

1 A bill to be entitled
2 An act relating to education; amending s. 1002.33,
3 F.S.; revising which persons or entities may apply for
4 a conversion charter school; authorizing a
5 municipality to apply for a job engine charter under
6 certain conditions; providing requirements for the
7 charter of a job engine charter school; prohibiting
8 school districts from charging specified fees for a
9 conversion school; requiring specified property to
10 remain at a conversion school; amending s. 1013.15,
11 F.S.; requiring a school board to submit a 5-year plan
12 to the Department of Education before occupying
13 purchased or acquired real property; requiring that
14 the plan be updated and submitted to the department
15 annually; prohibiting a school board from purchasing
16 or acquiring real property if enrollment in the school
17 district has declined in the preceding 5-year period;
18 requiring a school board to dispose of real property,
19 deemed by the State Board of Education to be surplus;
20 requiring that surplus real property be given priority
21 for conversion for specified purposes; requiring the
22 State Board of Education to adopt rules and
23 procedures; providing an effective date.

24
25 Be It Enacted by the Legislature of the State of Florida:

26
27 **Section 1. Paragraph (b) of subsection (3), paragraph (c)**
28 **of subsection (15), and paragraph (e) of subsection (18) of**
29 **section 1002.33, Florida Statutes, are amended to read:**

30 1002.33 Charter schools.—

31 (3) APPLICATION FOR CHARTER STATUS.—

32 (b) An application for a conversion charter school must
33 ~~shall~~ be made by ~~the district school board, the principal,~~
34 ~~teachers,~~ parents whose children are enrolled, ~~and/or the school~~
35 ~~advisory council~~ at an existing public school that has been in
36 operation for at least 2 years before ~~prior to~~ the application
37 to convert. A public school-within-a-school ~~that is~~ designated
38 as a school by the district school board or a municipality
39 seeking to attract job-producing entities pursuant to paragraph
40 (15)(c) may also apply ~~submit an application~~ to convert to
41 charter status. An application submitted proposing to convert an
42 existing public school to a charter school must ~~shall~~
43 demonstrate the support of at least ~~50 percent of the teachers~~
44 ~~employed at the school and~~ 50 percent of the parents ~~voting~~
45 whose children are enrolled at the school who are voting,
46 provided that a majority of the parents eligible to vote
47 participate in the ballot process, according to rules adopted by
48 the State Board of Education. A district school board denying an
49 application for a conversion charter school shall provide notice
50 of denial to the applicants in writing within 10 days after the

51 meeting at which the district school board denied the
52 application. The notice must articulate in writing the specific
53 reasons for denial and must provide documentation supporting
54 those reasons. A private school, parochial school, or home
55 education program is ~~shall~~ not ~~be~~ eligible for charter school
56 status.

57 (15) CHARTER SCHOOLS-IN-THE-WORKPLACE; CHARTER SCHOOLS-IN-
58 A-MUNICIPALITY.—

59 (c)1. A charter school-in-a-municipality designation may
60 be granted to a municipality that possesses a charter; enrolls
61 students based upon a random lottery that involves all of the
62 children of the residents of that municipality who are seeking
63 enrollment, as provided for in subsection (10); and enrolls
64 students according to the racial/ethnic balance provisions
65 described in subparagraph (7)(a)8. When a municipality has
66 submitted charter applications for the establishment of a
67 charter school feeder pattern, consisting of elementary, middle,
68 and senior high schools, and each individual charter application
69 is approved by the sponsor, such schools must ~~shall then~~ be
70 designated as one charter school for all purposes listed
71 pursuant to this section. Any portion of the land and facility
72 used for a public charter school is ~~shall be~~ exempt from ad
73 valorem taxes, as provided for in s. 1013.54, for the duration
74 of its use as a public school.

75 2. If a school within the jurisdiction of a municipality

76 has earned a grade below an "A" for 5 consecutive years, the
77 municipality may apply to convert the public school to charter
78 status pursuant to paragraph (3)(b) to attract job-producing
79 entities to the municipality. If granted, the conversion charter
80 school shall be designated as a "job engine charter school". The
81 job engine charter school must annually report on the
82 investments made to attract and maintain job-producing entities,
83 such as private sector industries, in the municipality.

84 (18) FACILITIES.—

85 (e) If a district school board facility or property is
86 available because it is surplus, marked for disposal, or
87 otherwise unused, it shall be provided for a charter school's
88 use on the same basis as it is made available to other public
89 schools in the district. A charter school receiving property
90 from the sponsor may not sell or dispose of such property
91 without written permission of the sponsor. Similarly, for an
92 existing public school converting to charter status, a district
93 school board may not charge ~~no~~ rental or leasing fees ~~fee~~ for
94 the existing facility or for the property normally inventoried
95 to the conversion school ~~may be charged by the district school~~
96 ~~board~~ to the parents or municipality and teachers organizing the
97 charter school. Property normally inventoried to the school may
98 not be removed. The charter school shall agree to reasonable
99 maintenance provisions in order to maintain the facility in a
100 manner similar to district school board standards. The Public

101 Education Capital Outlay maintenance funds or any other
102 maintenance funds generated by the facility operated as a
103 conversion school shall remain with the conversion school.

104 **Section 2. Subsection (5) is added to section 1013.15,**
105 **Florida Statutes, to read:**

106 1013.15 Lease, rental, and lease-purchase of educational
107 plants, ancillary plants, and auxiliary facilities and sites.—

108 (5) Before occupying purchased or acquired real property,
109 a school board shall, in a public meeting, submit a 5-year plan
110 for the proposed use of the real property, taking into
111 consideration enrollment growth, demographic shifts, and changes
112 in curriculum. The plan must be updated and submitted to the
113 Department of Education annually.

114 (a) A school board is prohibited from purchasing or
115 acquiring real property, if enrollment in the school district
116 has declined in the preceding 5-year period. If such a decline
117 has occurred, a school board must dispose of real property,
118 deemed by the State Board of Education to be surplus.

119 (b) Surplus real property must be given priority for
120 conversion to affordable housing for teachers, first responders,
121 or military servicemembers; charter school facilities; or the
122 use of a local government for the development of a recreational
123 facility.

124 (c) The State Board of Education shall adopt rules and
125 procedures to implement this subsection.

CS/HB 123

2025

126 | **Section 3.** This act shall take effect July 1, 2025. |