

MEMORANDUM

TO: NAIOP
FROM: GrayRobinson
DATE: February 20, 2022
SUBJECT: 2022 Legislative Session – Week 6 (February 14-18)

The 2022 session is winding down as lawmakers make the final push towards the finish line. We saw some of the major bills discussed throughout the week including abortion, parents rights, and immigration policies. The House Tax Package was introduced with widespread approval from members and public commentators alike. Finally, the congressional maps continue to be debated as the Governor's office continues to push for a different map. These and other topics are covered in our summary of the week in Tallahassee.

NAIOP Activities

Thank you to everyone that joined us in Tallahassee. We had successful meetings with agency heads, House and Senate chairs and healthy discussion on issues to seek moving forward, including commercial property inventory for Enterprise Florida and insurance reform.

The House and Senate are now ready for budget conference. On Wednesday and Thursday, respectively, the House and Senate passed their budgets on the floor. While nothing is announced, or official, budget conference is expected at the end of Week 7. As reportedly previously, the business rent tax issue will be tied up in the tax packages. The House tax package debuted on Wednesday, and as expected, it does not include a business rent tax. We are working with the Senate to add a BRT reduction.

Below are reports on other issues of importance to NAIOP.

Bi-Directional Amplifier Systems – Senate Bill 1190 and HB 785 will create exemptions to fire radio antennas for apartment complexes. Your NAIOP lobbying team is working on a potential amendment to add an additional extension on the deadline to comply with the state's fire radio antenna requirement. **The House bill is up in Commerce this week and your GR team is working**

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with House staff on a potential amendment to extend the bi-directional deadline. This is a long shot, but we are exploring it.

Business Rent Tax – With the major reduction in the business rent tax adopted during the 2021 legislative session, there has not been a major appetite to further reduce the tax during the 2022 legislative session. With the House package released, and not including a BRT reduction, your GR team has been working with the Senate to seek a reduction.

Government Mandated Electrical Charging Stations – There is no present legislation to preempt the regulation of electrical charging stations. However, there is legislation that would put requirements in for charging infrastructure. As well, there is legislation that pertains to development, which could be amended to restrict these regulations. Both are listed below.

Electric Vehicle Charging Infrastructure – SB 918 (Brandes)

Local Government Land Development Actions – HB 739 (Borrero) and SB 1248 (Gruters) – The House bill is moving, but the Senate bill is stalled. Lobbying team is working with the sponsors to explore options.

Surfside Legislation – The House finally debuted its response to the Surfside tragedy and it is mainly focused on condominiums. It will be on Special Order this week in the House. Below is the legislation, as well as its summary.

Condominium and Cooperative Associations – HB 7069 - Revises & provides laws for condominium & cooperative associations relating to disciplinary action, official records, reserve accounts & studies, recertification & phase 2 inspections, written recertification & phase 2 inspection reports, transfer of control of association, information that must be provided to potential buyers, & information included in prospectus or offering circular.
Effective Date: July 1, 2022

Florida Building Commission – After last session's major overhaul of the Florida Building Commission (and NAIOP's successful effort to save the BOMA seat), there has been minimal legislation addressing the Florida Building Commission. This issue appears to be better suited for 2023 legislative session.

Private Provider/Building Inspects/Building Certifications – There is an omnibus bill moving in both the House and Senate that we have been supporting on behalf of NAIOP. The summary of the legislation is below. David Smith proposed ideas to House Chairman Ingoglia this week on how to improve the private provider statute. We are sending this language to the Chairman for consideration on the below packages.

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Building Inspection Services/Building Regulation – HB 423/SB 644 – The legislation does the following:

Relating to building officials, building inspectors, and plans reviewers, the bill:

- Provides that a person may sit for the building inspector or plans examiner licensure test by completing a 4-year internship with a private provider or a private provider's firm, while under the direct supervision of a licensed building official, engineer, or architect.
- Requires the BCAIB to create a rule allowing partial completion of an internship program to be transferred to any other authorized internship.
- Prohibits the BCAIB from issuing a provisional license with a special condition or requirement that such licensee be employed by a municipality, county, or other local government agency.

