

By the Committee on Education

304-1725A-00

1                                   A bill to be entitled  
2           An act relating to charter schools; amending s.  
3           228.056, F.S.; revising terminology; clarifying  
4           time periods; revising criteria for renewal of  
5           a charter; requiring compliance with certain  
6           statutes; providing for exemption from ad  
7           valorem taxation; amending s. 228.0561, F.S.;  
8           changing the formula for charter school  
9           facilities funding; revising requirements for  
10          reversions of property to a school board;  
11          authorizing pilot program grants for the  
12          construction of charter school facilities;  
13          establishing criteria; amending s. 196.29,  
14          F.S.; granting charter schools an exemption  
15          from ad valorem taxes; amending s. 236.0817,  
16          F.S.; providing for a developmental research  
17          school that is issued a charter to be eligible  
18          for categorical funding; amending s. 228.053,  
19          F.S.; exempting a chartered developmental  
20          research school from the requirement that it be  
21          of closest geographic proximity to the college  
22          of education to which it is affiliated;  
23          providing for funding developmental research  
24          schools that are issued a charter; revising  
25          requirements for determining  
26          full-time-equivalent membership; providing for  
27          capital outlay funding for a chartered  
28          developmental research school; amending s.  
29          228.505, F.S.; providing for governance of  
30          certain charter technical career centers;  
31          providing an effective date.

1 Be It Enacted by the Legislature of the State of Florida:

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3 Section 1. Section 228.056, Florida Statutes, is  
4 amended to read:

5 228.056 Charter schools.--

6 (1) AUTHORIZATION.--The creation of charter schools is  
7 hereby authorized. Charter schools shall be part of the  
8 state's program of public education. All charter schools in  
9 Florida are fully recognized as public schools. A charter  
10 school may be formed by creating a new school or converting an  
11 existing public school to charter status.

12 (2) PURPOSE.--The purpose of charter schools shall be  
13 to:

14 (a) Improve student learning.

15 (b) Increase learning opportunities for all students,  
16 with special emphasis on expanded learning experiences for  
17 students who are identified as academically low achieving.

18 (c) Encourage the use of different and innovative  
19 learning methods.

20 (d) Increase choice of learning opportunities for  
21 students.

22 (e) Establish a new form of accountability for  
23 schools.

24 (f) Require the measurement of learning outcomes and  
25 create innovative measurement tools.

26 (g) Make the school the unit for improvement.

27 (h) Create new professional opportunities for  
28 teachers, including the opportunity to own the learning  
29 program at the school site.

30 (3) APPLICATION ~~PROPOSAL~~.--An application ~~A proposal~~  
31 for a new charter school may be made by an individual,

1 teachers, parents, a group of individuals, a municipality, or  
2 a legal entity organized under the laws of this state. The  
3 district school board or the principal, teachers, parents,  
4 and/or the school advisory council at an existing public  
5 school, including a public school-within-a-school that is  
6 designated as a school by the district school board, shall  
7 submit any application ~~proposal~~ for converting the school to a  
8 charter school. An application submitted proposing to convert  
9 an existing public school to a charter school shall  
10 demonstrate the support of at least 50 percent of the teachers  
11 employed at the school and 50 percent of the parents voting  
12 whose children are enrolled at the school, provided that a  
13 majority of the parents eligible to vote participate in the  
14 ballot process, according to procedures established by rules  
15 of the state board. A private school, parochial school, or  
16 home education program shall not be eligible for charter  
17 school status.

18 (4) SPONSOR.--A district school board may sponsor a  
19 charter school in the county over which the board has  
20 jurisdiction.

21 (a) A district school board shall receive and review  
22 all applications for a charter school. A district school board  
23 shall receive charter school applications through at least  
24 November 15 of each calendar year for charter schools to be  
25 opened at the beginning of the school district's next school  
26 year. A district school board may receive applications later  
27 than this date if it chooses. In order to facilitate an  
28 accurate budget projection process, a district school board  
29 shall be held harmless for FTE students which are not included  
30 in the FTE projection due to approval of charter school  
31 applications after the FTE projection deadline. A district

1 school board must by a majority vote approve or deny an  
2 application no later than 60 days after the application is  
3 received. If a school board fails to approve or deny the  
4 charter application within 60 days, the application is deemed  
5 approved.If an application is denied, the district school  
6 board must, within 10 calendar days, articulate in writing the  
7 specific reasons based upon good cause supporting its denial  
8 of the charter application. Upon approval of a charter  
9 application, the initial startup must be consistent with the  
10 beginning of the public school calendar for the district in  
11 which the charter is granted unless the district school board  
12 allows a waiver of this provision for good cause.

13 (b) An applicant may appeal any denial of that  
14 person's application to the State Board of Education no later  
15 than 30 days after the district school board's decision and  
16 shall notify the district school board of its appeal. Any  
17 response of the school board shall be submitted to the state  
18 board within 30 days after notification of the appeal. The  
19 state board must by majority vote accept or reject the  
20 decision of the district school board no later than 60 days  
21 after an appeal is filed in accordance with state board rule.  
22 The state board may reject an appeal submission for failure to  
23 comply with procedural rules governing the appeals process.  
24 The rejection shall describe the submission errors. The  
25 appellant may have up to 15 days from notice of rejection to  
26 resubmit an appeal that meets requirements of rule. An  
27 application for appeal submitted subsequent to such rejection  
28 shall be considered timely if the original appeal was filed  
29 within 30 days after the school board denial. The state board  
30 shall remand the application to the district school board with  
31 its written recommendation that the district board approve or

1 deny the application consistent with the state board's  
2 decision. The decision of the State Board of Education is not  
3 subject to the provisions of the Administrative Procedure Act,  
4 chapter 120.

5 (c) The district school board must act upon the  
6 recommendation of the State Board of Education within 30 days  
7 after it is received. The district board may fail to act in  
8 accordance with the recommendation of the state board only for  
9 good cause. Good cause for failing to act in accordance with  
10 the state board's recommendation arises only if the district  
11 school board determines by competent substantial evidence that  
12 approving the state board's recommendation would be contrary  
13 to law or contrary to the best interests of the pupils or the  
14 community. The district school board must articulate in  
15 written findings the specific reasons based upon good cause  
16 supporting its failure to act in accordance with the state  
17 board's recommendation. The district board's action on the  
18 state board's recommendation is a final action subject to  
19 judicial review.

