

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 #: [CS/HB 1147](#)

TITLE: School District Unimproved Real Property

SPONSOR(S): Nix

COMPANION BILL: [CS/SB 824](#) (Truenow)

LINKED BILLS: None

RELATED BILLS: None

Committee References

[Education Administration](#)

12 Y, 3 N, As CS

SUMMARY

Effect of the Bill:

The bill requires school districts to submit an annual inventory of unimproved real property owned by the district to the Department of Education (DOE). The DOE must compile and publish the data in a statewide report by December 1, 2026 and every 3 years thereafter.

Fiscal or Economic Impact:

None

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ANALYSIS

EFFECT OF THE BILL:

The bill requires [school districts](#) to submit an annual inventory to the Department of Education (DOE) of all unimproved real property owned by the district. "Unimproved real property" is defined in the bill as any parcel of land owned in whole or in part by a district that does not contain any vertical improvements, including, but not limited to, buildings, permanent structures, or constructed facilities.

The inventory is due on a date determined by the DOE and must be a complete inventory of all unimproved real property owned by the district as of June 30 of that year. For each parcel, the district must provide the following:

- The parcel identification number.
- The acreage of the parcel.
- The address or descriptive location of the parcel.
- The date of acquisition of parcel by the district.
- The current use of the parcel, if any.
- The fair market value of the parcel, calculated using:
 - The most recent market value assessed by the county property appraiser; or
 - A district-commissioned appraisal completed within the previous 24 months.

The DOE must compile the data into a statewide report that includes:

- The total statewide acreage of all unimproved real property owned by districts.
- The aggregate statewide fair market value of such property.
- A district-by-district breakdown of such unimproved real property, including:
 - The total number of parcels per district.
 - The total acreage per district.
 - The total fair market value of such parcels per district.
 - Each parcel's identification number and acreage.
- Any trends or findings the DOE determines relevant to effective statewide land use or long-range facilities planning.

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DATE: 2/6/2026

The DOE must publish the statewide report on its website by December 1, 2026, and every 3 years thereafter. (Section 1).

The effective date of the bill is July 1, 2026. (Section 2).

RELEVANT INFORMATION

SUBJECT OVERVIEW:

School District Educational Facilities Planning

Each year, prior to adopting the school district budget, a district school board must prepare a tentative district educational facilities plan that includes long-range planning for facilities needs over 5-year, 10-year, and 20-year periods. The plan must be developed in coordination with the general-purpose local governments and be consistent with local government comprehensive plans. The school board's plan for provision of new schools must meet the needs of all growing communities in the district, ranging from small rural communities to large urban cities. The plan must include projected student populations; an inventory of existing school facilities; projections of facilities space needs; information on leased, loaned, and donated space and relocatables used for instructional programs; information on proposed school construction; options for reducing the need for additional permanent student stations; and the criteria and method for determining the impact of proposed development to public school capacity.¹

District school boards are required to periodically update their inventory of educational facilities via the Florida Inventory of School Houses (FISH) as new capacity becomes available and as unsatisfactory space is eliminated.²

RECENT LEGISLATION:

YEAR	BILL #/SUBJECT	HOUSE/SENATE SPONSOR(S)	OTHER INFORMATION
2024	CS/SB 7002 - Deregulation of Public Schools	Rizo/ Hutson	Became law on May 9, 2024.

BILL HISTORY

COMMITTEE REFERENCE	ACTION	DATE	STAFF DIRECTOR/ POLICY CHIEF	ANALYSIS PREPARED BY
Education Administration Subcommittee	12 Y, 3 N, As CS	2/5/2026	Sleap	Blalock
THE CHANGES ADOPTED BY THE COMMITTEE:	<ul style="list-style-type: none"> Removed provisions requiring district school boards to first offer vacant land owned by the district to all charter school operators within the district, along with defining terms and setting timeline requirements. Required school districts to submit an annual inventory of unimproved real property owned by the district to the DOE and the DOE to compile and publish the data in a statewide report. 			

¹ Section [1013.35\(2\)\(a\), F.S.](#)

² Section [1013.31\(1\)\(d\), F.S.](#) See Florida Department of Education, Educational Facilities, *Florida Inventory of School Houses (FISH)*, <https://www.fl DOE.org/finance/edual-facilities/fl-inventory-of-school-houses-fish.html> (last visited Feb. 6, 2026).

THIS BILL ANALYSIS HAS BEEN UPDATED TO INCORPORATE ALL OF THE CHANGES DESCRIBED ABOVE.
