

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. HB 1457 (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WITHDRAWN (Y/N)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

1 Committee/Subcommittee hearing bill: Natural Resources &
2 Disasters Subcommittee

3 Representative Gonzalez Pittman offered the following:

5 **Amendment (with title amendment)**

6 Remove everything after the enacting clause and insert:

7 **Section 1. Section 311.106, Florida Statutes, is amended**

8 **to read:**

9 311.106 Seaport stormwater permitting and mitigation.—

10 (1) A seaport listed in s. 403.021(9)(b) is authorized to
11 provide for onsite or offsite stormwater treatment for water
12 quality impacts caused by a proposed port activity that requires
13 a permit and that causes or contributes to pollution from
14 stormwater runoff. Offsite stormwater treatment may occur
15 outside of the established boundaries of the port, but must be
16 within the same drainage basin in which the port activity

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17 occurs. A port offsite stormwater treatment project must be
18 constructed and maintained by the seaport or by the seaport in
19 conjunction with an adjacent local government. In order to limit
20 stormwater treatment from individual parcels within a port, a
21 seaport may provide for a regional stormwater treatment facility
22 that must be constructed and maintained by the seaport or by the
23 seaport in conjunction with an adjacent local government.

24 (2) For a proposed port activity with water quality
25 impacts that causes or contributes to pollution from stormwater
26 runoff from a seaport not listed in s. 403.021(9)(b), a regional
27 stormwater management system, as defined in Rule 62-330, Florida
28 Administrative Code, operated by a non-local governmental entity
29 independently or under contract with a seaport or local
30 government, may not provide stormwater treatment or achieve net
31 improvement under s. 373.414(1)(b)3. For a proposed port
32 activity with water quality impacts that causes or contributes
33 to pollution from stormwater runoff from a seaport not listed in
34 s. 403.021(9)(b), a water quality enhancement area as defined in
35 s. 373.4134 and operated by a non-local governmental entity
36 independently or under contract with a seaport or local
37 government may not convey enhancement credits to provide
38 stormwater treatment or achieve net improvement under s.
39 373.414(1)(b)3.

40 **Section 2. Subsections (23), (24), and (25) are added to**
41 **section 373.403, Florida Statutes, to read:**

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42 373.403 Definitions.—When appearing in this part or in any
43 rule, regulation, or order adopted pursuant thereto, the
44 following terms mean:

45 (23) "Compensating stormwater treatment" means a method of
46 stormwater treatment for discharges from multiple parcels.

47 (24) "Enhancement credit" means a standard unit of measure
48 that represents a quantity of pollutant removed by a water
49 quality enhancement area.

50 (25) "Pollutant reduction allocation" means a standard
51 unit of measure that represents a quantity of pollutant removed
52 by a regional stormwater management system for purposes of
53 providing compensating stormwater treatment under the
54 environmental resource permitting program.

55 **Section 3. Subsection (7) is added to section 373.413,
56 Florida Statutes, to read:**

57 373.413 Permits for construction or alteration.—

58 (7) (a) As used in this subsection, the term "regional
59 stormwater management system" means a method of compensating
60 stormwater treatment that creates pollution reduction
61 allocations and that is designed, constructed, operated, and
62 maintained to collect, convey, store, absorb, inhibit, treat, or
63 harvest stormwater to prevent or reduce flooding, overdrainage,
64 environmental degradation, and water pollution, or otherwise
65 affect the quantity and quality of discharges within the area
66 served by the regional stormwater management system, which is

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67 the land or development that is served by or contributes
68 stormwater to the regional stormwater management system.