Relating to private providers, the bill:

- Provides that if a person uses a private provider, the local government must provide equal access to all permitting and inspection documents and reports to the private provider, the owner, and the contractor.
- Defines "reasonable administrative fee."
- Provides that if a notice of deficiency is not issued within two business days of receiving a request for a certificate of occupancy from a private provider:
 - A certificate is "automatically" granted, instead of "deemed" granted;
 - The building permit is closed; and
 - Local building officials must provide the permit applicant with a written certificate of occupancy within 10 days.

Summary of Week Six (February 14-18)

Tax Package

On Thursday, members of the House Ways and Means Committee unanimously passed the proposed tax package, WMC 22-01. This proposal would bring back the Freedom Week tax holiday for a second year in a row, running from July 1-July 7, which would waive sales tax on many items, including skilled trade (mechanics, carpenters, plumbers and electricians) tools. Chair Payne explained that this addition would address "the cost of necessary items for education and training, along with the items needed for their entry into the workforce and the barriers that they may be presented." An extension of the back-to-school sales tax holiday from ten to 14 days was included, as well as an increase of the acceptable value of several items (\$60 to \$100 for school clothes). The disaster preparedness tax holiday was also extended to 14 days for items such as smoke detectors, carbon monoxide detectors, and fire extinguishers. For one whole year, there will be exemptions on the purchase of baby and toddler clothes, shoes, and diapers. Supporters of the bill urged members to stay strong in their commitment while the Senate version is facing cuts.

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Abortion

After more than five hours debating House Bill 5, by Rep. Grall, the full House passed the bill on a party-line vote. It now awaits a hearing in the Senate Appropriations Committee next week. The passage of this bill would ban abortions after 15 weeks with an exception for fetal fatal abnormalities. The bill also includes a tobacco education program for pregnant women, an infant mortality review process, bolstered infant mortality-reduction initiatives, and enhanced abortion reporting requirements to include human trafficking. This measure is similar to the Mississippi law currently undergoing review in the U.S. Supreme Court. Throughout session, Democratic lawmakers attempted to stall the legislation by proposing dozens of failed amendments, including removing the abortion language. The bill sponsor defends the bill stating, "This discussion is no longer just about a woman's body because there are two bodies." During the House Session debate, protestors were chanting from the gallery which resulted in their removal from the Chamber and a condemnation by Speaker Chris Sprowls. In a 78-39 vote, only Republican Rep. Plasencia and Democratic Rep. Bush voted against their party.

Legislative Map

The Florida Supreme Court has cancelled any oral arguments regarding the proposed legislative map that combined the Senate map (9058) and House map (8013). In common practice, Attorney General Ashley Moody petitioned the Supreme Court for a high-level review and a summary judgment. The court allows for parties to challenge the maps, but this time no objections were filed. This is the first time that a map has been unopposed this late into the process since 1968 when the review of maps by the Florida Supreme Court was mandated. Speaker Sprowls was left surprised after hearing no oral arguments were filed, after many early claims against the maps called them "wildly unconstitutional", "gerrymandered" and "indefensible." Most Democrats voted against the map due to a lack of representation of minority communities after an increase of the Hispanic population. Democratic Rep. Geller explained his reasoning for not filing, stating that it would have "delayed proceedings and slowed down access to trial" citing back to when it took three years for opponents to prove their case after the Florida Senate and congressional maps were thrown out. The legislative map is now in the hands of the Supreme Court to consider.

Fatherhood

One of Speaker Sprowls' priority bills, House Bill 7065 (Rep. Altman), gives \$70 million to promote "responsible" fatherhood, protects at-risk boys, and supports foster children. The House passed this measure after a press conference outside the Capitol with Sprowls, joined by his children and lawmakers, where they spoke about the importance of the passage of this bill. "We cannot legislate fatherhood, responsibility or character...but we can direct some state resources to ensure that fathers, father figures and mentors have the support they need..." stated Sprowls. Democrats were concerned with an existing statutory provision in the bill that labels minority children as "difficult to place" in foster care. However, a unanimous vote was recorded on the House floor.

