FLORIDA HOUSE OF REPRESENTATIVES
FINAL BILL ANALYSIS

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

BILL #: CS/CS/HB 579	**COMPANION BILL:** CS/SB 1080 (McClain)
TITLE: Land Use and Development	**LINKED BILLS:** None
SPONSOR(S): Overdorf	**RELATED BILLS:** None

FINAL HOUSE FLOOR ACTION: 84 **Y's** 29 **N's** **GOVERNOR'S ACTION:** Approved

SUMMARY

Effect of the Bill:

The bill requires local governments to specify the minimum information required for certain zoning applications; process an application for a development permit or order within certain timeframes; and issue a refund to an applicant if the local government fails to meet those timeframes, unless an exception applies.

Additionally, the bill:

- Prohibits school districts from imposing any fee in lieu of certain impact fees, unless an exception applies.
- Specifies that certain fees may be used by local governments to process or enforce building permits.
- Modifies the threshold vote required to approve an impact fee increase from two-thirds vote to unanimous vote of the local governing body, and requires local governments to implement an increase in impact fees in at least two but not more than four equal annual increments.
- Prohibits a local government from increasing an impact fee beyond the phase-in limitations if the local government has not increased the impact within the past 5 years.
- Specifies that if certain comprehensive plan amendments are not adopted at a second public hearing, the amendments must be formally adopted within 180 days of the second public hearing, or the amendments are deemed withdrawn.
- Requires local governments to transmit to the Department of Commerce all adopted plan amendments within 30 days, rather than 10 days, of a final adoption hearing.

Fiscal or Economic Impact:

The bill has an indeterminate impact on local governments and the private sector.

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ANALYSIS

EFFECT OF THE BILL:

CS/CS/HB 579 passed as CS/SB 1080. (Please note that bill section parentheticals do not contain hyperlinks to bill sections for Senate bills.)

Minimum Information for Certain Zoning Applications

The bill requires a local government[1] to specify in writing the minimum information that must be submitted in an application for a zoning approval, rezoning approval, subdivision approval, certification, special exception, or variance. Under the bill, the local government must:

- Make the minimum information available for inspection and copying at the location where the local government receives applications for development permits and orders;
- Provide the minimum information to the applicant at a pre-application meeting; or
- Post the minimum information on the local government's website. (Section 1 for counties; Section 6 for municipalities.)

[1] Local government means any county or municipality. *See* s. 163.3164(29), F.S.

Timeframes for Processing Certain Zoning Applications

Within 5 business days after receiving an application for approval of a development permit or development order, the bill requires a local government to confirm receipt of the application using contact information provided by the applicant. (Section 1 for counties; Section 6 for municipalities.)

The bill clarifies that, within 30 days of receiving an application for approval of a development permit or order, a local government must review the application for completeness and either:

- Issue a written notification to the applicant indicating that all required information was submitted; or
- Specify, with particularity and in writing, any areas that are deficient. (Section 1 for counties; Section 6 for municipalities.)

For applications that do not require final action through a quasi-judicial or public hearing, the bill requires a local government to approve, approve with conditions, or deny the application for a development permit or order within 120 days after the local government has deemed the application complete. For applications that do require final action through a quasi-judicial or public hearing, local governments must approve, approve with conditions, or deny the application within 180 days after the local government has deemed the application complete. (Section 1 for counties; Section 6 for municipalities.)

The bill specifies that a local government and an applicant may agree in writing or in a public meeting or hearing to an extension of time to process the application for a development permit or order. (Section 1 for counties; Section 6 for municipalities.)

The bill provides that the timeframes for processing an application restart if an applicant makes a substantive change to the application. The bill defines a substantive change as an applicant-initiated change of 15 percent or more in the proposed density, intensity, or square footage of a parcel. (Section 1 for counties; Section 6 for municipalities.)

