

1 A bill to be entitled
2 An act relating to the Capitol Center; amending s.
3 272.04, F.S.; providing that the Governor, the Cabinet
4 officers, and the Legislature are permanent tenants of
5 the Capital Complex; prohibiting Capital Complex
6 interior space from being reduced or moved without
7 express consent of the tenants; providing the
8 Legislature with the first right of refusal of such
9 interior space; amending s. 272.09, F.S.; requiring
10 the Department of Management Services to coordinate
11 with and receive approval of certain tenants before
12 planning or scheduling certain projects; requiring the
13 department to consider the Legislature's schedule,
14 time constraints, and needs for projects that impact
15 certain space; authorizing the President of the Senate
16 and the Speaker of the House of Representatives to
17 take certain actions in relation to certain spaces
18 without approval by the department; providing that the
19 President of the Senate and the Speaker of the House
20 of Representatives have direct control over utilities
21 for certain spaces; requiring the department to
22 consult with and receive approval from the President
23 of the Senate or the Speaker of the House of
24 Representatives, as appropriate, before including
25 certain projects in a specified report; amending s.

26 | 272.121, F.S.; requiring the department to solicit
 27 | feedback on the development of certain state-owned
 28 | property from all permanent tenants of the Capitol
 29 | Center; amending s. 272.16, F.S.; prohibiting certain
 30 | parking spaces from being reduced or reassigned
 31 | without express consent of the Legislature; providing
 32 | the Legislature with the first right of refusal if
 33 | additional parking spaces become available; providing
 34 | an effective date.

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36 | Be It Enacted by the Legislature of the State of Florida:

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38 | **Section 1. Section 272.04, Florida Statutes, is amended to**
 39 | **read:**

40 | 272.04 Department to allocate space.—

41 | (1) The Department of Management Services shall have
 42 | authority to allocate space to house the various departments,
 43 | agencies, boards, and commissions in said buildings, excepting,
 44 | however, the new Supreme Court Building, for which authority
 45 | shall be vested in the justices of the Supreme Court.

46 | (2) Notwithstanding any other law, the Governor, the
 47 | Cabinet officers, and the Legislature are permanent tenants of
 48 | the Capitol Complex. The interior space allocated to each tenant
 49 | on January 1, 2025, may not be reduced or moved without express
 50 | consent of the tenant. If additional interior space becomes

51 vacant, the Legislature has the first right of refusal for use
52 of the space.

53 **Section 2. Subsection (4) of section 272.09, Florida**
54 **Statutes, is renumbered as subsection (5), and a new subsection**
55 **(4) is added to that section, to read:**

56 272.09 Management, maintenance, and upkeep of Capitol
57 Center.—

58 (4) (a) Before the Department of Management Services may
59 plan for or schedule any project that impacts space occupied by
60 a permanent tenant of the Capitol Center other than the
61 Governor, the Department of Management Services must coordinate
62 with the tenant and receive the tenant's approval on the scope,
63 design, and timeline of the project. For purposes of space in
64 which the Legislature is the tenant, the Department of
65 Management Services must coordinate with and receive approval
66 from the President of the Senate or the Speaker of the House of
67 Representatives, or both, as appropriate. For any project that
68 impacts space in which the Legislature is the tenant, the
69 Department of Management Services must consider the schedule and
70 time constraints of the Legislature, as well as the
71 Legislature's needs.

72 (b) The President of the Senate and the Speaker of the
73 House of Representatives may design, redesign, renovate, or
74 upgrade any space allocated to his or her chamber in which the
75 Senate or the House of Representatives is the tenant without

76 approval by the Department of Management Services. The President
77 of the Senate and the Speaker of the House of Representatives
78 have direct control over the utilities, including lighting,
79 heating, and air-conditioning, for any space in which the
80 Legislature is the tenant.

81 (c) The Department of Management Services must consult
82 with and receive approval from the President of the Senate or
83 the Speaker of the House of Representatives, or both, as
84 appropriate, before including in the report required under
85 subsection (3) any project that impacts any space in the Capitol
86 Complex in which the Legislature is the tenant.

87 **Section 3. Subsection (3) of section 272.121, Florida**
88 **Statutes, is amended to read:**

89 272.121 Capitol Center long-range planning.—

90 (3) In carrying out the provisions of the foregoing, the
91 department shall request the cooperation of those state and
92 private architects, engineers, and interior designers determined
93 by the department to possess expertise or information helpful to
94 the development of a Capitol Plan and solicit and accept
95 information, suggestions, and recommendations from all
96 interested parties. The department must solicit feedback from
97 all permanent tenants of the Capitol Center, including the
98 Governor, the Chief Financial Officer, the Attorney General, the
99 Commissioner of Agriculture, the President of the Senate, and
100 the Speaker of the House of Representatives.

101 **Section 4. Subsection (2) of section 272.16, Florida**
102 **Statutes, is amended to read:**

103 272.16 Parking areas within Capitol Center area.—

104 (2) (a) The presiding officer of each house of the
105 Legislature shall be responsible for the assignment of parking
106 spaces in its respective office building.

107 (b) The parking spaces allocated to the Legislature on
108 January 1, 2025, may not be reduced or reassigned without the
109 express consent of the Legislature. If additional parking spaces
110 become available for assignment, the Legislature has the first
111 right of refusal for the use of the parking spaces.

112 **Section 5.** This act shall take effect July 1, 2025.