20 (d) The Department of Education may provide technical  
21 assistance to an applicant upon written request.

22 (e) Paragraph (a) notwithstanding, a state university  
23 may grant a charter to a developmental research school created  
24 under s. 228.053. In considering such charter, the state  
25 university must consult with the district school board of the  
26 county in which the developmental research school is located.  
27 The decision of a state university may be appealed pursuant to  
28 the procedure established in this subsection.

29 (f) The terms and conditions for the operation of a  
30 charter school shall be set forth by the sponsor and the  
31 applicant in a written contractual agreement called a charter.

1 The sponsor shall not impose unreasonable rules or regulations  
2 that violate the intent of giving charter schools greater  
3 flexibility to meet educational goals. The applicant and  
4 sponsor shall have 6 months in which to mutually agree to the  
5 provisions of the charter ~~contract~~. The Department of  
6 Education shall provide mediation services for any dispute  
7 regarding this section subsequent to the approval of a charter  
8 application, except disputes regarding charter school  
9 application denials. If the Commissioner of Education  
10 determines that the dispute cannot be settled through  
11 mediation, the dispute may be appealed to an administrative  
12 law judge appointed by the Division of Administrative  
13 Hearings. The administrative law judge may rule on issues of  
14 equitable treatment of the charter school as a public school,  
15 whether proposed provisions of the charter ~~contract~~ violate  
16 the intended flexibility granted charter schools by statute,  
17 or on any other matter regarding this section except a charter  
18 school application denial. The costs of the administrative  
19 hearing shall be paid by the party whom the administrative law  
20 judge rules against.

21 (g) The sponsor shall monitor and review the charter  
22 school in its progress towards the goals established in the  
23 charter.

24 (h) The sponsor shall monitor the revenues and  
25 expenditures of the charter school.

26 (5) NUMBER OF SCHOOLS.--The number of newly created  
27 charter schools or existing public schools which may convert  
28 to charter schools is limited to no more than 28 in each  
29 school district that has 100,000 or more students, no more  
30 than 20 in each school district that has 50,000 to 99,999  
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1 students, and no more than 12 in each school district with  
2 fewer than 50,000 students.

3 (6) ELIGIBLE STUDENTS.--

4 (a) A charter school shall be open to any student  
5 covered in an interdistrict agreement or residing in the  
6 school district in which the charter school is located;  
7 however, in the case of a developmental research school  
8 created under s. 228.053 to which a charter has been issued  
9 under paragraph (4)(e), the charter school shall be open to  
10 any student eligible to attend the developmental research  
11 school as provided in s. 228.053 or residing in the school  
12 district in which the charter school is located. Any eligible  
13 student shall be allowed interdistrict transfer to attend a  
14 charter school when based on good cause. When a public school  
15 converts to charter status, enrollment preference shall be  
16 given to students who would have otherwise attended that  
17 public school. A charter school may give enrollment preference  
18 to a sibling of a student enrolled in the charter school or to  
19 the child of an employee of the charter school.

20 (b) The charter school shall enroll an eligible  
21 student who submits a timely application, unless the number of  
22 applications exceeds the capacity of a program, class, grade  
23 level, or building. In such case, all applicants shall have an  
24 equal chance of being admitted through a random selection  
25 process.

26 (c) A charter school may limit the enrollment process  
27 only to target the following student populations:

28 1. Students within specific age groups or grade  
29 levels.

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1           2. Students considered at risk of dropping out of  
2 school or academic failure. Such students shall include  
3 exceptional education students.

4           3. Students enrolling in a charter  
5 school-in-the-workplace established pursuant to subsection  
6 (22).

7           4. Students residing within a reasonable distance of  
8 the charter school, as described in paragraph (13)(c). Such  
9 students shall be subject to a random lottery and to the  
10 racial/ethnic balance provisions described in subparagraph  
11 (9)(a)8. or any federal provisions which require a school to  
12 achieve a racial/ethnic balance reflective of the community it  
13 serves or within the racial/ethnic range of other public  
14 schools in the same school district.

15           (d) A student may withdraw from a charter school at  
16 any time and enroll in another public school as determined by  
17 school board policy.

18           (e) Students with handicapping conditions and students  
19 served in English for Speakers of Other Languages programs  
20 shall have an equal opportunity of being selected for  
21 enrollment in a charter school.

22           (7) LEGAL ENTITY.--A charter school shall organize as,  
23 or be operated by, a nonprofit organization. A charter school  
24 may be operated by a municipality or other public entity as  
25 provided for by law. As such, the charter school may be either  
26 a private or a public employer. As a public employer, a  
27 charter school may participate in the Florida Retirement  
28 System upon application and approval as a "covered group"  
29 under s. 121.021(34). If a charter school participates in the  
30 Florida Retirement System, the charter school employees shall  
31 be compulsory members of the Florida Retirement System. As



1 either a private or a public employer, a charter school may  
2 contract for services with an individual or group of  
3 individuals who are organized as a partnership or a  
4 cooperative. Individuals or groups of individuals who contract  
5 their services to the charter school are not public employees.

6 (8) REQUIREMENTS.--

7 (a) A charter school shall be nonsectarian in its  
8 programs, admission policies, employment practices, and  
9 operations.

10 (b) A charter school shall admit students as provided  
11 in subsection (6).

12 (c) A charter school shall be accountable to its  
13 sponsor for performance as provided in subsection (9).

14 (d) A charter school shall not charge tuition or fees,  
15 except those fees normally charged by other public schools;  
16 however, a developmental research school to which a charter  
17 has been issued pursuant to paragraph (4)(e), may charge a  
18 student activity and service fee as provided in s. 228.053(5).

19 (e) A charter school shall meet all applicable state  
20 and local health, safety, and civil rights requirements.

21 (f) A charter school shall not violate the  
22 antidiscrimination provisions of s. 228.2001.

23 (g) A charter school shall be subject to an annual  
24 financial audit in a manner similar to that of a school  
25 district.

26 (h) No organization shall hold more than 15 charters  
27 statewide.

28 (9) CALCULATION OF TIME.--Unless provided otherwise,  
29 time periods referenced in this section shall be calculated by  
30 calendar days.

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1           (10)~~(9)~~ CHARTER.--The major issues involving the  
2 operation of a charter school shall be considered in advance  
3 and written into the charter. The charter shall be signed by  
4 the governing body of the charter school and the sponsor,  
5 following a public hearing to ensure community input.

