

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. CS/HB 1139 (2026)

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED  (Y/N)

ADOPTED AS AMENDED  (Y/N)

ADOPTED W/O OBJECTION  (Y/N)

FAILED TO ADOPT  (Y/N)

WITHDRAWN  (Y/N)

OTHER

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1 Committee/Subcommittee hearing bill: State Affairs Committee  
2 Representative Gentry offered the following:

4 **Amendment (with title amendment)**

5 Remove lines 55-152 and insert:

6 impact fee study. The capital projects identified in a county or  
7 municipal impact fee study and any necessary interlocal  
8 agreement must comport with the requirements of s.  
9 163.3177(6) (h).

10 **Section 2. Paragraph (h) of subsection (6) of section**  
11 **163.3177, Florida Statutes, is amended to read:**

12 163.3177 Required and optional elements of comprehensive  
13 plan; studies and surveys.—

14 (6) In addition to the requirements of subsections (1)-  
15 (5), the comprehensive plan shall include the following  
16 elements:

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17        (h)1. An intergovernmental coordination element showing  
18        relationships and stating principles and guidelines to be used  
19        in coordinating the adopted comprehensive plan with the plans of  
20        school boards, regional water supply authorities, and other  
21        units of local government providing services but not having  
22        regulatory authority over the use of land, with the  
23        comprehensive plans of adjacent municipalities, the county,  
24        adjacent counties, or the region, with the state comprehensive  
25        plan and with the applicable regional water supply plan approved  
26        pursuant to s. 373.709, as the case may require and as such  
27        adopted plans or plans in preparation may exist. This element of  
28        the local comprehensive plan must demonstrate consideration of  
29        the particular effects of the local plan, when adopted, upon the  
30        development of adjacent municipalities, the county, adjacent  
31        counties, or the region, or upon the state comprehensive plan,  
32        as the case may require.

33        a. The intergovernmental coordination element must provide  
34        procedures for identifying and implementing joint planning  
35        areas, especially for the purpose of annexation, municipal  
36        incorporation, and joint infrastructure service areas.

37        b. The intergovernmental coordination element shall  
38        provide for a dispute resolution process, as established  
39        pursuant to s. 186.509, for bringing intergovernmental disputes  
40        to closure in a timely manner.

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41       c. The intergovernmental coordination element shall  
42 provide for interlocal agreements as established pursuant to s.  
43 333.03(1) (b).

44       2. The intergovernmental coordination element shall also  
45 state principles and guidelines to be used in coordinating the  
46 adopted comprehensive plan with the plans of school boards and  
47 other units of local government providing facilities and  
48 services but not having regulatory authority over the use of  
49 land. In addition, the intergovernmental coordination element  
50 must describe joint processes for collaborative planning and  
51 decisionmaking on population projections and public school  
52 siting, the location and extension of public facilities subject  
53 to concurrency, and siting facilities with countywide  
54 significance, including locally unwanted land uses whose nature  
55 and identity are established in an agreement.

56       3. Within 1 year after adopting their intergovernmental  
57 coordination elements, each county, all the municipalities  
58 within that county, the district school board, and any unit of  
59 local government service providers in that county shall  
60 establish by interlocal or other formal agreement executed by  
61 all affected entities, the joint processes described in this  
62 subparagraph consistent with their adopted intergovernmental  
63 coordination elements. The agreement must:

64       a. Ensure that the local government addresses through  
65 coordination mechanisms the impacts of development proposed in

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the local comprehensive plan upon development in adjacent municipalities, the county, adjacent counties, the region, and the state. The area of concern for municipalities shall include adjacent municipalities, the county, and counties adjacent to the municipality. The area of concern for counties shall include all municipalities within the county, adjacent counties, and adjacent municipalities. Such coordination mechanisms must include plans to provide mitigation funding to address any extrajurisdictional impacts of development, consistent with the requirements of s. 163.3180(5)(j).

b. Ensure coordination in establishing level of service standards for public facilities with any state, regional, or local entity having operational and maintenance responsibility for such facilities.

**Section 3. Paragraph (j) of subsection (5) of section 163.3180, Florida Statutes, is amended to read:**

163.3180 Concurrency.—

(5)

(j)1. If a county and municipality charge the developer of a new development or redevelopment a fee for transportation capacity impacts, the county and municipality must create and execute an interlocal agreement to coordinate the mitigation of their respective transportation capacity impacts.

2. The interlocal agreement must, at a minimum:

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a. Ensure that any new development or redevelopment is not charged twice for the same transportation capacity impacts.

b. Establish a plan-based methodology consistent with the requirements of s. 163.3177(6)(h) for determining the legally permissible fee to be charged to a new development or redevelopment.

c. Require the county or municipality issuing the building permit to collect the fee, unless agreed to otherwise.

d. Provide a method for the proportionate distribution of the revenue collected by the county or municipality to address the transportation capacity impacts of a new development or redevelopment, or provide a method of assigning responsibility for the mitigation of the transportation capacity impacts belonging to the county and the municipality.

**TITLE AMENDMENT**

Remove lines 8-10 and insert:

s. 163.3180, F.S.; requiring that a plan-based methodology used for certain interlocal agreements must be consistent with certain comprehensive plan requirements; prohibiting certain interlocal agreements