69 (b) As part of meeting the requirement to demonstrate that
70 an applicant for an environmental resource permit for a regional
71 stormwater management system has the financial, legal, and
72 administrative capability of ensuring such regional stormwater
73 management system will be undertaken according to the terms and
74 conditions of an issued permit, the department or a water
75 management district shall require such applicant to provide
76 documentation of adequate financial responsibility. The
77 documentation may consist of, but is not limited to, performance
78 bonds, letters of credit, insurance policies, or trust
79 agreements ensuring completion of construction, the amount of
80 which shall be based on cost estimates of completing the
81 construction, and an endowment or other long-term financial
82 assurance mechanism sufficient to ensure operation and
83 maintenance for the entire period the regional stormwater
84 management system is anticipated to be relied upon to provide
85 stormwater treatment, attenuation, or regulatory pollutant load
86 reduction allocations, the amount of which shall be based on
87 cost estimates of such long-term operation and maintenance. The
88 cost estimates and associated financial responsibility
89 mechanisms shall be updated every 5 years to reflect current
90 costs. This subsection shall not be construed to impose
91 additional financial responsibility requirements on stormwater

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92 management systems that are not regional stormwater management
93 systems.

94 (c) An environmental resource permit authorizing a
95 regional stormwater management system shall establish and
96 include a graphic depiction of the drainage area to be served by
97 the regional stormwater management system. Environmental
98 resource permit applicants located within the drainage area may
99 purchase and use pollution reduction allocations from a regional
100 stormwater management system to meet stormwater treatment
101 performance criteria. The department or water management
102 district shall use Hydrologic Unit Code 12 subbasin as set forth
103 by the United States Geological Survey to establish the drainage
104 area, unless the applicant provides justification demonstrating
105 the proposed offsite area outside of the Hydrologic Unit Code 12
106 subbasin would provide the same degree of compensating treatment
107 for a common downstream receiving waters without causing or
108 contributing to any localized adverse impact to any downstream
109 waters through water quality monitoring, modeling, or a
110 combination thereof.

111 **Section 4. Paragraphs (c) through (f) of subsection (2) of**
112 **section 373.4134, Florida Statutes, are redesignated as**
113 **paragraphs (b) through (e), respectively, paragraphs (d) through**
114 **(g) of subsection (3) are redesignated as paragraphs (e) through**
115 **(h), respectively, a new paragraph (d) is added to that**
116 **subsection, and paragraph (e) of subsection (1), paragraph (b)**

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117 **of subsection (2), paragraph (b) of subsection (3), paragraph**
118 **(e) of subsection (7), and subsection (9) of that section are**
119 **amended, to read:**

120 373.4134 Water quality enhancement areas.—

121 (1) LEGISLATIVE FINDINGS AND INTENT.—The Legislature finds
122 that:

123 (e) Water quality enhancement areas that provide water
124 quality enhancement credits to applicants seeking permits under
125 ss. 373.403-373.443 and to governmental entities seeking to meet
126 an assigned basin management action plan allocation or
127 reasonable assurance plan under s. 403.067 are considered an
128 appropriate and permittable option. The use of an enhancement
129 credit as specified herein transfers the legal responsibility
130 for complying with the applicable regulatory water quality
131 treatment requirement from the purchaser and user of such
132 enhancement credit to the generator of such enhancement credit.

133 (2) DEFINITIONS.—As used in this section, the term:

134 (b) ~~"Enhancement credit" means a standard unit of measure~~
135 ~~that represents a quantity of pollutant removed.~~

136 (3) WATER QUALITY ENHANCEMENT AREAS.—

137 (b) Water quality enhancement credits may be sold to and
138 used by governmental entities seeking to meet an assigned basin
139 management action plan allocation or reasonable assurance plan
140 or to permit applicants to meet environmental resource permit
141 stormwater treatment performance standards or to achieve for the

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142 ~~purpose of achieving net improvement or meeting environmental~~
143 ~~resource permit performance standards under s. 373.414(1)(b)3.~~
144 ~~after reasonable assurances have been provided for the design~~
145 ~~and construction of all onsite stormwater management, as~~
146 ~~required by law.~~

147 (d) The use of enhancement credits from a water quality
148 enhancement area constitutes compensating stormwater treatment
149 under the environmental resource permitting program.