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Public Safety Act

Following the four-year anniversary of the shooting at Marjory Stoneman Douglas High School this past Monday, Senate Bill 802 (Sen. Gruters) is advancing to its final committee stop (Appropriations). This measure calls for (1) a uniform, easy-to-read format of school safety and environmental data, (2) the Board of Education to set the timing and frequency of emergency drills, and (3) schools to have a plan to leverage the use of social media and information systems to coordinate reunification of families when the school is unexpectedly evacuated or closed. In addition, this bill will also extend the term of the commission charged with overseeing the implementation of school safety rules from 2023 to July 2025. Sen. Gruters believes that extending the commission will “allow us to continue to work on these issues that are still outstanding.” The companion, House Bill 1421 by Rep. Hawkins, is moving right along, scheduled for the House’s special order calendar on Tuesday, February 22. Both proposals dropped a section of the bill that would have deducted Superintendent pay for not complying with the provisions of the law.

Bright Futures

Changes to Bright Futures, a well-known scholarship program to help high school students with their college tuition is encompassed in House Bill 461 by Rep. Melo and Rep. Valdes. Currently, this program requires 100 volunteer hours in combination with certain SAT/ACT scores and a certain grade point average. This legislation is set to change the requirement of the service hours to include paid work. The House will allow 75 to 100 hours of paid work while the Senate version (SB 1060) by Sen. Gruters will specify 300 hours of paid work. The House floor will now hear this measure.

Parental Rights Bill

House Bill 1557 by Rep. Harding is now heading to the House floor after receiving a 13-7 vote in its last committee stop (Judiciary). This measure ensures that schools may not encourage classrooms to discuss sexual orientation or gender identity in primary grade levels or in a manner that is not age-appropriate or developmentally appropriate. In debate, Rep. Grieco calls out the language of the bill for not specifically stating the limitations to only kindergarten through the third grade. Rep. Driskell also adds to the concerns with the possibility of this opening new causes of action against school districts. The bill sponsor doubles down from the opponents stating, “Nowhere within this bill are we banning a word.” Senate Bill 1834 introduced by Sen. Baxley contains more broad language and has to tackle two more committees (Appropriations and Rules) before heading to the floor.

Immigration

In support of one of Governor DeSantis’ focuses, House Bill 1355 by Rep. Snyder requires law enforcement to cooperate with U.S. Immigration and Customs Enforcement and prohibits state and municipalities from contracting with companies that transport immigrants who have entered the country unlawfully. In the State Affairs Committee, the measure advanced along a party line vote. The bill sponsor explains the rationale for filing this measure stating, “We’re trying to limit

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human smuggling that's being conducted by the federal government and updating common sense sanctuary policies." Critics fear the vagueness of the bill and the impact it will have on Dreamers, immigrants with Temporary Protected Status and unaccompanied minors. House members Rep. Carlos Smith and Rep. Chambliss filed amendments to protect the classification of those immigrants. In response to this, Rep. Snyder says it is not to target children. The Judiciary committee is the bill's final stop while the Senate Bill 1808 (Sen. Bean) awaits its second stop (Appropriations).

Current Bill Statistics

Total Bills Filed: 3698 (2716 House; 982 Senate)

Appropriations Bills Filed: 1729

Schedule for Week Five (February 7-11)

The Senate's schedule can be viewed [here](#).

The House's schedule can be viewed [here](#).