Requirement to Issue a Refund for Certain Zoning Application Fees

The bill requires a local government to issue a refund to an applicant equal to:

- Ten percent of the application fee if the local government fails to issue written notification of completeness or written specification of areas of deficiency within 30 days after receiving the application.
- Ten percent of the application fee if the local government fails to issue a written notification of completeness or written specification of areas of deficiency within 30 days after receiving the additional information pursuant to an initial request by the local government to furnish the additional information.
- Twenty percent of the application fee if the local government fails to issue a written notification of completeness or written specification of areas of deficiency within 10 days after receiving the additional information pursuant to a second request by the local government to furnish the additional information.
- Fifty percent of the application fee if the local government fails to approve, approve with conditions, or deny the application within 30 days after conclusion of the 120-day or 180-day timeframe for processing applications.
- One hundred percent of the application fee if the local government fails to approve, approve with conditions, or deny an application 31 days or more after conclusion of the 120-day or 180-day timeframe for processing applications. (Section 1 for counties; Section 6 for municipalities.)

Under the bill, however, a local government is not required to issue a refund in any of the foregoing scenarios if:

- The applicant and the local government agree to an extension of time;
- The delay is caused by the applicant; or
- The delay is attributable to an unforeseen, extraordinary circumstance. (Section 1 for counties; Section 6 for municipalities.)

Process for Adoption of Comprehensive Plan Amendment

The bill provides that if:

- A local government fails to hold a second public hearing on the proposed comprehensive plan amendment(s) within 180 days after receiving agency comments, then the amendment(s) are deemed withdrawn, with certain exceptions.
- A local government holds a second public hearing, but does not adopt the proposed amendment (s) at that hearing or within 180 days after that hearing, then the amendments are deemed withdrawn. (Section 5.)

The bill increases the amount of days within which a local government must transmit a comprehensive plan amendment to the state land planning agency[2] from 10 days to 30 days. (Section 5.)

Alternative Fees for Educational Concurrency

The bill prohibits a school district from collecting, charging, or imposing any alternative fee in lieu of an impact fee to mitigate the effects of development on educational facilities unless the fee would meet the dual rational nexus test.[3] If an alternative fee is challenged, the school district must prove by a preponderance of the evidence that the fee meets the requirements of the test. (Section 2.)

Fees Related to Enforcement of the Florida Building Code

The bill specifies that fees imposed by local governments to carry out their responsibilities in enforcing the Florida Building Code, and any fines and investment earning related to the fees, may be used for ***any process or enforcement related to obtaining and finalizing a building permit***. (Section 3.)

Similarly, the bill clarifies that planning and zoning or other general government activities not related to obtaining a building permit may not be funded with fees adopted for enforcing the Florida Building Code. (Section 3.)

Impact Fee Increases

The bill amends provisions relating to increasing impact fees and those amendments are effective January 1, 2026. The bill modifies the threshold vote required to approve an impact fee increase ordinance from two-thirds vote to unanimous vote of the local governing body. (Section 4.)

The bill requires local governments to implement an approved impact fee increase in at least two but not more than four equal annual increments beginning with the date on which the impact fee increase ordinance is adopted. The bill prohibits a local government from increasing an impact fee rate beyond the phase-in limitations under s. 163.31801(6)(g), F.S., if the local government has not increased the impact fee within the past 5 years. However, any year in which the local government is prohibited from increasing an impact fee because it is in a hurricane disaster area is not included in the 5-year period. (Section 4.)

The bill was approved by the Governor on June 24, 2025, ch. 2025-177, L.O.F., and will become effective on October 1, 2025, except as otherwise provided.

FISCAL OR ECONOMIC IMPACT:

LOCAL GOVERNMENT:

The bill may have an indeterminate negative fiscal impact on counties and municipalities to the extent those governments must issue refunds for failing to meet statutory deadlines relating to development permits and orders and on school districts to the extent any district charges an alternative fee that does not meet the requirement of the dual rational nexus test.

[2] State land planning agency means the Department of Commerce. S. 163.3164(46), F.S.

[3] *See* ss. 163.31801(4)(f) and (g), F.S.

PRIVATE SECTOR:

The bill may have an indeterminate positive fiscal impact to the extent applicants receive refunds from counties and municipalities that fail to meet statutory deadlines relating to development permits and orders and are no longer subject to alternative fees that do not meet the dual rational nexus test.