150 (7) ENHANCEMENT CREDITS.—

151 (e) Reductions in pollutant loading required under any
152 state regulatory program are not eligible to be considered as
153 enhancement credits. In addition, pollutant reductions achieved
154 though compensating stormwater treatment to meet environmental
155 resource permitting stormwater performance standards or as a
156 mitigation measure to achieve net improvement under s.
157 373.414(1)(b)3. outside of enhancement credits generated from a
158 water quality enhancement area may not be referred to as
159 enhancement credits.

160 (9) RULES.—The department shall adopt rules to implement
161 this section. The department shall file the rules for adoption
162 by October 1, 2026. Pending the adoption of the rules to
163 implement this section, the department shall accept, review, and
164 take final agency action on applications for water quality
165 enhancement area provisional permits. The department shall issue
166 a water quality enhancement provisional permit in response to a

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167 submitted application if the applicant provides reasonable
168 assurance of meeting the statutory criteria of this section. The
169 department shall allow the use of enhancement credits from a
170 water quality enhancement area established under a provisional
171 permit as provided in this section and subject to compliance
172 with s. 373.4134 and the terms of the provisional permit.
173 Notwithstanding any other provision of law or rule, when
174 reviewing an environmental resource permit application that
175 seeks to satisfy stormwater treatment performance standards or
176 achieve net improvement under s. 373.414(1)(b)3., the department
177 or a water management district shall allow the use of
178 enhancement credits from a water quality enhancement area with a
179 provisional permit pursuant to the terms of such provisional
180 permit. After the department adopts rules to implement this
181 section, the department may modify an issued water quality
182 enhancement provisional permit to conform such permit to such
183 adopted rules. Any enhancement credit used from a water quality
184 enhancement area established under a provisional permit shall
185 continue to be recognized by the department and water management
186 districts without change regardless of whether the provisional
187 permit is subsequently modified to conform to the adopted ~~This~~
188 section may not be implemented until the department adopts such
189 rules.

190 **Section 5. Paragraph (b) of subsection (1) of section**
191 **373.414, Florida Statutes, is amended to read:**

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192 373.414 Additional criteria for activities in surface
193 waters and wetlands.—

194 (1) As part of an applicant's demonstration that an
195 activity regulated under this part will not be harmful to the
196 water resources or will not be inconsistent with the overall
197 objectives of the district, the governing board or the
198 department shall require the applicant to provide reasonable
199 assurance that state water quality standards applicable to
200 waters as defined in s. 403.031 will not be violated and
201 reasonable assurance that such activity in, on, or over surface
202 waters or wetlands, as delineated in s. 373.421(1), is not
203 contrary to the public interest. However, if such an activity
204 significantly degrades or is within an Outstanding Florida
205 Water, as provided by department rule, the applicant must
206 provide reasonable assurance that the proposed activity will be
207 clearly in the public interest.

208 (b) If the applicant is unable to otherwise meet the
209 criteria set forth in this subsection, the governing board or
210 the department, in deciding to grant or deny a permit, must
211 consider measures proposed by or acceptable to the applicant to
212 mitigate adverse effects that may be caused by the regulated
213 activity. Such measures may include, but are not limited to,
214 onsite mitigation, offsite mitigation, offsite regional
215 mitigation, and the purchase of mitigation credits from
216 mitigation banks permitted under s. 373.4136. It is the

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217 responsibility of the applicant to choose the form of
218 mitigation. The mitigation must offset the adverse effects
219 caused by the regulated activity.

220 1. The department or water management districts may accept
221 the donation of money as mitigation only where the donation is
222 specified for use in a duly noticed environmental creation,
223 preservation, enhancement, or restoration project, endorsed by
224 the department or the governing board of the water management
225 district, which offsets the impacts of the activity permitted
226 under this part. However, this subsection does not apply to
227 projects undertaken pursuant to s. 373.4137 or chapter 378.
228 Where a permit is required under this part to implement any
229 project endorsed by the department or a water management
230 district, all necessary permits must be ~~have been~~ issued before
231 ~~prior to~~ the acceptance of any cash donation. After the
232 effective date of this act, when money is donated to either the
233 department or a water management district to offset impacts
234 authorized by a permit under this part, the department or the
235 water management district shall accept only a donation that
236 represents the full cost to the department or water management
237 district of undertaking the project that is intended to mitigate
238 the adverse impacts. The full cost shall include all direct and
239 indirect costs, as applicable, such as those for land
240 acquisition, land restoration or enhancement, perpetual land
241 management, and general overhead consisting of costs such as

