice is provided in person or by telephone or e-mail, using the contact information provided by the guest, or, with respect to a public lodging establishment, upon delivery to the guest's dwelling unit.

The bill provides that a law enforcement officer may arrest a guest of a public lodging establishment or food establishment who remains after the request to leave has been provided to the guest.

Effective July 1, 2026, the bill requires every public food service establishment which charges an operations charge to include notice of the charge on its food menu, written contract, and website

or mobile application where orders are placed. The term "operations charge" means an automatic fee or charge, other than a government-imposed tax, that a customer is required to pay in addition to the cost of the food and beverage purchased. The term includes, but is not limited to, service charges, automatic gratuities, credit card surcharges, and delivery fees.

The notice of a gratuity or operations charge must include the amount or percentage of the operations charge and the purpose of the charge. The notice of the operations charge must appear in a font that is equal to or greater than the font used for menu item descriptions or the general provisions of the written contract.

Each copy of a customer's receipt must contain separate lines for the gratuity, operations charge, and sales tax. If the operations charge includes an automatic gratuity, it must be separately stated on the receipt.

If a public food service establishment does not provide menus, table service, or written contracts for banquet, catering, or event services, the notice must appear in an obvious and clearly readable manner on the menu board or on an obvious and clearly readable sign by the register where the customer pays.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2025, except as otherwise provided.
Vote: Senate 35-2; House 104-9

Committee on Regulated Industries

CS/HB 703 — Utility Relocation

by Commerce Committee and Rep. Robinson, W. and others (CS/CS/CS/SB 818 by Appropriations Committee; Rules Committee; Transportation Committee; and Senator McClain)

The bill amends the process under which utilities located within the right-of-way of a public road or publicly-owned rail corridor must be relocated when such utility is found by an authority (Florida Department of Transportation (FDOT) and local government entities) to be unreasonably interfering in any way with the convenient, safe, or continuous use, or the maintenance, improvement, extension, or expansion, of such public road or publicly-owned rail corridor. The general requirement is that utility owners must pay for such relocation.

The bill creates the Utility Relocation Reimbursement Grant Program (grant program) within the Department of Commerce (DCM) to reimburse providers of communications services which are subject to the state's communications services tax provisions (service provider), for relocation expenses directly attributable to the physical relocation of facilities required by a county or municipal authority. The grant program is funded by a transfer of the tax remitted under s. 218.61, F.S., (the Local Government Half-cent Sales Tax program). Specifically, the bill authorizes the Department of Revenue to distribute, by a nonoperating transfer in monthly installment, $50 million of the state communications services tax that gets distributed to counties and municipalities pursuant to the Local Government Half-cent Sales Tax program to the DCM. The remainder of the funds transfer to the Local Government Half-cent Sales Tax Clearing Trust Fund, with 0.1018 percent distributed to the Public Employees Relations Commission (PERC). The bill directs the transfer to the PERC to begin October 1, 2025.

Service providers may apply to the grant program for reimbursement of expenses relating to the relocation of facilities required by a county or municipal authority. Reimbursement from the grant program is subject to funds availability. If the grant program lacks the funds to pay for such relocation, the county or municipal authority requiring the relocation remains not responsible for paying the expense of such relocation work, except as otherwise provided in the state's existing utility relocation law in s. 337.403(1), F.S.

The bill also revises the process for communications services providers that have permitted infrastructure within a planned or existing public right-of-way within 90 days after a project is added to the department's project schedule which may require the provider to relocate its infrastructure for roadway improvements to increase safety or reduce congestion. "Department" in the bill is defined as FDOT and the Greater Miami, Tampa, and Central Florida Expressway Authorities and the Jacksonville Transportation Authority. In addition to revising notification requirements, the bill requires—if the infrastructure relocation is a result of roadway improvements within the public right-of-way to increase safety or reduce congestion and the impacted infrastructure was, at the time of notification under this subsection, installed within the past seven state fiscal years—that the department incur at least 50 percent of the cost of the relocation.

