

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Rules

BILL: CS/SB 824

INTRODUCER: Education Pre-K-12 Committee and Senator Truenow

SUBJECT: Inventory of Unimproved Real Property Owned by School Districts

DATE: February 16, 2026

REVISED: _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	<u>Palazesi</u>	<u>Bouck</u>	<u>ED</u>	Fav/CS
2.	<u>Palazesi</u>	<u>Kruse</u>	<u>RC</u>	Favorable

Please see Section IX. for Additional Information:

COMMITTEE SUBSTITUTE - Substantial Changes

I. Summary:

CS/SB 824 requires each school district to submit an annual inventory of unimproved real property owned as of June 30 each year, which must include specified criteria. The bill requires the Department of Education (DOE) to compile the district submissions into a statewide annual report and submit the report to the Governor, the President of the Senate, and the Speaker of the House of Representatives. The report must include a district-by-district breakdown and any DOE recommendations related to land utilization and long-range facilities planning. Finally, the bill authorizes the State Board of Education to use existing statutory enforcement authority if a school district fails to comply with the reporting requirements.

The bill takes effect July 1, 2026.

II. Present Situation:

School District Educational Facilities Plan

Annually, prior to the adoption of the district school budget, each district school board is required to 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 the local government's 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:¹

- Projected student populations apportioned geographically at the local level.
- An inventory of existing school facilities. Any anticipated expansions or closures of existing school sites over the 5-year, 10-year, and 20-year periods must be identified.
- Projections of facilities space needs.
- The general location of public schools proposed to be constructed over the 5-year, 10-year, and 20-year time periods, including a listing of the proposed schools' site acreage needs and anticipated capacity and maps showing the general locations.
- The identification of options is deemed reasonable and approved by the school board which reduces the need for additional permanent student stations.
- The criteria and method, jointly determined by the local government and the school board, for determining the impact of proposed development to public school capacity.

Florida Inventory of School Houses (FISH)

The Florida Inventory of School Houses (FISH) is the official system maintained by the Florida Department of Education's (DOE's) Office of Educational Facilities to document and manage the inventory of all educational spaces and land parcels within each Florida school district. This system includes detailed reports, space charts, and architectural drawings that are published and maintained on DOE's website. FISH data is essential for:²

- Determining facility utilization and overcrowding;
- Justifying the need for new construction or renovations;
- Supporting maintenance and custodial funding allocations; and
- Complying with the Educational Plant Survey process and SREF requirements.

School districts are required to periodically update their inventory of educational facilities as new capacity becomes available and as unsatisfactory space is eliminated in the FISH.³

School District Purchase and Disposal of Real Property

School District Purchase of Real Property

In any case in which a school board, seeks to acquire by purchase any real property for educational purposes, every appraisal, offer, or counteroffer must be in writing and is exempt from provisions related to the inspection and copying of public records⁴ until an option contract is executed or, if no option contract is executed, until 30 days before a contract or agreement for purchase is considered for approval by the board. If a contract or agreement for purchase is not submitted to the board for approval, the open records exemption shall expire 30 days after the termination of negotiations.⁵

¹ Section 1013.35(2)(a), F.S.

² Marion County Public Schools, *Facilities Department Procedure Manual* (2025), available at https://www.marionschools.net/UserFiles/Servers/Server_4755499/File/Departments/Facilities/Facilities%20Procedures/11%20FLORIDA%20INVENTORY%20OF%20SCHOOL%20HOUSES%206.20.25.pdf.

³ Section 1013.35(1)(d), F.S.

⁴ Section 119.07, F.S.

⁵ Section 1013.14(1)(a), F.S.

Prior to the acquisition of the property, the board shall obtain at least one appraisal by an appraiser approved for each purchase in an amount greater than \$100,000 and not more than \$500,000. For each purchase in an amount in excess of \$500,000, the board shall obtain at least two appraisals by appraisers approved. If the agreed to purchase price exceeds the average appraised value, the board is required to approve the purchase by an extraordinary vote.⁶

School District Disposal of Property

A district school board may dispose of any land or real property to which the board holds title which is, by resolution of the board, determined to be unnecessary for educational purposes as recommended in an educational plant survey. A district school board must take diligent measures to dispose of educational property only in the best interests of the public.⁷ If a district school board facility or property is available because it is surplus, marked for disposal, or otherwise unused, it must be provided for a charter school's use on the same basis as it is made available to other public schools in the district. The charter school receiving property from the sponsor is prohibited from selling or disposing of such property without written permission of the sponsor.⁸