6           (a) The charter shall address, and criteria for  
7 approval of the charter shall be based on:

8           1. The school's mission, the students to be served,  
9 and the ages and grades to be included.

10           2. The focus of the curriculum, the instructional  
11 methods to be used, and any distinctive instructional  
12 techniques to be employed.

13           3. The current incoming baseline standard of student  
14 academic achievement, the outcomes to be achieved, and the  
15 method of measurement that will be used. This section shall  
16 include a detailed description for each of the following:

17           a. How the baseline student academic achievement  
18 levels and prior rates of academic progress will be  
19 established;

20           b. How these baseline rates will be compared to rates  
21 of academic progress achieved by these same students while  
22 attending the charter school; and

23           c. To the extent possible, how these rates of progress  
24 will be evaluated and compared with rates of progress of other  
25 closely comparable student populations.

26           4. The methods used to identify the educational  
27 strengths and needs of students and how well educational goals  
28 and performance standards are met by students attending the  
29 charter school. Students in charter schools shall, at a  
30 minimum, participate in the statewide assessment program.

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1           5. In secondary charter schools, a method for  
2 determining that a student has satisfied the requirements for  
3 graduation in s. 232.246.

4           6. A method for resolving conflicts between the  
5 governing body of the charter school and the sponsor.

6           7. The admissions procedures and dismissal procedures,  
7 including the school's code of student conduct.

8           8. The ways by which the school will achieve a  
9 racial/ethnic balance reflective of the community it serves or  
10 within the racial/ethnic range of other public schools in the  
11 same school district.

12           9. The financial and administrative management of the  
13 school, including a reasonable demonstration of the  
14 professional experience or competence of those individuals or  
15 organizations applying to operate the charter school or those  
16 hired or retained to perform such professional services. Both  
17 public sector and private sector professional experience shall  
18 be equally valid in such a consideration.

19           10. The manner in which the school will be insured,  
20 including whether or not the school will be required to have  
21 liability insurance, and, if so, the terms and conditions  
22 thereof and the amounts of coverage.

23           11. The term of the charter which shall provide for  
24 cancellation of the charter if insufficient progress has been  
25 made in attaining the student achievement objectives of the  
26 charter and if it is not likely that such objectives can be  
27 achieved before expiration of the charter. The initial term of  
28 a charter shall be for 3, 4, or 5 years. In order to  
29 facilitate access to long-term financial resources for charter  
30 school construction, charter schools that are operated by a  
31 municipality or other public entity as provided by law are

1 eligible for up to a 15-year charter, subject to approval by  
2 the local school board. In addition, to facilitate access to  
3 long-term financial resources for charter school construction,  
4 charter schools that are operated by a private,  
5 not-for-profit, s. 501(c)(3) status corporation are eligible  
6 for up to a 10-year charter, subject to approval by the local  
7 school board. Such long-term charters remain subject to annual  
8 review and may be terminated during the term of the charter,  
9 but only for specific good cause according to the provisions  
10 set forth in subsection (10).

11 12. The facilities to be used and their location.

12 13. The qualifications to be required of the teachers.

13 14. The governance structure of the school, including  
14 the status of the charter school as a public or private  
15 employer as required in subsection (7).

16 15. A timetable for implementing the charter which  
17 addresses the implementation of each element thereof and the  
18 date by which the charter shall be awarded in order to meet  
19 this timetable.

20 16. In the case of an existing public school being  
21 converted to charter status, alternative arrangements for  
22 current students who choose not to attend the charter school  
23 and for current teachers who choose not to teach in the  
24 charter school after conversion in accordance with the  
25 existing collective bargaining agreement or school board  
26 policy in the absence of a collective bargaining agreement.  
27 However, alternative arrangements shall not be required for  
28 current teachers who choose not to teach in a developmental  
29 research school to which a charter has been issued pursuant to  
30 paragraph (4)(e), except as authorized by the employment

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1 policies of the state university which grants the charter to  
2 the developmental research school.

3 (b) A charter may be renewed every 5 school years~~7~~  
4 ~~provided that a program review demonstrates that the criteria~~  
5 ~~in paragraph (a) have been successfully accomplished.~~ In order  
6 to facilitate long-term financing for charter school  
7 construction, charter schools operating a minimum of 2 ~~3~~ years  
8 and demonstrating exemplary academic programming and fiscal  
9 management are eligible for a 15-year charter renewal. Such  
10 long-term charter is subject to annual review and may be  
11 terminated during the term of the charter.

12 (c) A charter may be modified during its initial term  
13 or any renewal term upon the recommendation of the sponsor or  
14 the charter school and the approval of both parties to the  
15 agreement.

16 (d) The governing body of the charter school shall  
17 make annual progress reports to its sponsor, which upon  
18 verification shall be forwarded to the Commissioner of  
19 Education at the same time as other annual school  
20 accountability reports. The report shall contain at least the  
21 following information:

22 1. The charter school's progress towards achieving the  
23 goals outlined in its charter.

24 2. The information required in the annual school  
25 report pursuant to s. 229.592.

26 3. Financial records of the charter school, including  
27 revenues and expenditures.

28 4. Salary and benefit levels of charter school  
29 employees.

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1 (e) A sponsor shall ensure that the charter is  
2 innovative and consistent with the state education goals  
3 established by s. 229.591.

4 (f) Upon receipt of the annual report required by  
5 paragraph (d), the Department of Education shall provide to  
6 the State Board of Education, the Commissioner of Education,  
7 the President of the Senate, and the Speaker of the House of  
8 Representatives an analysis and comparison of the overall  
9 performance of charter school students, to include all  
10 students whose scores are counted as part of the state  
11 assessment program, versus comparable public school students  
12 in the district as determined by the state assessment program  
13 currently administered in the school district, and, as  
14 appropriate, the Florida Writes Assessment Test, the High  
15 School Competency Test, and other assessments administered  
16 pursuant to s. 229.57(3).

17 (g) Whenever a municipality has submitted charter  
18 applications for the establishment of a charter school feeder  
19 pattern (elementary, middle, and senior high schools), and  
20 upon approval of each individual charter application by the  
21 district school board, such applications will then be  
22 designated as one charter for all purposes listed pursuant to  
23 this section.

24 (11)~~(10)~~ CAUSES FOR NONRENEWAL OR TERMINATION.--

25 (a) At the end of the term of a charter, the sponsor  
26 may choose not to renew the charter for any of the following  
27 grounds:

28 1. Failure to meet the requirements for student  
29 performance stated in the charter.