Week Schedule

Week 7 – February 21 – 25

Week 8 – February 28 – March 4

Week 9 – March 7 – 11

Key Dates

- March 1, 2022
 - Last day for regularly scheduled committee meetings (50th day rule – Senate)
- March 11, 2022
 - Last day of Regular Session

Bill Tracking

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
Economic Development														
SB 382	Minimum Training Wage	Brandes	9/29/2021		Minimum Training Wage; Proposing an amendment to the State Constitution to authorize the Legislature to establish a minimum training wage rate lower than the Florida minimum wage rate which employers may elect to pay employees for the first 6 months of employment, etc.	Economic Development	None at this time.	Commerce and Tourism	Appropriations	Rules				
SB 800	Economic Development	Albritton	11/3/2021		Economic Development; Authorizing municipalities to exempt by ordinance the public service tax that specified users would pay on electrical energy purchases; providing an exemption from the state tax on sales, use, and other transactions for building materials used in the rehabilitation of real property in an opportunity zone; revising the qualification criteria and tax credit amounts for new and existing businesses under the Rural Job Tax Credit Program; establishing a rural opportunity tax refund program for qualified target industry businesses in rural areas, etc. Effective Date: 7/1/2022	Economic Development	None at this time.	Commerce and Tourism (voted favorably on 11/30/21)	Finance & Tax - Approved 7-0	Appropriations - bill to be discussed by EDR 2/18/22				
SB 612	Apprenticeship Contracts	Hutson	11/3/2021		Apprenticeship Contracts; Authorizing an apprentice to enter into a contract with a business organization for a specified duration; requiring such contracts to be signed by specified individuals, etc. Effective Date: 7/1/2022	Economic Development	None at this time.	Commerce and Tourism	Regulated Industries	Rules				

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
SB 1098	Smart Zones	Brodeur	11/30/2021	HB 835	Authorizing a group of four or more contiguous counties to apply to Enterprise Florida, Inc., to receive designation as a smart region zone; authorizing the designated smart region zone centers of excellence and certain projects within a smart region zone to apply to Enterprise Florida, Inc., for funding; requiring smart region zone centers of excellence to submit quarterly reports containing specified information to Enterprise Florida, Inc., etc. Effective Date: 7/1/2022	Economic Development		Commerce & Tourism	Appropriations Subcommittee on Transportation, Tourism, and Economic Development	Appropriations				
HB 835	Smart Region Zones	Duggan	12/2/2021	SB 1098	Authorizes contiguous group of four or more counties to apply to Enterprise Florida, Inc., to receive designation as smart region zone; provides requirements for such designation; authorizes smart region zone centers of excellence & certain projects within smart region zone to apply to Enterprise Florida, Inc., for funding; requires smart region zone centers of excellence to submit reports. Effective Date: July 1, 2022	Economic Development	None at this time.	Tourism, Infrastructure & Energy Subcommittee	Local Administration & Veterans Affairs	Infrastructure & Tourism Appropriations Subcommittee	Commerce Committee			

Infrastructure

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
SB 918	Electric Vehicle Charging Infrastructure	Brandes	11/15/2021	SB 908	Electric Vehicle Charging Infrastructure; Revising a requirement for the Department of Transportation's goals relating to mobility; requiring that certain funds be used for specified purposes relating to the Electric Vehicle Infrastructure Grant Program, beginning in a specified fiscal year; requiring the department to establish the Electric Vehicle Infrastructure Grant Program; providing the purpose of the program; requiring the Department of Transportation to seek programmatic federal approval for the issuance of permits and for the accommodation as a utility of the installation of electric vehicle charging stations in highway rights-of-way, etc. Effective Date: Except as otherwise expressly provided in this act, this act shall take effect July 1, 2022	Infrastructure	None at this time.	Transportation	Appropriations Subcommittee on Transportation, Tourism, and Economic Development	Appropriations				
SB 920	Electric Vehicle Transportation Electrification Plan	Perry	11/16/2021	HB 737	Requiring the Public Service Commission to adopt rules for an electric vehicle transportation electrification plan that meet certain requirements; providing timeframes for the commission to propose the plan's rules and for final rule adoption; authorizing entities that provide electric vehicle charging stations to the public to intervene and participate in certain commission proceedings involving rates, terms, or conditions for offering electric vehicle charging to the public, etc. Effective Date: 7/1/2022	Infrastructure	None at this time.	Regulated Industries - Voted favorably 1/18/22	Transportation	Rules				

