

1 A bill to be entitled
2 An act relating to conversion charter schools;
3 amending s. 1002.33, F.S.; providing that specified
4 mediation requirements apply to disputes between a
5 district school board and conversion charter school
6 regarding mutual management plans; providing an
7 effective date.
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9 Be It Enacted by the Legislature of the State of Florida:
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11 **Section 1. Paragraph (a) of subsection (18) of section**
12 **1002.33, Florida Statutes, is amended to read:**

13 1002.33 Charter schools.—

14 (18) FACILITIES.—

15 (a)1. A startup charter school shall utilize facilities
16 which comply with the Florida Building Code pursuant to chapter
17 553 except for the State Requirements for Educational
18 Facilities. Conversion charter schools shall utilize facilities
19 that comply with the State Requirements for Educational
20 Facilities provided that the school district and the charter
21 school have entered into a mutual management plan for the
22 reasonable maintenance of such facilities. The mutual management
23 plan shall contain a provision by which the district school
24 board agrees to maintain charter school facilities in the same
25 manner as its other public schools within the district. Any

26 dispute regarding the mutual management plan shall be resolved
27 pursuant to paragraph (7) (b). Charter schools, with the
28 exception of conversion charter schools, are not required to
29 comply, but may choose to comply, with the State Requirements
30 for Educational Facilities of the Florida Building Code adopted
31 pursuant to s. 1013.37.

32 2. The local governing authority may not adopt, impose, or
33 enforce any local building requirements, site-development
34 restrictions, or operational requirements that impact parking
35 and site-size criteria, student enrollment and capacity, hours
36 of operation, and occupant load:

37 a. That are addressed by and more stringent than those
38 found in the State Requirements for Educational Facilities of
39 the Florida Building Code; or

40 b. That are not uniformly imposed or enforced by the local
41 governing authority upon public schools within the jurisdiction
42 of the local governing authority.

43 3. A local governing authority must treat charter schools
44 equitably in comparison to similar requirements, restrictions,
45 and site planning processes imposed upon public schools that are
46 not charter schools, including such provisions that are
47 established by interlocal agreement, development order, or
48 development permit. An interlocal agreement entered into by a
49 school district for the development of only its own schools,
50 including provisions relating to the extension of

51 infrastructure, may be used by charter schools. A charter school
52 may not be subject to any land use regulation requiring a change
53 to a local government comprehensive plan or requiring a
54 development order or development permit, as those terms are
55 defined in s. 163.3164, or any requirement or restriction that
56 would not be required for a public or private school in the same
57 location or a location on which a public or private school has
58 previously been permitted. A local governing authority may not
59 apply or enforce a condition against a charter school unless the
60 condition is uniformly applied to other public schools within
61 the jurisdiction of the local governing authority and the
62 charter school is located on property that is the subject of a
63 previously approved development order or development permit, and
64 if such development order or development permit contains
65 conditions applicable to the construction or operation of a
66 public or private school, including, but not limited to:

- 67 a. Limits on the number of students;
68 b. Limits on the number of teachers;
69 c. Limits on the number of classrooms;
70 d. Limits on the hours of operation;
71 e. Minimum outdoor recreation area; or
72 f. Requirements to conform to a prior plan of development.
73 4. The agency having jurisdiction for inspection of a
74 facility and issuance of a certificate of occupancy or use shall
75 be the local municipality or, if in an unincorporated area, the

76 | county governing authority. A charter school that meets the
77 | requirements of state law consistent with the requirements of
78 | this subsection shall be administratively approved by the local
79 | governing authority. If a local governing authority refuses to
80 | comply with this subsection, the aggrieved school or entity has
81 | an immediate right to bring an action in circuit court to
82 | enforce its rights. An aggrieved party that prevails in such an
83 | action may be awarded attorney fees and court costs.

84 | **Section 2.** This act shall take effect July 1, 2026.