RELEVANT INFORMATION

SUBJECT OVERVIEW:

Comprehensive Planning

The Community Planning Act[4] provides counties and municipalities with the power to plan for future development by adopting comprehensive plans.[5] Each county and municipality must maintain a comprehensive plan to guide future development and growth.[6]

All development, both public and private, and all development orders approved by local governments must be consistent with the local government's comprehensive plan.[7] A comprehensive plan is intended to provide for the future use of land, which contemplates a gradual and ordered growth, and establishes a long-range maximum limit on the possible intensity of land use.[8]

A locality's comprehensive plan lays out the locations for future public facilities, including roads, water and sewer facilities, neighborhoods, parks, schools, and commercial and industrial developments.[9] A comprehensive plan is made up of 10 required elements, each laying out regulations for a different facet of development.[10] Local governments may also include optional elements in their comprehensive plan.[11] The 10 required elements are:

- Capital improvements.
- Future land use plan.
- Transportation.
- General sanitary sewer, solid waste, drainage, potable water and natural groundwater aquifer recharge.
- Conservation.
- Recreation and open space.
- Housing.
- Coastal management.
- Intergovernmental coordination.
- Property rights.[12]

Process for Adoption of Comprehensive Plan Amendments

Most comprehensive plan amendments adopted by local governments must follow the expedited state review process,[13] unless an exception applies.[14] Under the expedited state review process a local government has 10

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[4] Ch. 163, Part II, F.S.
[5] S. 163.3167(1), F.S.
[6] S. 163.3167(2), F.S.
[7] S. 163.3194(1)(a), F.S.
[8] *See, e.g.,* Comprehensive Plan of Sarasota County, Fla. Codified through Ordinance No. 2024-028 (May 2024). Future Land Use Policy 1.1.1. https://library.municode.com/fl/sarasota_county/codes/comprehensive_plan?nodeId=ELEMENT_3LAUS (last visited Apr. 18, 2025).
[9] S. 163.3177(1), F.S.
[10] S. 163.3177(6), F.S.
[11] S. 163.3177(1)(b), F.S.
[12] *Id*.
[13] S. 163.3184(2)(a), F.S.
[14] Plan amendments that qualify as small-scale development may follow the small-scale review process pursuant to s. 163.3187, F.S. Plan amendments that are in an area of critical state concern; propose a rural land stewardship; propose a sector plan or an amendment to an adopted sector plan; update a comprehensive plan based on a certain evaluation and appraisal; or are new plans for newly incorporated municipalities must follow the state coordinated review process pursuant to s. 163.3184(4), F.S. *See* ss. 163.3184(2)(b) and (c), F.S.

working days after the initial public hearing to transmit the amendment(s) and supporting data and analyses to the reviewing agencies[15] and certain other local governments and agencies.[16]

The local government must then hold a second public hearing, which is a hearing on whether to adopt the plan amendment(s).[17] If the local government fails to hold the second public hearing and adopt the amendment(s) within 180 days after receipt of agency comments, then the amendment(s) are deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment.[18]

All comprehensive plan amendments adopted by the local government, along with the supporting data and analyses, must be transmitted within 10 working days after the final adoption hearing to the state land planning agency[19] and any other agency or local government that provided timely comments.[20] If the local government fails to transmit the amendment within 10 working days after the final adoption hearing, the amendments are deemed withdrawn.[21]

The state land planning agency then has 5 working days after receipt of an amendment package within which it must notify the local government of any deficiencies.[22] A comprehensive plan amendment does not become effective until 31 days after the state land planning agency notifies the local government that the plan amendment package is complete.[23] If timely challenged, an amendment does not become effective until the state land planning agency or the Administration Commission[24] enters a final order determining the adopted amendment to be in compliance.[25]

Development Permits and Orders

Under the Community Planning Act, a development permit is any official action of a local government permitting the development of land.[26] Development plans include, but are not limited to, building permits, zoning permits, subdivision approval, rezoning, certifications, special exceptions, and variances.[27] A development order is issued by a local government and grants, denies, or grants with conditions an application for a development permit.[28]

Within 30 days after receiving an application for approval of a development permit or development order, a county or municipality must review the application for completeness and issue a letter indicating that all required information is submitted or specify any areas that are deficient.[29] If the application is deficient, the applicant has 30 days to address the deficiencies by submitting the required additional information.[30]