The bill provides a legislative finding and declaration that the bill fulfills an important state interest. The bill also provides an appropriation of $50 million in nonrecurring funds from the DCM's Grants and Donations Trust Fund for the grant program for Fiscal Year 2025-2026.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect October 1, 2025.
Vote: Senate 37-0; House 106-0

Committee on Regulated Industries

CS/CS/HB 715 — Roofing Services

by Commerce Committee; Industries & Professional Activities Subcommittee; and Rep. Porras and others (CS/CS/SB 1076 by Rules Committee; Regulated Industries Committee; and Senator McClain)

The bill expands the scope of work for licensed roofing contractors to include evaluation and enhancement of roof-to-wall connections for structures with wood roof decking provided that any enhancement was properly installed and inspected in accordance with certain requirements.

The bill provides that a resident may cancel a roofing contract without penalty within 180 days of an event causing a state of emergency. The option to cancel a roofing contract entered into because of a state of emergency only applies to owners whose property is in the geographic area covered by the state of emergency.

Finally, the bill requires contractors to provide notice in contracts for the replacement or repair of residential roofs that states property owners should contact their insurance provider to confirm coverage and reimbursement of the proposed work before signing the contract.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect upon becoming law.
Vote: Senate 37-0; House 112-1

Committee on Regulated Industries

CS/HB 897 — Timeshare Plan Management

by Housing, Agriculture & Tourism Subcommittee and Rep. Berfield and others (CS/SB 496 by Regulated Industries Committee and Senator McClain)

The bill revises regulations related to timeshare plans and their management. It clarifies that timeshare plans are governed by ch. 721, F.S., rather than created under that chapter. The bill provides that community association managers (CAMs) and CAM firms who manage timeshare plans are subject to s. 721.13, F.S., relating to the managing entities of timeshare plans, rather than to ch. 468, part VIII, F.S., relating to the regulation of CAMs, including record-keeping requirements that are applicable to the managing entities of timeshare plans.

The bill also exempts CAMs and CAM firms managing timeshares from the conflict-of-interest provisions that are applicable to the CAMs and community associations, such as condominium and homeowners' associations. The bill provides that CAMs and CAM firms managing timeshares are subject to the related party transaction disclosure that the managing entity of timeshare plans must make in the annual budget. Under current law, CAMs managing a community association must disclose any activity or proposed service which may reasonably be construed by the association's board to be a conflict of interest, and associations are required to follow a process for addressing potential conflicts of interest, such as considering multiple bids for the activity or proposed service.

The bill provides that timeshare management firms and their licensed employees are subject to the regulations governing timeshare managing entities, including violations related to refusal to mail any material requested by the purchaser and any failure of the managing entity to faithfully discharge the fiduciary duty to purchasers. The bill also includes the timeshare management firm, and any individual licensed as a CAM employed by the timeshare management firm, in the exemption from liability for monetary damages in s. 721.13(13)(a), F.S., as provided in s. 617.0834, F.S., unless the officer, director, agent, or firm does not qualify for an exemption.

Additionally, the bill requires timeshare boards to meet at least once annually, instead of at least once each quarter as required for the boards of condominium associations.

The bill provides that, if a management firm provides goods or services through arrangements with a parent, affiliate, or subsidiary of the timeshare management firm, the existence of such arrangements must be disclosed annually to the members of that owners' association as an explanatory note to the annual budget pursuant to s. 721.13(13)(c)1., F.S., in the management contract, by mail sent to each owner's address on file for providing notice, in the notice of an annual or special meeting of the owners, by posting on the website of the applicable timeshare plan, or by any owner communication used by the managing entity.

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

Committee on Regulated Industries

CS/CS/HB 913 — Condominium and Cooperative Associations

by Commerce Committee; Housing, Agriculture & Tourism Subcommittee; and Rep. Lopez, V. and others (CS/CS/CS/SB 1742 by Rules Committee; Appropriations Committee on Agriculture, Environment, and General Government; Regulated Industries Committee; and Senators Bradley and Pizzo)

The bill relates to the governance of condominium and cooperative associations and the practice of community association management.

Community Association Managers

Regarding community association managers (CAMs) and CAM firms, the bill:

- Revises the conflict-of-interest disclosure requirements for CAMs and CAM firms, including exempting conflicts of interest that are disclosed in the management contract from current law requirements;
- Prohibits persons who have had their CAM license revoked from having an indirect or direct ownership interest in a CAM firm, or being an employee, partner, officer, director, or trustee of a CAM firm for 10 years and may not reapply for a license for 10 years;
- Requires CAMs to maintain and update an online account with the Department of Business and Professional Regulation (department) specifying any services he or she is providing for a condominium, cooperative, or homeowners' association; and
- Requires the Division of Condominiums, Timeshares, and Mobile Homes (division) to give written notice to the CAM firm and to the community association when a CAM's license is suspended or revoked.

