

1 A bill to be entitled
 2 An act relating to property-assessed clean
 3 environment; amending s. 163.08, F.S.; providing
 4 findings related to improvements to onsite sewage and
 5 treatment systems; amending the definition of
 6 "qualifying improvements" to include sewage treatment
 7 improvements; adding registered septic tank
 8 contractors to list of contractors authorized to make
 9 or install a qualifying improvement; revising the
 10 contract language to be provided to a prospective
 11 purchaser if a qualifying improvement has been made on
 12 a property; providing an effective date.

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

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 16 Section 1. Paragraph (b) of subsection (1), paragraph (b)
 17 of subsection (2), and subsections (11) and (14) of section
 18 163.08, Florida Statutes, are amended to read:

19 163.08 Supplemental authority for improvements to real
 20 property.—

21 (1)

22 (b) The Legislature finds that all energy-consuming-
 23 improved properties that are not using energy conservation
 24 strategies contribute to the burden affecting all improved
 25 property resulting from fossil fuel energy production. Improved

26 | property that has been retrofitted with energy-related
27 | qualifying improvements receives the special benefit of
28 | alleviating the property's burden from energy consumption. All
29 | improved properties not protected from wind damage by wind
30 | resistance qualifying improvements contribute to the burden
31 | affecting all improved property resulting from potential wind
32 | damage. Improved property that has been retrofitted with wind
33 | resistance qualifying improvements receives the special benefit
34 | of reducing the property's burden from potential wind damage.
35 | Further, the installation and operation of qualifying
36 | improvements not only benefit the affected properties for which
37 | the improvements are made, but also assist in fulfilling the
38 | goals of the state's energy and hurricane mitigation policies.
39 | All properties that are not using advanced technologies for
40 | wastewater removal contribute to the water quality problems
41 | affecting the state and particularly the coastal areas. Improved
42 | property that has been retrofitted with an advanced onsite
43 | treatment system or has converted to central sewerage
44 | significantly benefits the quality of water that may enter
45 | streams, lakes, rivers, aquifers, or coastal areas. In order to
46 | make qualifying improvements more affordable and assist property
47 | owners who wish to undertake such improvements, the Legislature
48 | finds that there is a compelling state interest in enabling
49 | property owners to voluntarily finance such improvements with
50 | local government assistance.

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(2) As used in this section, the term:

(b) "Qualifying improvement" includes any:

1. Energy conservation and efficiency improvement, which is a measure to reduce consumption through conservation or a more efficient use of electricity, natural gas, propane, or other forms of energy on the property, including, but not limited to, air sealing; installation of insulation; installation of energy-efficient heating, cooling, or ventilation systems; building modifications to increase the use of daylight; replacement of windows; installation of energy controls or energy recovery systems; installation of electric vehicle charging equipment; and installation of efficient lighting equipment.

2. Renewable energy improvement, which is the installation of any system in which the electrical, mechanical, or thermal energy is produced from a method that uses one or more of the following fuels or energy sources: hydrogen, solar energy, geothermal energy, bioenergy, and wind energy.

3. Wind resistance improvement, which includes, but is not limited to:

- a. Improving the strength of the roof deck attachment;
- b. Creating a secondary water barrier to prevent water intrusion;
- c. Installing wind-resistant shingles;

- d. Installing gable-end bracing;
- e. Reinforcing roof-to-wall connections;
- f. Installing storm shutters; or
- g. Installing opening protections.

4. Sewage treatment improvement, which includes the replacement of an onsite sewage treatment and disposal system to an advanced onsite sewage treatment system or the replacement of an onsite sewage treatment and disposal system to a central sewerage system. For purposes of this section, the term "onsite sewage treatment and disposal system" has the same meaning as provided in s. 381.0065. The term "advanced onsite sewage treatment" means a system that uses extended aerobic treatment or is a performance-based treatment system.

(11) Any work requiring a license under any applicable law to make or install a qualifying improvement shall be performed by a contractor properly certified or registered pursuant to ~~part I or part II~~ of chapter 489.

(14) At or before the time a purchaser executes a contract for the sale and purchase of any property for which a non-ad valorem assessment has been levied under this section and has an unpaid balance due, the seller shall give the prospective purchaser a written disclosure statement in the following form, which shall be set forth in the contract or in a separate writing:

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101 | ~~OR WIND RESISTANCE,~~ OR WATER QUALITY.—The property being
102 | purchased is located within the jurisdiction of a local
103 | government that has placed an assessment on the property
104 | pursuant to s. 163.08, Florida Statutes. The assessment is for a
105 | qualifying improvement to the property relating to energy
106 | efficiency, renewable energy, ~~or~~ wind resistance, or water
107 | quality, and is not based on the value of property. You are
108 | encouraged to contact the county property appraiser's office to
109 | learn more about this and other assessments that may be provided
110 | by law.

111 | Section 2. This act shall take effect July 1, 2019.