30 2. Failure to meet generally accepted standards of  
31 fiscal management.

1           3. Violation of law.

2           4. Other good cause shown.

3           (b) During the term of a charter, the sponsor may  
4 terminate the charter for any of the grounds listed in  
5 paragraph (a).

6           (c) At least 90 days prior to renewing or terminating  
7 a charter, the sponsor shall notify the governing body of the  
8 school of the proposed action in writing. The notice shall  
9 state in reasonable detail the grounds for the proposed action  
10 and stipulate that the school's governing body may, within 14  
11 days after receiving the notice, request an informal hearing  
12 before the sponsor. The sponsor shall conduct the informal  
13 hearing within 30 days after receiving a written request. The  
14 charter school's governing body may, within 14 days after  
15 receiving the sponsor's decision to terminate or refuse to  
16 renew the charter, appeal the decision pursuant to the  
17 procedure established in subsection (4).

18           (d) A charter may be terminated immediately if the  
19 sponsor determines that good cause has been shown or if the  
20 health, safety, or welfare of the students is threatened. The  
21 school district in which the charter school is located shall  
22 assume operation of the school under these circumstances.

23           (e) When a charter is not renewed or is terminated,  
24 the school shall be dissolved under the provisions of law  
25 under which the school was organized, and any unencumbered  
26 funds from the charter school shall revert to the district  
27 school board. In the event a charter school is dissolved or  
28 is otherwise terminated, all district school board property  
29 and improvements, furnishings, and equipment purchased with  
30 public funds shall automatically revert to full ownership by  
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1 the district school board, subject to complete satisfaction of  
2 any lawful liens or encumbrances.

3 (f) If a charter is not renewed or is terminated, the  
4 governing body of the school is responsible for all debts of  
5 the charter school. The district may not assume the debt from  
6 any contract for services made between the governing body of  
7 the school and a third party, except for a debt that is  
8 previously detailed and agreed upon in writing by both the  
9 district and the governing body of the school and that may not  
10 reasonably be assumed to have been satisfied by the district.

11 (g) If a charter is not renewed or is terminated, a  
12 student who attended the school may apply to, and shall be  
13 enrolled in, another public school. Normal application  
14 deadlines shall be disregarded under such circumstances.

15 (12)~~(11)~~ EXEMPTION FROM STATUTES.--A charter school  
16 shall operate in accordance with its charter and shall be  
17 exempt from all statutes of the Florida School Code, except  
18 those specifically applying to charter schools and those  
19 pertaining to civil rights and student health, safety, and  
20 welfare, or as otherwise required by this section. A charter  
21 school shall not be exempt from the following statutes:  
22 chapter 119, relating to public records, and s. 286.011,  
23 relating to public meetings and records, public inspection,  
24 and penalties. A charter school must comply with the Florida  
25 School Code with respect to providing services to students  
26 with disabilities and must comply with the antidiscrimination  
27 provisions of s. 228.2001.The sponsor, upon request of a  
28 charter school, may apply to the Commissioner of Education for  
29 a waiver of provisions of chapters 230 through 239 which are  
30 applicable to charter schools under this section, except that  
31 the provisions of chapters 236 or 237 shall not be eligible



1 for waiver if the waiver would affect funding allocations or  
2 create inequity in public school funding. The commissioner may  
3 grant the waiver if necessary to implement the school program.

4 (13)~~(12)~~ EMPLOYEES OF CHARTER SCHOOLS.--

5 (a) A charter school shall select its own employees. A  
6 charter school may contract with its sponsor for the services  
7 of personnel employed by the sponsor.

8 (b) Charter school employees shall have the option to  
9 bargain collectively. Employees may collectively bargain as a  
10 separate unit or as part of the existing district collective  
11 bargaining unit as determined by the structure of the charter  
12 school.

13 (c) The employees of a conversion charter school shall  
14 remain public employees for all purposes, unless such  
15 employees choose not to do so.

16 (d) The teachers at a charter school may choose to be  
17 part of a professional group that subcontracts with the  
18 charter school to operate the instructional program under the  
19 auspices of a partnership or cooperative that they  
20 collectively own. Under this arrangement, the teachers would  
21 not be public employees.

22 (e) Employees of a school district may take leave to  
23 accept employment in a charter school upon the approval of the  
24 district school board. While employed by the charter school  
25 and on leave that is approved by the school board, the  
26 employee may retain seniority accrued in that school district  
27 and may continue to be covered by the benefit programs of that  
28 school district, if the charter school and the district school  
29 board agree to this arrangement and its financing. School  
30 districts shall not require resignations of teachers desiring  
31 to teach in a charter school. This paragraph shall not

1 prohibit a school board from approving alternative leave  
2 arrangements consistent with chapter 231.

3 (f) Teachers employed by or under contract to a  
4 charter school shall be certified as required by chapter 231.  
5 A charter school governing board may employ or contract with  
6 skilled selected noncertified personnel to provide  
7 instructional services or to assist instructional staff  
8 members as education paraprofessionals in the same manner as  
9 defined in chapter 231, and as provided by State Board of  
10 Education rule for charter school governing boards. A charter  
11 school may not employ an individual to provide instructional  
12 services or to serve as an education paraprofessional if the  
13 individual's certification or licensure as an educator is  
14 suspended or revoked by this or any other state. A charter  
15 school may not knowingly employ an individual who has resigned  
16 from a school district in lieu of disciplinary action with  
17 respect to child welfare or safety, or who has been dismissed  
18 for just cause by any school district with respect to child  
19 welfare or safety. The qualifications of teachers shall be  
20 disclosed to parents.

21 (g) A charter school shall employ or contract with  
22 employees who have been fingerprinted as provided in s.  
23 231.02. Members of the governing board of the charter school  
24 shall also be fingerprinted in a manner similar to that  
25 provided in s. 231.02 prior to approval of the charter.

26 (14)~~(13)~~ REVENUE.--Students enrolled in a charter  
27 school, regardless of the sponsorship, shall be funded as if  
28 they are in a basic program or a special program, the same as  
29 students enrolled in other public schools in the school  
30 district. Funding for a chartered developmental research  
31 school shall be as provided in s. 228.053(9).

1           (a) Each charter school shall report its student  
2 enrollment to the district school board as required in s.  
3 236.081, and in accordance with the definitions in s. 236.013.  
4 The district school board shall include each charter school's  
5 enrollment in the district's report of student enrollment.

