

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Appropriations

BILL: HB 5203

INTRODUCER: State Administration Budget Subcommittee and Representative V. Lopez

SUBJECT: Capitol Center

DATE: April 16, 2025

REVISED: _____

ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1. Davis	Sadberry	AP	Pre-meeting

I. Summary:

HB 5203 provides for certain rights and duties concerning the occupation and management of the Capitol Center. The bill specifies that the Governor, Cabinet officers, and Legislature are permanent tenants of the Capitol Center. The bill ensures that the Legislature is aware of and has the opportunity to approve any project in the Capitol Center that might impact their respective tenancies.

To the extent that direct control over utilities for any space for which the Legislature is the tenant includes the responsibility for funding the costs for maintenance, the Legislature may be required to expend additional funds. See Section V., Fiscal Impact Statement.

The bill will take effect July 1, 2025.

II. Present Situation:

Capitol Center and Capitol Complex

Chapter 272, F.S., provides that the Capitol Center is under the general control and supervision of the DMS, which includes the management and maintenance of both grounds and buildings. The DMS is authorized to allocate space in the specified buildings to house various departments, agencies, boards, and commissions except the Supreme Court Building.

The term "Capitol Complex" is defined to include: that portion of Tallahassee, Leon County, Florida, commonly referred to as the Capitol, the Historic Capitol, the Senate Office Building, the House Office Building, the Knott Building, the Pepper Building, the Holland Building, the Elliot Building, the R.A. Gray building, and the associated parking garages curtilage of each, including the state-owned lands and public streets adjacent thereto within an area bounded by and including Calhoun Street, East Pensacola Street, Monroe Street, Jefferson Street, West Pensacola, Martin Luther King Jr. Boulevard, and Gaines Street. The term does not include the Supreme Court Building or the public streets adjacent thereto. The portion of the Capitol

Complex existing between and including the Elliot Building and the Holland Building within an area bounded by and including Monroe Street, Gaines Street, Calhoun Street, and East Pensacola Street shall be known as “Memorial Park.”

The DMS is responsible for the management, maintenance, and upkeep of the Capital Complex and has authority to employ a superintendent of the grounds and other employees, and to designate or appoint a non-salaried advisory committee to advise them.

III. Effect of Proposed Changes:

The bill provides for certain rights and duties concerning the occupation and management of the Capitol Center.

Section 1 amends s. 272.04, F.S., to specify that the Governor, Cabinet officers, and the Legislature are permanent tenants of the Capitol Center. The bill states that interior space allocated to each tenant on January 1, 2025, may not be reduced or moved without approval of the tenant. The bill specifies that the Legislature has the first right of refusal for use of any additional space in the Capitol Center that becomes vacant.

Section 2 amends s. 272.09, F.S., to require that before the DMS, plans or schedules any project that impacts space occupied by a permanent tenant other than the Governor, the DMS must coordinate and receive the tenant’s approval on the scope, design, and timeline of the project. For projects that would impact space in which the Legislature is the tenant, the DMS must coordinate with and receive approval from the President of the Senate or the Speaker of the House of Representatives, or both, as appropriate. For any project that impacts space in which the Legislature is the tenant, the DMS must consider the schedule and time constraints of the Legislature, as well as the Legislature's needs. Additionally, the bill states that the Legislature may renovate any space allocated to their chamber without approval from the DMS.

Section 3 amends s. 272.121, F.S., to specify that the DMS must solicit feedback of all permanent tenants of the Capitol Center, when completing the Capitol Center’s long-range plan report. The bill also specifies that the DMS must consult with and receive approval from the President of the Senate or the Speaker of the House of Representatives, or both, as appropriate, before including in the DMS’ Capitol Center’s long-range plan report, any project that impacts any space in the Capitol Center in which the Legislature is the tenant.

Section 4 amends s. 272.16, F.S., to specify that parking spaces allocated to the Legislature on January 1, 2025, may not be reduced or reassigned without the express consent of the Legislature. In addition, the Legislature has the first right of refusal for the use of spaces upon availability.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None.

V. Fiscal Impact Statement:**A. Tax/Fee Issues:**

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

To the extent that direct control over utilities for any space for which the Legislature is the tenant includes the responsibility for funding the costs for maintenance, the Legislature may be required to expend additional funds.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill substantially amends the following sections of the Florida Statutes: 272.04, 272.09, 272.121, and 272.16.

IX. Additional Information:

A. Committee Substitute – Statement of Changes:

(Summarizing differences between the Committee Substitute and the prior version of the bill.)

None.

B. Amendments:

None.

This Senate Bill Analysis does not reflect the intent or official position of the bill's introducer or the Florida Senate.