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242 staff time, building, and vehicles. The department or the water
243 management district may use a multiplier or percentage to add to
244 other direct or indirect costs to estimate general overhead.
245 Mitigation credit for such a donation may be given only to the
246 extent that the donation covers the full cost to the agency of
247 undertaking the project intended to mitigate the adverse
248 impacts. However, this section ~~nothing~~ herein may not be
249 construed to prevent the department or a water management
250 district from accepting a donation representing a portion of a
251 larger project, provided that the donation covers the full cost
252 of that portion and mitigation credit is given only for that
253 portion. The department or water management district may deviate
254 from the full cost requirements of this subparagraph to resolve
255 a proceeding brought pursuant to chapter 70 or a claim for
256 inverse condemnation. ~~Nothing in~~ This section may not be
257 construed to require the owner of a private mitigation bank,
258 permitted under s. 373.4136, to include the full cost of a
259 mitigation credit in the price of the credit to a purchaser of
260 such said credit.

261 2. The department and each water management district shall
262 report by March 1 of each year, as part of the consolidated
263 annual report required by s. 373.036(7), all cash donations
264 accepted under subparagraph 1. during the preceding water
265 management district fiscal year for wetland mitigation purposes.
266 The report must exclude those contributions pursuant to s.

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267 373.4137. The report must include a description of the endorsed
268 mitigation projects and, except for projects governed by s.
269 373.4135(6), must address, as applicable, success criteria,
270 project implementation status and timeframe, monitoring, long-
271 term management, provisions for preservation, and full cost
272 accounting.

273 3. If the applicant is unable to meet water quality
274 standards because existing ambient water quality does not meet
275 standards, the governing board or the department must consider
276 mitigation measures, such as compensating stormwater treatment
277 as defined in s. 373.403(23), proposed by or acceptable to the
278 applicant that cause net improvement of the water quality in the
279 receiving body of water for those parameters which do not meet
280 standards.

281 4. If mitigation requirements imposed by a local
282 government for surface water and wetland impacts of an activity
283 regulated under this part cannot be reconciled with mitigation
284 requirements approved under a permit for the same activity
285 issued under this part, including application of the uniform
286 wetland mitigation assessment method adopted pursuant to
287 subsection (18), the mitigation requirements for surface water
288 and wetland impacts are controlled by the permit issued under
289 this part.

290 **Section 6. For the purpose of incorporating the amendment**
291 **made by this act to section 373.414, Florida Statutes, in a**

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292 **reference thereto, paragraph (d) of subsection (6) of section**
293 **373.4136, Florida Statutes, is reenacted to read:**

294 373.4136 Establishment and operation of mitigation banks.—

295 (6) MITIGATION SERVICE AREA.—The department or water
296 management district shall establish a mitigation service area
297 for each mitigation bank permit. The department or water
298 management district shall notify and consider comments received
299 on the proposed mitigation service area from each local
300 government within the proposed mitigation service area. Except
301 as provided in this section, mitigation credits may be withdrawn
302 and used only to offset adverse impacts in the mitigation
303 service area. The boundaries of the mitigation service area
304 shall depend upon the geographic area where the mitigation bank
305 could reasonably be expected to offset adverse impacts.
306 Mitigation service areas may overlap, and mitigation service
307 areas for two or more mitigation banks may be approved for a
308 regional watershed.