6           (b) The basis for the agreement for funding students  
7 enrolled in a charter school shall be the sum of the school  
8 district's operating funds from the Florida Education Finance  
9 Program as provided in s. 236.081 and the General  
10 Appropriations Act, including gross state and local funds,  
11 discretionary lottery funds, and funds from the school  
12 district's current operating discretionary millage levy;  
13 divided by total funded weighted full-time equivalent students  
14 in the school district; multiplied by the weighted full-time  
15 equivalent students for the charter school. Charter schools  
16 whose students or programs meet the eligibility criteria in  
17 law shall be entitled to their proportionate share of  
18 categorical program funds included in the total funds  
19 available in the Florida Education Finance Program by the  
20 Legislature, including transportation. Total funding for each  
21 charter school will be recalculated during the year to reflect  
22 the revised calculations under the Florida Education Finance  
23 Program by the state and the actual weighted full-time  
24 equivalent students reported by the charter school during the  
25 full-time equivalent student survey periods designated by the  
26 Commissioner of Education.

27           (c) Transportation of charter school students shall be  
28 provided by the charter school consistent with the  
29 requirements of chapter 234. The governing body of the charter  
30 school may provide transportation through an agreement or  
31 contract with the district school board, a private provider,

1 or parents. The charter school and the sponsor shall cooperate  
2 in making arrangements that ensure that transportation is not  
3 a barrier to equal access for all students residing within a  
4 reasonable distance of the charter school as determined in its  
5 charter.

6 (d) If the district school board is providing programs  
7 or services to students funded by federal funds, any eligible  
8 students enrolled in charter schools in the school district  
9 shall be provided federal funds for the same level of service  
10 provided students in the schools operated by the district  
11 school board. Pursuant to provisions of 20 U.S.C. 8061 s.  
12 10306, all charter schools shall receive all federal funding  
13 for which the school is otherwise eligible, including Title I  
14 funding, not later than 5 months after the charter school  
15 first opens and within 5 months after any subsequent expansion  
16 of enrollment.

17 (e) Any administrative fee charged by the school  
18 district relating to a charter school shall be limited to 5  
19 percent of the available funds as defined in paragraph (b).  
20 The sponsor shall provide certain administrative and  
21 educational services to charter schools at no additional fee.  
22 These services shall include contract management services, FTE  
23 and data reporting, exceptional student education  
24 administration, test administration, processing of teacher  
25 certificate data, and information services.

26 (f) School boards shall make every effort to ensure  
27 that charter schools receive timely and efficient  
28 reimbursement, including processing paperwork required to  
29 access special state and federal funding for which they may be  
30 eligible. The district school board may distribute funds to a  
31 charter school for up to 3 months based on the projected

1 full-time equivalent student membership of the charter school.  
2 Thereafter, the results of full-time equivalent student  
3 membership surveys must be used in adjusting the amount of  
4 funds distributed monthly to the charter school for the  
5 remainder of the fiscal year. The payment shall be issued no  
6 later than 10 working days after the district school board  
7 receives a distribution of state or federal funds. If a  
8 warrant for payment is not issued within 30 working days after  
9 receipt of funding by the district school board, the school  
10 district shall pay to the charter school, in addition to the  
11 amount of the scheduled disbursement, interest at a rate of 1  
12 percent per month calculated on a daily basis on the unpaid  
13 balance from the expiration of the 30-day period until such  
14 time as the warrant is issued.

15 (g) If a district school board facility or property is  
16 available because it is surplus, marked for disposal, or  
17 otherwise unused, it shall be provided for a charter school's  
18 use on the same basis as it is made available to other public  
19 schools in the district. A charter school receiving property  
20 from the school district may not sell or dispose of such  
21 property without written permission of the school district.  
22 Similarly, for an existing public school converting to charter  
23 status, no rental or leasing fee for the existing facility or  
24 for the property normally inventoried to the conversion school  
25 may be charged by the district school board to the parents and  
26 teachers organizing the charter school. The charter  
27 organizers shall agree to reasonable maintenance provisions in  
28 order to maintain the facility in a manner similar to district  
29 school board standards.

30 (h) If other goods and services are made available to  
31 the charter school through the contract with the school

1 district, they shall be provided to the charter school at a  
2 rate no greater than the district's actual cost. To maximize  
3 the use of state funds, school districts shall allow charter  
4 schools to participate in the sponsor's bulk purchasing  
5 program if applicable.

6 (15)~~(14)~~ IMMUNITY.--For the purposes of tort  
7 liability, the governing body and employees of a charter  
8 school shall be governed by s. 768.28.

9 (16)~~(15)~~ LENGTH OF SCHOOL YEAR.--A charter school  
10 shall provide instruction for at least the number of days  
11 required by law for other public schools, and may provide  
12 instruction for additional days.

13 (17)~~(16)~~ FACILITIES.--A charter school shall utilize  
14 facilities which comply with the State Uniform Building Code  
15 for Public Educational Facilities Construction adopted  
16 pursuant to s. 235.26 or with applicable state minimum  
17 building codes pursuant to chapter 553 and state minimum fire  
18 protection codes pursuant to s. 633.025, as adopted by the  
19 authority in whose jurisdiction the facility is located. After  
20 January 1, 2001, a charter school shall utilize facilities  
21 that comply with the Florida Building Code under chapter 553  
22 and the Florida Fire Prevention Code under chapter 633. Any  
23 portion of a facility used for a charter school shall be  
24 exempt from ad valorem taxes for the duration of its use as a  
25 charter school.

26 (18)~~(17)~~ INITIAL COSTS.--A sponsor may approve a  
27 charter for a charter school before the applicant has secured  
28 space, equipment, or personnel, if the applicant indicates  
29 approval is necessary for it to raise working capital.

30 (19)~~(18)~~ INFORMATION.--The Department of Education  
31 shall provide information to the public, directly and through

1 sponsors, both on how to form and operate a charter school and  
2 on how to enroll in charter schools once they are created.  
3 This information shall include a standard application format  
4 which shall include the information specified in subsection  
5 (9). This application format may be used by chartering  
6 entities.

7 (20)~~(19)~~ GENERAL AUTHORITY.--A charter school shall  
8 not levy taxes or issue bonds secured by tax revenues.