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[15] S. 163.3184(3)(b)1., F.S. "Reviewing agencies" means the state land planning agency (the Department of Commerce); the appropriate regional planning council; the appropriate water management district; the Department of Environmental Protection; the Department of State; the Department of Transportation; in the case of plan amendments relating to public schools, the Department of Education; in the case of plans or plan amendments that affect a military installation listed in s. 163.3175, F.S. the commanding officer of the affected military installation; in the case of county plans and plan amendments, the Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services; and in the case of municipal plans and plan amendments, the county in which the municipality is located. S. 163.3184(1)(c), F.S.
[16] S. 163.3184(3)(b)1., F.S.
[17] S. 163.3184(3)(c)1., F.S.
[18] *Id.*
[19] State land planning agency means the Department of Commerce. S. 163.3164(46), F.S.
[20] S. 163.3184(3)(c)2., F.S.
[21] *Id.*
[22] S. 163.3184(3)(c)3., F.S. An application is deemed complete if it contains a full, executed copy of the documents specified in s. 163.3184(3)(c)3.a.–d., F.S.
[23] S. 163.3184(3)(c)4., F.S.
[24] The Administration Commission is comprised of the Governor and the Cabinet. S. 163.3164(2), F.S.
[25] *Id.*
[26] S. 163.3164(16), F.S.
[27] *Id*. Areas
[28] *See* ss. 125.022, F.S., 163.3164(15), F.S., and 166.033, F.S.
[29] Ss. 125.022(1), F.S. and 166.033(1), F.S.
[30] Ss. 125.022(1), F.S. and 166.033(1), F.S.

Within 120 days after the county or municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the county or municipality must approve, approve with conditions, or deny the application for a development permit or development order.[31] Both the applicant and the local government may agree to an extension of time, particularly in the event of a force majeure or other extraordinary circumstance.[32] An approval, approval with conditions, or denial of the application for a development permit or development order must include written findings supporting the county's decision.[33] These timeframes do not apply in an area of critical state concern.[34]

When reviewing an application for a development permit or development order, not including building permit applications, a county or municipality may not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing.[35]

If a county or municipality makes a request for additional information from the applicant and the applicant provides the information within 30 days of receiving the request, the county or the municipality must:

- Review the additional information and issue a letter to the applicant indicating that the application is complete or specify the remaining deficiencies within 30 days of receiving the information, if the request is the county's or municipality's first request.[36]
- Review the additional information and issue a letter to the applicant indicating that the application is complete or specify the remaining deficiencies within 10 days of receiving the additional information, if the request is the county's or municipality's second request.[37]
- Deem the application complete within 10 days of receiving the additional information or proceed to process the application for approval or denial unless the applicant waived the county's or municipality's time limitations in writing, if the request is the county's or municipality's third request.[38]

Before a third request for information, the applicant must be offered a meeting to attempt to resolve outstanding issues. If the applicant believes the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the applicant can request that the county or municipality proceed to process the application for approval or denial.[39]

If a development permit or order is denied, the county or municipality must give written notice to the applicant and must reference the applicable legal authority for the denial of the permit.[40]

Concurrency

In the context of comprehensive planning, "concurrency" refers to the concept of providing additional public facilities necessary to achieve and maintain standards of service in the community in a timely manner in response to increased demand caused by development.[41] All local government comprehensive plans must provide for concurrency in providing public facilities and services for sanitary sewer, solid waste, drainage, and potable water, but local governments may extend concurrency requirements to other public facilities such as transportation and schools.[42] When concurrency is applied to other public facilities and services, the local comprehensive plan must