309 (d) If the provisions of s. 373.414(1)(b) and (8) are met
310 and an insufficient number or type of credits from banks whose
311 permitted service area overlays in whole or in part the regional
312 watershed in which the impacts occur, the permit applicant is
313 entitled to a one-time use of credits released from a mitigation
314 bank outside the mitigation bank service area to offset impacts
315 pursuant to s. 373.414(1)(b), as established by the procedure in
316 paragraph (f). The department or water management district must

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317 have determined that the mitigation service area lacked the
318 appropriate credit type. Priority must be given to mitigation
319 banks whose permitted service area fully includes the impacted
320 site. If the number of released credits within a mitigation
321 service area only partially offsets the impacts associated with
322 a proposed project in the mitigation service area, the permit
323 applicant may only use out-of-service-area credits to account
324 for the difference between the released credits available in the
325 mitigation bank service area and the credits required to offset
326 the impacts associated with the proposed project. In
327 implementing this subsection, the department and water
328 management districts shall apply a proximity factor to determine
329 adequate compensatory mitigation as follows:

330 1. A 1.0 multiplier shall be applied for use of in-kind
331 credits within the service area.

332 2. A 1.0 multiplier shall be applied for use of in-kind
333 and out-of-service-area credits when the service area overlays
334 part of the same regional watershed as the proposed impacts only
335 after credit deficiency has been established by the procedure
336 set forth in paragraph (f).

337 3. A 1.2 multiplier shall be applied for use of in-kind
338 and out-of-service-area credits located within a regional
339 watershed immediately adjacent to the regional watershed
340 overlain by a bank service area in which proposed impacts are
341 located only after credit deficiency has been established by the

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342 procedure set forth in paragraph (f).

343 4. When in-kind credits are not available to offset
344 impacts in the regional watershed immediately adjacent to the
345 regional watershed overlain by a mitigation bank service area in
346 which the proposed impacts are located, an additional 0.25
347 multiplier shall be applied for each additional regional
348 watershed boundary crossed only after credit deficiency has been
349 established by the procedure set forth in paragraph (f).

350 5. An additional 0.50 multiplier shall be applied after
351 any multipliers required in subparagraphs 1.-4., if the
352 mitigation used to offset impacts entails out-of-kind
353 replacement.

354 **Section 7.** This act shall take effect July 1, 2026.

355

356

357 **T I T L E A M E N D M E N T**

358 Remove everything before the enacting clause and insert:

359 A bill to be entitled
360 An act relating to stormwater treatment; amending s.
361 311.106, F.S.; prohibiting certain stormwater
362 treatment and net improvement activities; amending s.
363 373.403, F.S.; providing definitions; amending s.
364 373.413, F.S.; defining the term "regional stormwater
365 management system"; requiring the Department of
366 Environmental Protection to require specified

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367 documentation for issuance of an environmental
368 resource permit for a regional stormwater management
369 system; requiring that environmental resource permits
370 authorizing a regional stormwater management system
371 establish and include certain graphic depictions;
372 authorizing certain environmental resource permit
373 applicants to purchase and use certain pollution
374 reduction allocations; requiring the department and
375 water management districts to use specified
376 information to establish drainage areas; providing an
377 exception; amending s. 373.4134, F.S.; revising
378 legislative findings and intent; removing the
379 definition of the term "enhancement credit";
380 authorizing the use of water quality enhancement
381 credits by certain permit applicants; providing that
382 certain use of enhancement credits constitutes certain
383 stormwater treatment; providing that certain pollutant
384 load reductions may not be referred to as enhancement
385 credits; requiring the department to file specified
386 rules for adoption by a specified date; providing for
387 water quality enhancement provisional permits;
388 providing for the use of certain enhancement credits
389 under such permits; providing for the modification of
390 such permits under certain conditions; requiring the
391 department and water management districts to recognize

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392 any enhancement credit used from a water quality
393 enhancement area established pursuant to a provisional
394 permit; amending s. 373.414, F.S.; clarifying the
395 types of mitigation measures for compensating
396 stormwater treatment which the department or a water
397 management district governing board must consider
398 under certain circumstances; reenacting s.
399 373.4136(6) (d), F.S., relating to establishment and
400 operation of mitigation banks, to incorporate the
401 amendment made to s. 373.414, F.S., in a reference
402 thereto; providing an effective date.