State Board of Education Oversight

The State Board of Education (SBE) is required to oversee the performance of early learning coalitions, district school boards, and Florida College System (FCS) institution boards of trustees in enforcement of all laws and rules. District school boards and FCS institution boards of trustees shall be primarily responsible for compliance with law and SBE rule.⁹ If the SBE determines that an early learning coalition, a district school board, or an FCS institution board of trustees is unwilling or unable to comply with law or SBE rule within the specified time, the SBE has the authority to initiate any of the following actions:¹⁰

- Report to the Legislature that the early learning coalition, school district, or FCS institution is unwilling or unable to comply with law or SBE rule and recommend action to be taken by the Legislature.
- Withhold the transfer of state funds, discretionary grant funds, discretionary lottery funds, or any other funds specified as eligible for this purpose by the Legislature until the early learning coalition, school district, or FCS institution complies with the law or SBE rule.
- Declare the early learning coalition, school district, or FCS institution ineligible for competitive grants.
- Require monthly or periodic reporting on the situation related to noncompliance until it is remedied.

III. Effect of Proposed Changes:

CS/SB 824 creates s. 1013.041, F.S., to require school districts to report to the Department of Education (DOE) unimproved real property owned by school districts. The bill provides two definitions:

⁶ Section 1013.14(1)(b), F.S.

⁷ Section 1013.28(1)(a), F.S.

⁸ Section 1002.33(18), F.S.

⁹ Section 1008.32(1), F.S.

¹⁰ Section 1008.32(4), F.S.

- “District” means a school district.
- “Unimproved real property” means any parcel of land owned in whole or in part by a school district which contains no vertical improvements, including, but not limited to, buildings, permanent structures, or constructed facilities.

The bill requires each school district to annually submit to the DOE 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, in a format prescribed by the DOE, the following:

- Parcel identification number;
- Acreage;
- Location by address or a geographic description;
- Date of acquisition;
- Price paid at acquisition;
- Current or planned use, if any; and
- Fair market value, calculated using:
 - The most recent county property appraiser assessed market value; or
 - A district-commissioned appraisal completed within the previous 24 months.

The DOE is required to compile the districts’ inventories into a statewide annual report, which must include recommendations based on trends or findings that the DOE determines relevant to effective statewide land utilization or long-range facilities planning and the following:

- Total statewide acreage of all unimproved real property owned by school districts.
- Aggregate statewide fair market value of such property.
- A district-by-district breakdown, including all of the following:
 - Total number of parcels;
 - Total acreage;
 - Total fair market value;
 - A list of parcels by parcel identification number and acreage; and
 - Intended use of the unimproved real property, if any.

The DOE must publish the report on its website by December 1 of each year and deliver copies to the Governor, the President of the Senate, and the Speaker of the House of Representatives. The bill authorizes State Board of Education oversight enforcement if a school district fails to comply with the reporting requirements.

The bill takes effect July 1, 2026.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

The bill has an indeterminate fiscal impact on school districts to implement the provisions within the bill. Should the Department of Education (DOE) incur any expenses, the DOE should be able to absorb within existing resources.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill creates section 1013.041 of the Florida Statutes.

IX. Additional Information:

A. Committee Substitute – Statement of Substantial Changes:

(Summarizing differences between the Committee Substitute and the prior version of the bill.)

CS by Education Pre-K-12 on February 3, 2026:

The committee substitute retitles the bill “Inventory of Unimproved Real Property Owned by School Districts.”

The committee substitute removes the provisions requiring school districts to sell certain vacant property to eligible charter school operators. The committee substitute:

- Requires each district to submit an annual inventory of unimproved real property owned as of June 30 each year. The annual submission must include information on parcel ID, acreage, location, acquisition date and price, planned use, and fair market value.
- Requires the DOE to compile the district submissions into a statewide annual report and submit the report to the Governor, President of the Senate, and Speaker of the House of Representatives.
- Authorizes the State Board of Education to use current statutory enforcement authority if a school district fails to comply with the reporting requirements.

B. Amendments:

None.