9 (21)~~(20)~~ REVIEW.--

10 (a) The Department of Education shall regularly  
11 convene a Charter School Review Panel in order to review  
12 issues, practices, and policies regarding charter schools. The  
13 composition of the review panel shall include individuals with  
14 experience in finance, administration, law, education, and  
15 school governance, and individuals familiar with charter  
16 school construction and operation. The panel shall include two  
17 appointees each from the Commissioner of Education, the  
18 President of the Senate, and the Speaker of the House of  
19 Representatives. The Governor shall appoint three members of  
20 the panel and shall designate the chair. Each member of the  
21 panel shall serve a 1-year term, unless renewed by the office  
22 making the appointment. The panel shall make recommendations  
23 to the Legislature, to the Department of Education, to charter  
24 schools, and to school districts for improving charter school  
25 operations and oversight and for ensuring best business  
26 practices at and fair business relationships with charter  
27 schools.

28 (b) The Legislature shall review the operation of  
29 charter schools during the 2005 ~~2000~~ Regular Session of the  
30 Legislature.

31

1           (22)~~(21)~~ RULEMAKING.--The Department of Education,  
2 after consultation with school districts and charter school  
3 directors, shall recommend that the State Board of Education  
4 adopt rules to implement specific subsections of this section.  
5 Such rules shall require minimum paperwork and shall not limit  
6 charter school flexibility authorized by statute.

7           (23)~~(22)~~ CHARTER SCHOOLS-IN-THE-WORKPLACE.--

8           (a) In order to increase business partnerships in  
9 education, to reduce school and classroom overcrowding  
10 throughout the state, and to offset the high costs for  
11 educational facilities construction, the Legislature intends  
12 to encourage the formation of business partnership schools or  
13 satellite learning centers through charter school status.

14           (b) A charter school-in-the-workplace may be  
15 established when a business partner provides the school  
16 facility to be used; enrolls students based upon a random  
17 lottery which involves all of the children of employees of  
18 that business or corporation who are seeking enrollment, as  
19 provided for in subsection (6); and enrolls students according  
20 to the racial/ethnic balance provisions described in  
21 subparagraph (9)(a)8. Any portion of a facility used for a  
22 public charter school shall be exempt from ad valorem taxes,  
23 as provided for in s. 235.198, for the duration of its use as  
24 a public school.

25           Section 2. Section 228.0561, Florida Statutes, is  
26 amended to read:

27           228.0561 Charter schools capital outlay funding.--

28           (1) In each year in which funds are appropriated for  
29 charter school capital outlay purposes, the Commissioner of  
30 Education shall allocate the funds among eligible charter  
31 schools. To be eligible for a funding allocation, a charter



1 school must meet the provisions of subsection (6), must have  
2 received final approval from its sponsor pursuant to s.  
3 228.056 for operation during that fiscal year, and must serve  
4 students in facilities that are not provided by the charter  
5 school's sponsor. Prior to the release of capital outlay  
6 funds to a school district on behalf of the charter school,  
7 the Department of Education shall ensure that the district  
8 school board and the charter school governing board enter into  
9 a written agreement that includes provisions for the reversion  
10 of any unencumbered funds and all equipment and property  
11 purchased with public education funds to the ownership of the  
12 district school board, as provided for in subsection (3), in  
13 the event that the school terminates operations. Any funds  
14 recovered by the state shall be deposited in the General  
15 Revenue Fund. A charter school is not eligible for a funding  
16 allocation if it was created by the conversion of a public  
17 school and operates in facilities provided by the charter  
18 school's sponsor for a nominal fee or at no charge. Unless  
19 otherwise provided in the General Appropriations Act, the  
20 funding allocation for each eligible charter school shall be  
21 determined by multiplying the school's projected student  
22 enrollment by one-fifteenth ~~one-thirtieth~~ of the  
23 cost-per-student station specified in s. 235.435(6)(b) for an  
24 elementary, middle, or high school, as appropriate. If the  
25 funds appropriated are not sufficient, the commissioner shall  
26 prorate the available funds among eligible charter schools.  
27 ~~In the first quarter of the fiscal year,~~Funds shall be  
28 distributed on the basis of the capital outlay  
29 full-time-equivalent membership by grade level organization by  
30 averaging the results of the second and third enrollment  
31 surveys. Sixty percent shall be distributed after the second

1 enrollment survey and the balance as calculated shall be  
2 distributed after the third enrollment survey.~~projected~~  
3 ~~enrollment as provided in this section.~~The commissioner shall  
4 adjust subsequent distributions as necessary to reflect each  
5 charter school's actual student enrollment. The commissioner  
6 shall establish the intervals and procedures for determining  
7 the projected and actual student enrollment of eligible  
8 charter schools. ~~If a school district chooses to share~~  
9 ~~funding for the capital outlay purposes described in~~  
10 ~~subsection (2) with the applicable charter school or charter~~  
11 ~~schools, any allocation of charter school capital outlay funds~~  
12 ~~to the charter school or charter schools shall be reduced by~~  
13 ~~the amount shared.~~

14 (2) A charter school's governing body may use charter  
15 school capital outlay funds for any capital outlay purpose  
16 that is directly related to the functioning of the charter  
17 school, including the:

18 (a) Purchase of real property.

19 (b) Construction, renovation, repair, and maintenance  
20 of school facilities.

21 (c) Purchase, lease-purchase, or lease of permanent or  
22 relocatable school facilities.

23 (d) Purchase of vehicles to transport students to and  
24 from the charter school.

25 (3) When a charter school is nonrenewed or terminated,  
26 any unencumbered funds and all equipment and property  
27 purchased with public funds shall revert to the ownership of  
28 the district school board, as provided for in s.

29 228.056(10)(e) and (f). The reversion of such equipment,  
30 property, and furnishings shall focus on recoverable assets,  
31 but not on intangible or irrecoverable costs such as rental or

1 leasing fees, normal maintenance, and limited renovations. The  
2 reversion of all property secured with public funds is subject  
3 to the complete satisfaction of all lawful liens or  
4 encumbrances. If there are additional local issues such as the  
5 shared use of facilities or partial ownership of facilities or  
6 property, these issues shall be agreed to in the charter  
7 contract prior to the expenditure of funds.

8 (4) The Commissioner of Education shall specify  
9 procedures for submitting and approving requests for funding  
10 under this section and procedures for documenting  
11 expenditures.

12 (5) The annual legislative budget request of the  
13 Department of Education shall include a request for capital  
14 outlay funding for charter schools. The request shall be  
15 based on the projected number of students to be served in  
16 charter schools who meet the eligibility requirements of this  
17 section.

