

1 A bill to be entitled
2 An act relating to the release of conservation
3 easements; amending s. 704.06, F.S.; requiring certain
4 water management districts, upon application by the
5 fee simple owner of a parcel subject to a conservation
6 easement, to release the conservation easement if
7 specified conditions are met; providing for the
8 valuation of the property upon such release;
9 specifying that land released from the conservation
10 easement may be used for development consistent with
11 certain zoning; requiring property owners to assume
12 responsibility for stormwater requirements in certain
13 circumstances; requiring property owners to comply
14 with specified ordinances and seek approval for
15 modification of certain permits; providing
16 applicability; providing an effective date.

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18 Be It Enacted by the Legislature of the State of Florida:

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20 **Section 1. Subsection (14) is added to section 704.06,**
21 **Florida Statutes, to read:**

22 704.06 Conservation easements; creation; acquisition;
23 enforcement.—

24 (14) (a) Upon application by the fee simple owner of a
25 parcel of land subject to a conservation easement to a water

26 management district, a water management district must release
27 the conservation easement if the following conditions are met:

28 1. The land subject to the easement is less than 15 acres
29 and is bordered on three or more sides by impervious surfaces;

30 2. Any undeveloped adjacent parcels of land are less than
31 15 acres and similarly bordered on three or more sides by
32 impervious surfaces;

33 3. The land contains no historical, architectural,
34 archeological, or cultural significance; and

35 4. The applicant has secured the one-time sufficient
36 mitigation credits and has compensated the water management
37 district by using the uniform mitigation assessment method from
38 a mitigation bank located in this state to offset the loss of
39 any wetlands located on the land subject to the conservation
40 easement.

41 (b) Upon the water management district's release of the
42 conservation easement, the ad valorem taxes on the property must
43 be based on the just value of the property, and the property may
44 be used for development that is consistent with the zoning
45 designation of the adjacent lands.

46 (c) The property owner shall assume responsibility for any
47 stormwater requirements if the property is developed.

48 (d) The property owner shall comply with all local
49 ordinances relating to stormwater management for any development
50 proposed for the subject parcel and, if applicable, seek

51 district approval for the modification of any stormwater permits
52 upon which the conservation easement was a condition.

53 (e) This subsection does not apply to conservation
54 easements located within residential developments or to
55 proprietary conservation easements held by a district.

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