Milestone Inspections

Regarding milestone inspections of the structural integrity of condominium and cooperative buildings, the bill:

- Revises the requirements for milestone inspections to apply to condominium and cooperative buildings that are three "habitable" stories or more in height instead of three or more stories under current law;
- Requires local enforcement agencies report to the department, by October 1, 2025, specified information regarding the inspections, including the number of buildings inspected, and a list of buildings that have been deemed unsafe or uninhabitable;
- Requires the Office of Program Policy and Government Accountability to compile milestone inspection data and to submit a report to the Legislature; and
- Requires the boards of county commissioners to adopt an ordinance requiring associations and any other owners that are subject to milestone inspection requirements to commence repairs within 365 days after a phase two inspection is received.

Conflicts of Interest – Milestone and Structural Integrity Reserve Studies

The bill requires design professionals, e.g., architects and engineers, and licensed contractors who bid on structural integrity reserve studies (SIRS) and milestone inspections, to disclose in writing if they intend to bid on maintenance, repair, or replacement work related to the SIRS. A person who conducts or performs a SIRS or milestone inspection or provides recommended services may not have a direct or indirect interest in the firm conducting the study or be related to someone with such an interest unless disclosed to the association in writing. Failure to disclose makes the contract voidable and may result in professional discipline.

Insurance

The bill requires every condominium association to provide adequate property insurance, and:

- That the amount of adequate insurance coverage for full insurable value, replacement cost, or similar coverage may be based on the replacement cost of the property to be insured which must be determined at least once every three years.
- Clarifies the association's obligation to provide adequate insurance coverage for at least three or more community associations may be satisfied by obtaining and maintaining insurance coverage sufficient to cover an amount equal to the probable maximum loss for the communities for a 250-year windstorm event.

Annual Financial Statements

The bill revises the annual financial statement requirements for condominiums by:

- Increasing from 120 days to 180 days, the date by which the financial report must be completed after the end of the fiscal year;
- Allowing the association, as an alternative to delivering the annual financial statement, to provide a notice that the financial report will be mailed, hand delivered, or provided electronically via the Internet as requested by the unit owner;
- Requiring that an officer or director of the association sign an affidavit evidencing compliance with the requirements for delivery of the annual financial statement; and
- Requiring the approval of a majority of all of the voting interests to reduce the type of financial reporting.

Official Records

The bill requires condominium associations to keep as official records all:

- Bank statements and ledgers as official records;
- Recordings of meetings held by video conference;
- Affidavits required by ch. 718, F.S., including on the association's website; and
- Approved minutes of the board over the preceding 12 months on the association's website.

Associations must update the association's website within 30 days of any change.

Condominium Association Meetings

The bill allows condominium associations to conduct meetings by video conferencing, including board meetings, budget meetings, and unit member meetings, and:

- Allows board members who appear by video conference to vote, but their presence may not count towards a quorum;
- Requires meetings conducted by video conference to be recorded and kept as official records;
- Requires that the notice for a video conference meeting include a hyperlink and the address for the physical location of the meeting;
- Requires meetings to be held within 15 miles of the condominium property or within the same county; and
- Requires the division to adopt rules for the conduct of meetings by video conference.

Annual Budget Requirements

Relating to the budget requirements for condominium associations, the bill:

- Requires associations to simultaneously propose a substitute budget that excludes any discretionary spending if the proposed budget exceeds 115 percent of the assessments of the preceding year;
- Requires that the substitute budget be presented to the unit owners for approval before a budget can be adopted; and
- Revises the expenses that associations can exclude when determining whether assessments exceed 115 percent of the assessments of the preceding year by:
  - Removing "assessments for the betterment of the community;" and
  - Limiting the exclusion of anticipated expenses to expenses related to the SIRS inspection.

