

# FLORIDA HOUSE OF REPRESENTATIVES BILL ANALYSIS

*This bill analysis was prepared by nonpartisan committee staff and does not constitute an official statement of legislative intent.*

**BILL #:** [HB 5203](#) [PCB SAB 25-02](#)

**TITLE:** Capitol Center

**SPONSOR(S):** Lopez, V.

**COMPANION BILL:** None

**LINKED BILLS:** None

**RELATED BILLS:** None

## Committee References

[Orig. Comm.: State Administration Budget](#)

13 Y, 0 N



[Budget](#)

28 Y, 0 N

## SUMMARY

### Effect of the Bill:

The bill conforms current law to the proposed House of Representatives' Fiscal Year 2025-2026 General Appropriations Act (House GAA). The bill 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 will prevent disruptions caused by unforeseen lease cancellations and provides flexibility for the Legislature to renovate or complete projects for the space in which they are the tenant. Further, 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.

### Fiscal or Economic Impact:

The proposed House GAA provides \$250,000 to DMS from the Supervision Trust Fund for general maintenance and repairs of the Capitol Center. From these funds, DMS is directed to describe to the Legislature any additional hardware or programming requirements needed to ensure that the Legislature has direct control over utilities, including lighting, heating, and air-conditioning, for any space in which the Legislature is the tenant.

[JUMP TO](#)

[SUMMARY](#)

[ANALYSIS](#)

[RELEVANT INFORMATION](#)

[BILL HISTORY](#)

## ANALYSIS

### EFFECT OF THE BILL:

The bill:

- Revises 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.
- Revises s. [272.09, F.S.](#), to require that before the Department of Management Services (DMS), plans or schedules any project that impacts space occupied by a permanent tenant other than the Governor, 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, 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 Department of Management Services 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 DMS.
- Revises s. [272.121, F.S.](#), to specify that 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 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 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

**STORAGE NAME:** h5203a.BUC

**DATE:** 4/2/2025

- Revises 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.

The effective date of the bill is July 1, 2025.

## **FISCAL OR ECONOMIC IMPACT:**

### STATE GOVERNMENT:

The proposed House General Appropriations Act (GAA) provides \$250,000 to DMS from the Supervision Trust Fund for general maintenance and repairs of the Capitol Center. From these funds, DMS is directed to describe to the Legislature any additional hardware or programming requirements needed to ensure that the Legislature has direct control over utilities, including lighting, heating, and air-conditioning, for any space in which the Legislature is the tenant.

## **RELEVANT INFORMATION**

### **SUBJECT OVERVIEW:**

#### **Background**

#### [Capitol Center and Capitol Complex](#)

Chapter 272, F.S., provides that the Capitol Center<sup>1</sup> is under the general control and supervision of DMS,<sup>2</sup> which includes the management and maintenance of both grounds and buildings.<sup>3</sup> DMS is authorized to allocate space in the specified buildings to house various departments, agencies, boards, and commissions except the Supreme Court Building.<sup>4</sup>

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.”<sup>5</sup>

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 nonsalaried advisory committee to advise them.<sup>6</sup>

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<sup>1</sup> Section [272.12, F.S.](#), defines the Capitol Center as the area bound by South Martin Luther King, Jr. Boulevard, East and West College Avenue, Franklin Boulevard, East Jefferson Street, and the Seaboard Coastline Railway right-of-way as the Capitol Center.

<sup>2</sup> S. [272.03, F.S.](#)

<sup>3</sup> S. [272.09, F.S.](#)

<sup>4</sup> S. [272.04, F.S.](#)

<sup>5</sup> S. [272.09\(1\), F.S.](#)

<sup>6</sup> S. [272.09\(2\), F.S.](#)

In an email dated March 5, 2025, DMS informed the House of Representatives that Lease Number: 911:7666 for space within the Capitol Center on the 21<sup>st</sup> Floor would terminate on April 1, 2025.<sup>7</sup>

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## BILL HISTORY

<b>COMMITTEE REFERENCE</b>	<b>ACTION</b>	<b>DATE</b>	<b>STAFF DIRECTOR/ POLICY CHIEF</b>	<b>ANALYSIS PREPARED BY</b>
<a href="#">Orig. Comm.: State Administration Budget Subcommittee</a>	13 Y, 0 N		Topp	Thomas
<a href="#">Budget Committee</a>	28 Y, 0 N	4/2/2025	Pridgeon	Thomas

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<sup>7</sup> Email from Brian Kenyon, Chief, Real Property Administrator, Department of Management Services, RE: Lease Cancellation 911:7666 (March 5, 2025).