18 (6) Unless authorized otherwise by the Legislature,  
19 allocation and proration of charter school capital outlay  
20 funds shall be made to eligible charter schools by the  
21 Commissioner of Education in an amount and in a manner  
22 authorized by subsection (1).

23 (7) The commissioner may award pilot-project grants  
24 for charter-school-facilities construction to charter schools  
25 that have successfully operated for 2 years prior to applying  
26 for the grant and that serve students who:

27 (a) Are in a family having a family income at or below  
28 150 percent of the federal poverty level;

29 (b) Are assigned to a public school that received a  
30 grade of F in the preceding year;

31

1           (c) Have a diagnosed disability and an individual  
2 education plan to address the disability;

3           (d) Have a record of poor school attendance; or

4           (e) Have an adjudication in the juvenile justice  
5 system or the criminal justice system.

6  
7 The commissioner must award the pilot projects through a  
8 competitive-bid process. The Department of Education must  
9 provide plan review and other technical assistance during the  
10 construction of charter school facilities that are funded by  
11 the pilot-project grants.

12           Section 3. Section 196.29, Florida Statutes, is  
13 amended to read:

14           196.29 Cancellation of certain taxes on real property  
15 acquired by a county, school board, or community college  
16 district board of trustees.--Whenever any county, school  
17 board, charter school, or community college district board of  
18 trustees of this state has heretofore acquired, or shall  
19 hereafter acquire, title to any real property, the taxes of  
20 all political subdivisions, as defined in s. 1.01, upon such  
21 property for the year in which title to such property was  
22 acquired, or shall hereafter be acquired, shall be that  
23 portion of the taxes levied or accrued against such property  
24 for such year which the portion of such year which has expired  
25 at the date of such acquisition bears to the entire year, and  
26 the remainder of such taxes for such year shall stand  
27 canceled.

28           Section 4. Section 236.0817, Florida Statutes, is  
29 amended to read:

30           236.0817 Developmental research schools; eligibility  
31 for categorical funding.--Categorical funds for developmental

1 research schools, including a developmental research school to  
2 which a charter has been issued under s. 228.056(4)(e), shall  
3 be allocated pursuant to s. 228.053(9)(a).

4 Section 5. Subsections (2) and (9) of section 228.053,  
5 Florida Statutes, are amended to read:

6 228.053 Developmental research schools.--

7 (2) ESTABLISHMENT.--There is established a category of  
8 public schools to be known as developmental research schools.  
9 Each developmental research school shall provide sequential  
10 instruction and shall be affiliated with the college of  
11 education within the state university of closest geographic  
12 proximity. A developmental research school to which a charter  
13 has been issued under s. 228.056(4)(e) must be affiliated with  
14 the college of education within the state university that  
15 issued the charter, but is not subject to the requirement that  
16 the state university be of closest geographic proximity.For  
17 the purpose of state funding, Florida Agricultural and  
18 Mechanical University, Florida Atlantic University, Florida  
19 State University, the University of Florida, and other  
20 universities approved by the Board of Regents, the State Board  
21 of Education, and the Legislature are authorized to sponsor  
22 developmental research schools.

23 (9) FUNDING.--Funding for a developmental research  
24 school, including a developmental research school to which a  
25 charter has been issued under s. 228.056(4)(e), shall be as  
26 follows:

27 (a) Each developmental research school shall be  
28 allocated its proportional share of operating funds from the  
29 Florida Education Finance Program as provided in s. 236.081  
30 and the General Appropriations Act. The nonvoted ad valorem  
31 millage that would otherwise be required for developmental

1 research schools shall be allocated from state funds. The  
2 required local effort funds calculated pursuant to s. 236.081  
3 shall be allocated from state funds to the schools as a part  
4 of the allocation of operating funds pursuant to s. 236.081.  
5 Each eligible developmental research school shall also receive  
6 a proportional share of the sparsity supplement as calculated  
7 pursuant to s. 236.081. In addition, each developmental  
8 research school shall receive its proportional share of all  
9 categorical funds, with the exception of s. 236.083, and new  
10 categorical funds enacted after July 1, 1994, for the purpose  
11 of elementary or secondary academic program enhancement. The  
12 sum of funds available as provided in this paragraph shall be  
13 included annually in the Florida Education Finance Program and  
14 appropriate categorical programs funded in the General  
15 Appropriations Act.

16 (b) There is created a Developmental Research School  
17 Educational Facility Trust Fund to be administered by the  
18 Commissioner of Education. Allocations from such fund shall be  
19 expended solely for the purpose of facility construction,  
20 repair, renovation, remodeling, site improvement, or  
21 maintenance. The commissioner shall administer the fund in  
22 accordance with ss. 235.41-235.435.

23 (c) All operating funds provided under this section  
24 shall be deposited in a Developmental Research School Trust  
25 Fund in the State Treasury and shall be expended for the  
26 purposes of this section. The university assigned a  
27 developmental research school shall be the fiscal agent for  
28 these funds, and all rules of the university governing the  
29 budgeting and expenditure of state funds shall apply to these  
30 funds unless otherwise provided by law or rule of the State  
31 Board of Education. The Board of Regents shall be the public

1 employer of developmental research school personnel for  
2 collective bargaining purposes.

3 (d) Each developmental research school shall receive  
4 funds for operating purposes in an amount determined as  
5 follows: multiply the maximum allowable nonvoted discretionary  
6 millage for operations pursuant to s. 236.25(1) by the value  
7 of 95 percent of the current year's taxable value for school  
8 purposes for the district in which each developmental research  
9 school is located; divide the result by the total full-time  
10 equivalent membership of the district; and multiply the result  
11 by the full-time equivalent membership of the developmental  
12 research school. The amount thus obtained shall be  
13 discretionary operating funds and shall be appropriated from  
14 state funds in the General Appropriations Act to the  
15 Developmental Research School Trust Fund.