Reserves

Relating to the maintenance of reserves by condominium and cooperative associations, the bill:

- Allows all multicondominiums to use the "alternative funding method;"
- Increases the monetary threshold for reserve items from $10,000 to $25,000, with annual inflation increases;
- Provides for investment of reserve funds in certificates of deposit or deposits in banks and credit unions without a vote of the unit owners;
- Allows a unit-owner-controlled association that is required to have a SIRS to fund reserves by a special assessment, a line of credit, or loan, with the approval of a majority of the voting interests of the association;
- Allows condominium boards to pause reserve funding without unit owner approval when the condominium building is declared uninhabitable by the local building official;
- Allows unit-owner-controlled associations, for a budget adopted on or before December 31, 2028, that have completed the milestone inspection in the previous two years to

temporarily pause or reduce reserve contributions for no more than 2 consecutive annual budgets, upon a vote of a majority of the total voting interests, in order to fund needed repairs recommended by the milestone inspection. If an association pauses or reduces reserve funding, it must perform a SIRS before continuing reserve contribution in order to determine the association's reserve funding needs and to recommend a reserve funding plan; and

- Allows for funding of SIRS reserves by the pooling accounting method and allows boards to change the accounting method for reserves to a pooling accounting method or a straight-line accounting method without a vote of the members.

Structural Integrity Reserve Studies

Relating to condominium and cooperative associations, the bill:

- Revises the requirements for SIRS to apply the requirement to buildings that are three "habitable" stories or more in height;
- Extends the deadline by which associations must complete a required SIRS from December 31, 2024, to December 31, 2025;
- Requires that the SIRS, include a reserve "baseline" funding plan that ensures the reserve cash balance stays above zero;
- Requires that the SIRS must differentiate between mandatory reserve items and other reserve items;
- Allows associations that have completed the required milestone inspection to delay the SIRS for the two consecutive budget years following a milestone inspection in order to prioritize funding for repairs and maintenance required the milestone inspection;
- Exempts four-family dwellings with three or fewer habitable stories above ground from the SIRS requirements;
- Requires officers and directors of associations to sign an affidavit acknowledging receipt of a completed SIRS; and
- Requires the division to adopt by rule the form for the SIRS in coordination with the Florida Building Commission.

Electronic Voting

The bill revises electronic voting requirements for condominiums, including requiring the board to adopt a resolution allowing electronic voting if at least 25 percent of the voting interests petition the board to adopt a resolution for electronic voting.

Presale Disclosure

The bill extends the 3-day recission period for condominium sales by nondeveloper unit owners to 7 days.

Condos Within a Portion of a Building or Within a Multiple Parcel Building

The bill revises the provision in section 31 of Chapter 2024-244, Laws of Florida (CS/CS/CS/HB 1021), to provide that provisions related to condominiums within a portion of a building or within a multiple parcel do not apply retroactively and only apply to condominiums for which declarations were initially recorded on or after October 1, 2025.

The bill also provides that a condominium association created within a portion of a building may inspect and copy the books and records of the owner of the non-condominium portion of the building and that the condominium association must receive a financial report with respect to such costs.

Jurisdiction of the Division of Condominiums, Timeshares, and Mobile Homes

The bill expands the condominium jurisdiction of the division to include:

- Completion of milestone inspections;
- Requirements to maintain insurance and fidelity bonding for persons who disperse funds;
- Board member education requirements; and
- Reporting requirements for SIRS.

Reporting Requirement for Condominiums and Cooperatives

The bill requires condominium and cooperative associations to create an online account with the division and provide specified information by October 1, 2025, and only once per year thereafter, except that contact information must be updated within 30 days of a change. The division must provide associations at least 45 days to submit the information after the account is established. The information associations may be required to submit includes:

- Contact information for the association, its members of the board, and its CAM; and
- The number of units, age of buildings, and assessments, including the purpose for the assessments.

Law Enforcement

Redefines the term "official investigation" to include official investigations by the division relating to the criminal prohibitions against tampering with, harassing, or retaliating against a witness, victim, or informant.

Additional Condominium Provisions

The bill also:

- Expands the emergency powers of condominium and cooperative associations to require the evacuation of the property in the event of any evacuation order, instead of a mandatory evacuation order;
- Revises requirements related to maintenance and hurricane protection; and
- Revises requirements for nonresidential condominiums, including to the unit, appurtenances, or share of the common expenses.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2025, except where otherwise provided.
Vote: Senate 37-0; House 112-0

Committee on Regulated Industries

CS/SB 940 — Third-party Reservation Platforms

by Regulated Industries Committee and Senator McClain

The bill prohibits a third-party reservation platform (platform) from listing, advertising, promoting, or selling reservations for a public food service establishment through a platform's website, mobile application, or other Internet service without the platform having a contractual relationship or agreement with the food service establishment, or its contractual designee, to offer or arrange for reservations for on-premises service at such public food service establishment.