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[31] Ss. 125.022(1), F.S. and 166.033(1), F.S.
[32] Ss. 125.022(1), F.S. and 166.033(1), F.S.
[33] Ss. 125.022(1), F.S. and 166.033(1), F.S.
[34] Ss. 125.022(1), F.S. and 166.033(1), F.S. Areas of critical state concern are designated in s. 380.0552, F.S., and ch. 28-36, Fla. Admin. Code.
[35] Ss. 125.022(2)(a) and 166.033(2)(a), F.S.
[36] Ss. 125.022(2)(b) and 166.033(2)(b), F.S.
[37] Ss. 125.022(2)(c) and 166.033(2)(c), F.S.
[38] Ss. 125.022(2)(d) and 166.033(2)(d), F.S.
[39] Ss. 125.022(2)(e) and 166.033(2)(e), F.S.
[40] Ss. 125.022(3) and 166.033(3), F.S.
[41] *See* s. 163.3180(5)(d), F.S. *See also*, David M. Layman, *Concurrency and Moratoria*, 71 Fla. B.J. 49 (January 1997).
[42] S. 163.3180(1), (5), and (6), F.S.

provide sufficient principles, standards, and adopted levels of service to guide its implementation.[43] Concurrency requirements apply to state facilities and other public facilities to the same extent as all other facilities and development.[44]

Impact Fees

One method of funding local government concurrency requirements is through the adoption and imposition of impact fees on new development. Local governments impose impact fees to fund infrastructure[45] needed to expand local services to meet the demands of population growth caused by new development.[46] Impact fees must meet the following minimum criteria when adopted:

- The fee must be calculated based on a study using the most recent and localized data available within four years of the update.
- The local government adopting the impact fee must account for and report impact fee collections and expenditures. If the fee is imposed for a specific infrastructure need, the local government must account for those revenues and expenditures in a separate accounting fund.
- Charges imposed for the collection of impact fees must be limited to the actual administrative costs.
- All local governments must give notice of a new or increased impact fee at least 90 days before the new or increased fee takes effect, but need not wait 90 days before decreasing, suspending, or eliminating an impact fee. Unless the result reduces total mitigation costs or impact fees on an applicant, new or increased impact fees may not apply to current or pending applications submitted before the effective date of an ordinance or resolution imposing a new or increased impact fee.
- A local government may not require payment of the impact fee before the date of issuing a building permit for the property that is subject to the fee.
- The impact fee must be reasonably connected to, or have a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction.
- The impact fee must be reasonably connected to, or have a rational nexus with, the expenditures of the revenues generated and the benefits accruing to the new residential or commercial construction.
- The local government must specifically earmark revenues generated by the impact fee to acquire, construct, or improve capital facilities to benefit new users.
- The local government may not use revenues generated by the impact fee to pay existing debt or for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential or commercial construction.[47]

The types of impact fees charged and the timing of their collection after issuing a building permit are within the discretion of the local government or special district authorities choosing to impose the fees.[48] In general, a building permit must be obtained before the construction, erection, modification, repair, or demolition of any building.[49] A development permit pertains to any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.[50] Local governments providing an exception or waiver of impact fees for the development or construction of affordable housing are not required to use any revenues to offset the impact of such development.[51]

Increases in Impact Fees

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[43] S. 163.3180(1)(a), F.S.
[44] S. 163.3180(4), F.S.
[45] "Infrastructure" means the fixed capital expenditure or outlay for the construction, reconstruction, or improvement of public facilities with a life expectancy of five or more years, together with specific other costs required to bring the public facility into service but excluding the costs of repairs or maintenance. The term also includes specific equipment. S. 163.31801(3), F.S.
[46] S. 163.31801(2), F.S. Water and sewer connection fees are not impact fees. S. 163.31801(12), F.S.
[47] S. 163.31801(4), F.S.
[48] *See* s. 163.31801(2), F.S.
[49] S. 553.79, F.S.
[50] S. 163.3164(16), F.S.
[51] S. 163.31801(11), F.S.

Under Florida law, a local government, school district, or special district may increase an impact fee rate beyond certain phase-in limitations[52] by establishing the need for the increase, provided the following criteria are met:

- A demonstrated-need study justifying any increase in excess of those authorized by the Florida Impact Fee Act (Act) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.
- The local government jurisdiction has held not less than two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in the Act.
- The impact fee increase ordinance is approved by at least a two-thirds vote of the governing body.