16 (e) Each developmental research school shall receive  
17 funds for capital improvement purposes in an amount determined  
18 as follows: multiply the maximum allowable nonvoted  
19 discretionary millage for capital improvements pursuant to s.  
20 236.25(2) by the value of 95 percent of the current year's  
21 taxable value for school purposes for the district in which  
22 each developmental research school is located; divide the  
23 result by the total full-time equivalent membership of the  
24 district; and multiply the result by the full-time equivalent  
25 membership of the developmental research school. The amount  
26 thus obtained shall be discretionary capital improvement funds  
27 and shall be appropriated from state funds in the General  
28 Appropriations Act to the Developmental Research School  
29 Educational Facility Trust Fund. ~~For purposes of this~~  
30 ~~paragraph, the full-time equivalent membership of the~~  
31 ~~developmental research school shall not include the 25~~

1 ~~unweighted full-time equivalent count specified in paragraph~~  
2 ~~(h).~~

3 (f) In addition to the funds appropriated for capital  
4 outlay budget needs, developmental research schools may  
5 receive specific funding as specified in the General  
6 Appropriations Act for upgrading, renovating, and remodeling  
7 science laboratories.

8 (g) Each developmental research school is designated a  
9 teacher education center and may provide inservice training to  
10 school district personnel. The Department of Education shall  
11 provide funds to the Developmental Research School Trust Fund  
12 for this purpose from appropriations for inservice teacher  
13 education.

14 (h) In addition to capital outlay funds otherwise  
15 provided for in this subsection, a developmental research  
16 school to which a charter has been issued under s.  
17 228.056(4)(e), is eligible to receive funding for charter  
18 school capital outlay if it meets the eligibility requirements  
19 of s. 228.0561.

20 Section 6. Subsection (4) of section 228.505, Florida  
21 Statutes, is amended to read:

22 228.505 Charter technical career centers.--

23 (4) CHARTER.--A sponsor may designate centers as  
24 provided in this section. An application to establish a  
25 center may be submitted by a sponsor or another organization  
26 that is determined, by rule of the State Board of Education,  
27 to be appropriate. However, an independent school is not  
28 eligible for status as a center. The charter must be signed  
29 by the governing body of the center and the sponsor, and must  
30 be approved by the district school board and community college  
31 board of trustees in whose geographic region the facility is



1 located. If a charter technical career center is established  
2 by the conversion to charter status of a public technical  
3 center formerly governed by a district school board, the  
4 charter status of that center takes precedence in any question  
5 of governance. The governance of the center or of any program  
6 within the center remains with its board of directors unless  
7 the board agrees to a change in governance or its charter is  
8 revoked as provided in subsection (15). Such a conversion  
9 charter technical career center is not affected by a change in  
10 the governance of public technical centers or of programs  
11 within other centers that are or have been governed by  
12 district school boards.An applicant who wishes to establish a  
13 center must submit to the local school board or community  
14 college district board of trustees, or a consortium of one or  
15 more of each, an application that includes:  
16       (a) The name of the proposed center.  
17       (b) The proposed structure of the center, including a  
18 list of proposed members of the board of directors or a  
19 description of the qualifications for and method of their  
20 appointment or election.  
21       (c) The workforce development goals of the center, the  
22 curriculum to be offered, and the outcomes and the methods of  
23 assessing the extent to which the outcomes are met.  
24       (d) The admissions policy and criteria for evaluating  
25 the admission of students.  
26       (e) A description of the staff responsibilities and  
27 the proposed qualifications of the teaching staff.  
28       (f) A description of the procedures to be implemented  
29 to ensure significant involvement of representatives of  
30 business and industry in the operation of the center.  
31

1 (g) A method for determining whether a student has  
2 satisfied the requirements for graduation specified in s.  
3 232.246 and for completion of a postsecondary certificate or  
4 degree.

5 (h) A method for granting secondary and postsecondary  
6 diplomas, certificates, and degrees.

7 (i) A description of and address for the physical  
8 facility in which the center will be located.

9 (j) A method of resolving conflicts between the  
10 governing body of the center and the sponsor and between  
11 consortium members, if applicable.

12 (k) A method for reporting student data as required by  
13 law and rule.

14 (l) Other information required by the local school  
15 board or community college district board of trustees.

16  
17 Students at a center must meet the same testing and academic  
18 performance standards as those established by law and rule for  
19 students at public schools and public technical centers. The  
20 students must also meet any additional assessment indicators  
21 that are included within the charter approved by the district  
22 school board or community college district board of trustees.

23 Section 7. This act shall take effect upon becoming a  
24 law.

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1 STATEMENT OF SUBSTANTIAL CHANGES CONTAINED IN  
2 COMMITTEE SUBSTITUTE FOR  
3 SB 1574

4 The Committee Substitute differs from SB 1574 in the following  
5 ways:

6 Parents will have the authority to propose converting an  
7 existing public school to a charter school.

8 The term days means calendar days unless otherwise specified,  
9 and if a school district fails to approve or deny a charter  
10 within 60 days of receipt of an application, the application  
11 will be deemed approved.

12 Either a charter school or a sponsor can request modifications  
13 to a charter during the duration of the charter. Both parties  
14 must agree to the change.

15 The period of time during which a charter school must  
16 demonstrate exemplary performance before applying for a  
17 fifteen year charter is reduced from 3 years to 2 years.

18 Charter school capital outlay funding will be at an annual  
19 rate of 1/15 of a student station, rather than 1/30.

20 The Commissioner of Education is authorized to award pilot  
21 program grants for construction of facilities by charter  
22 schools that have successfully operated for two years and that  
23 serve students: whose family income is below 150 percent of  
24 the poverty level; who are assigned to a school with a grade  
25 of F; have a diagnosed disability and an individual education  
26 plan; have a record of poor school attendance; or have an  
27 adjudication in the juvenile justice system or the criminal  
28 justice system.

29 After January 1, 2001, charter schools must use facilities  
30 that comply with the Florida Building Code under chapter 553,  
31 F.S., and the Florida Fire Prevention Code under chapter 633,  
F.S.

A developmental research school that becomes a charter school  
will be eligible for capital outlay funds as a charter school  
and as a developmental research school; will admit students  
eligible to attend the developmental research school or those  
who live in the school district; will not have to provide  
alternative placement for teachers who chose not to teach at  
the charter school unless the university's employment policies  
authorize such arrangements; will be able to charge a student  
activities fee; and will not have to be affiliated with the  
university in closest proximity to the developmental research  
school.

A charter technical career center will continue to be  
sponsored by the school district that granted the charter in  
the event that there is a change in governance of public  
technical centers.

The Legislature must review charter schools during the 2005  
Legislative Session.

1 Charter schools are granted an ad valorem tax exemption under  
2 s. 196.29, F.S.  
3 When a charter school is dissolved or terminated, the property  
4 will revert to the school board subject to the complete  
5 satisfaction of any lawful liens or encumbrances.  
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