The bill defines the term "third-party reservation platform" to mean any website, mobile application, or other Internet service that:

- Offers or arranges for reservations for on-premises service for a customer at a food service establishment;
- Is owned and operated by a person other than the owner of the public food service establishment; and
- Does not have a contractual relationship or agreement with the public food service establishment, or its contractual designee, to offer or arrange for a reservation at the public food service establishment for on-premises service.

Under the bill, the term "third-party reservation platform" does not include a contractual designee of an individual customer which arranges for a personal and nontransferable reservation at a food service establishment at the request of the customer and at no cost to the customer, provided that the designee shares the individual customer's contact information with the food service establishment, allows the food service establishment to confirm the reservation with the individual customer, and honors requests from the food service establishment to opt out of future reservations created by the designee.

The Division of Hotels and Restaurants (division) within the Department of Business and Professional Regulation is authorized by the bill to impose a civil penalty on a platform not to exceed $1,000 for each violation of the prohibition in the bill, or of a division rule implementing the prohibition. Under the bill, violations may accrue on a daily basis for each day and each reservation for each food service establishment in which there has been a violation.

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 114-0

Committee on Regulated Industries

CS/CS/SB 1574 — Energy Infrastructure Investment

by Fiscal Policy Committee; Regulated Industries Committee; and Senator DiCeglie

The bill amends s. 366.075, F.S., to require the Florida Public Service Commission (PSC) to establish an experimental mechanism to facilitate energy infrastructure investment in gas using the administrative proceeding structure created for natural gas facilities relocation cost recovery in s. 366.99, (2) through (6), F.S. As used in the section, "gas" means anaerobically generated biogas, landfill gas, or wastewater treatment gas refined to a methane content of 90 percent or greater which may be used as a transportation fuel or for pipeline distribution. Such biogas, landfill gas, or wastewater treatment gas must be produced and collected within Florida.

In establishing this mechanism, the PSC is to consider the intent provided in s. 366.91(1), F.S., for renewable energy. The gas infrastructure investment may include only such investments that collect, prepare, clean, process, transport, or inject gas as a transportation fuel or for pipeline distribution.

The section also requires the PSC to propose a rule for adoption as soon as practicable, but not later than January 1, 2026. These rules must provide for the allocation to public utility customers of the benefit of any tradeable energy credits and tax savings associated with gas infrastructure investments made pursuant to this subsection. The rules must also address the treatment of revenues from sales of gas from such investments for transportation purposes.

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 112-0

Committee on Regulated Industries

SB 7006 — Public Records and Meetings/NG911 Systems

by Regulated Industries Committee

The bill saves from repeal the current public records exemptions in s. 119.071(3)(e), F.S., for the following information:

- Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the structural elements of 911, E911, or public safety radio communication system infrastructure, including towers, antennas, equipment, or facilities used to provide 911, E911, or public safety radio communication services, or other 911, E911, or public safety radio communication structures or facilities owned and operated by an agency.
- Geographical maps indicating the actual or proposed locations of 911, E911, or public safety radio communication system infrastructure, including towers, antennas, equipment or facilities used to provide 911, E911, or public safety radio services, or other 911, E911, or public safety radio communication structures or facilities owned and operated by an agency.

The bill also saves from repeal a public meeting exemption in s. 286.0113(4), F.S., for any portion of a meeting that would reveal the above information, as well as a public record exemption for any recordings or transcripts of the exempt meetings. The bill also expands the public records exemption and public meeting exemption by adding information relating to Next Generation 911 (NG911) systems to the information protected from disclosure.

The Open Government Sunset Review Act requires the Legislature to review each public record and public meeting exemption 5 years after enactment. These exemptions are scheduled to repeal on October 2, 2025. The bill modifies the scheduled repeals and delays them to October 2, 2030.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect upon becoming law.
Vote: Senate 38-0; House 115-0