Dual Rational Nexus Test

Both federal and Florida courts have found the imposition of impact fees appropriate where the local government meets two fundamental requirements known as the dual rational nexus test, which requires impact fees to have a reasonable connection or rational nexus between the:

- Need for additional capital facilities and the population growth generated by the project, and
- Expenditures of the funds collected from the impact fees and the benefits accruing to the subdivision or project.[53]

Meeting the second criterion requires the local government ordinance imposing the impact fee to earmark the funds collected to acquire the new capital facilities necessary to benefit the new residents.

These requirements were codified in 2019.[54]

Florida Building Code

In 2000, the Legislature authorized implementation of the first edition of the Florida Building Code (Building Code).[55] Now in its eighth edition, the Building Code governs the design, construction, modification, repair, and demolition of public and private buildings, structures, and facilities in the state.[56]

The Florida Building Codes Act[57] allows local governments to charge reasonable fees as set forth in a schedule of fees adopted by the enforcing agency for the issuance of a building permit.[58] Such fees shall be used solely for carrying out the local government's responsibilities in enforcing the Building Code.[59] Enforcing the Building Code includes the direct costs and reasonable indirect costs associated with training, review of building plans, building

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[52] For purposes of this section in the Act, the phase-in limitations include the following:

- An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.
- An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted.
- An impact fee increase may not exceed 50 percent of the current impact fee rate.
- An impact fee may not be increased more than once every 4 years. S. 163.31801(6)(b)–(e), F.S.

[53] *Hollywood, Inc. v. Broward County*, 431 So. 2d 606, 611-12 (Fla. 4th DCA 1983). *See generally Nolan v. California Coastal Commission*, 483 U.S. 825 (1987) (exactions must have nexus to impact), *Dolan v. City of Tigard*, 512 U.S. 374 (1994) (exactions must be roughly proportional to impact), *Koontz v. St. John's Water Management District*, 570 U.S. 595 (2013) (*Nolan* and *Dolan* requirements apply to money and land), and *St. Johns County v. Northeast Florida Builders Ass'n, Inc.*, 583 So. 2d 635 (Fla. 1991).

[54] *See* ch. 2019-106, Laws of Fla., codified at s. 163.31801(4)(f) and (g), F.S.

[55] Florida Housing Finance Corporation, *Overview of the Florida Building Code*, https://www.floridahousing.org/docs/default-source/aboutflorida/august2017/august2017/tab4.pdf (last visited Apr. 18, 2025).

[56] *Id. See also*, International Code Council, *Florida Building Codes*, https://codes.iccsafe.org/codes/florida (last visited Apr. 18, 2025); ss. 553.72 and 553.73, F.S.

[57] Ch. 553.70, Part IV, F.S.

[58] S. 553.80(7)(a), F.S.

[59] *Id.*

inspections, re-inspections, building permit processing, and fire inspections.[60] Local governments must post all building permit and inspection fee schedules on their website.[61]

Under the Florida Building Codes Act, the following activities may not be funded with fees adopted for enforcing the Building Code:

- Planning and zoning or other general government activities.
- Inspections of public buildings for a reduced fee or no fee.
- Public information requests, community functions, boards, and any program not directly related to enforcement of the Florida Building Code.
- Enforcement and implementation of any other local ordinance, excluding validly adopted local amendments to the Florida Building Code and excluding any local ordinance directly related to enforcing the Florida Building Code.[62]

RECENT LEGISLATION:

YEAR	BILL #	HOUSE SPONSOR(S)	SENATE SPONSOR	OTHER INFORMATION
2024	CS/HB 791	Overdorf, Esposito	Perry	Required local governments to specify the minimum information necessary for certain zoning applications; Revised timeframes for processing certain zoning applications; Provided refund parameters if a local government failed to meet certain timeframes when processing an application. Died in the House before being voted off the House Floor. Senate companion was only heard in its first committee of reference.
2024	CS/CS/HB 1203	Esposito, Anderson, Porras	Bradley	Provided requirements for certain community association managers and community association management firms; Required HOAs to make public certain HOA documents; Required HOAs to apply and enforce certain HOA standards reasonably and equitably. Approved by Governor. Effective July 1, 2024.

[60] *Id.*
[61] *Id.*
[62] S. 553.80(7)(a)3., F.S.