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
HB 737	Electric Vehicle Transportation Electrification Plan	Borrero	11/24/2021	SB 920	Requires PSC to adopt rules for electric vehicle transportation electrification plan; provides timeframes for PSC to propose plan's rules & for final rule adoption; authorizes entities that provide electric vehicle charging stations to intervene & participate in certain commission proceedings involving rates, terms, or conditions; provides construction; requires investor-owned electric utilities in violation of certain provisions to take certain actions to come into compliance. Effective Date: July 1, 2022	Infrastructure	None at this time.	Tourism, Infrastructure & Energy Subcommittee - voted favorably	State Administration & Technology Appropriations Subcommittee - reference removed	Commerce Committee - now in commerce				
HB 741	Net Metering	McClure	11/29/2021	SB 1024	Revises & provides legislative findings relating to redesign of net metering to avoid cross-subsidization of electric service costs between classes of ratepayers; requires PSC to propose new net metering that complies with specified; authorizes customers who own or lease renewable generation before specified date to remain under existing net metering for specified time; requires public utilities to provide specified report to PSC. Effective Date: July 1, 2022	Infrastructure	None at this time.	Tourism, Infrastructure & Energy Subcommittee - Approved 2/3/22	State Administration & Technology Appropriations Subcommittee - on agenda 2/21/22	Commerce Committee				
SB 1024	Net Metering	Bradley	11/22/2021	HB 741	Revises & provides legislative findings relating to redesign of net metering to avoid cross-subsidization of electric service costs between classes of ratepayers; requires PSC to propose new net metering that complies with specified; authorizes customers who own or lease renewable generation before specified date to remain under existing net metering for specified time; requires public utilities to provide specified report to PSC. Effective Date: July 1, 2022	Infrastructure	None at this time.	Regulated Industries - Approved 1/11/22	Community Affairs - Approved 2/8/22	Rules				

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
SB 198	Seagrass Mitigation Banks	Rodrigues (A)	9/21/2021	HB 349	Authorizing the Board of Trustees of the Internal Improvement Trust Fund to establish seagrass mitigation banks under certain conditions; providing construction, etc. Effective Date: 7/1/2022	Land Use/Permitting	None at this time.	Environmental and Natural Resources - Voted favorably 1/18/22	Community Affairs	Appropriations				
HB 263	Notice of Commencement Requirements	Bell	10/12/2021	SB 352	Notice of Commencement Requirements: Exempts specified direct contracts from certain notice of commencement requirements. Effective Date: July 1, 2022	Land Use/Permitting	None at this time.	Civil Justice & Property Rights Sub - Approved 12/1/21	Regulatory Reform Subcommittee - Approved 1/13/22	Judiciary Committee - voted favorably with CS 1/20/22		Placed on calendar, on 2nd reading - 1/21/22		
SB 644	Building Inspection Services	Brodeur	10/26/2021	HB 423	Building Inspection Services; Revising eligibility requirements for a person applying to become certified as a building code inspector or plans examiner; revising the special conditions or requirements that the Florida Building Code Administrators and Inspectors Board may impose on provisional certificates; requiring the board to authorize, by rule, the transfer of a partial completion of an internship program between private entities; requiring the local jurisdiction to provide access to certain documents to a private provider, contractor, and owner; providing that a certificate of occupancy or certificate of completion is automatically granted and issued, and the permit application closed, under certain circumstances, etc. Effective Date: 7/1/2022	Land Use/Permitting	None at this time.	Community Affairs - voted favorably with CS 1/25/22	Regulated Industries - Approved on 2/1/22	Rules - Approved 2/10/22		placed on Special Order Calendar 2/23/22		

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
HB 423	Building Inspection Services	LaMarca	11/5/2021	SB 644	Building Inspection Services: Revises eligibility requirements for building code inspector or plans examiner; revises special conditions that may be imposed on provisional certificates; authorizes partial completion of internship program to be transferred between jurisdictions & private entities; limits administrative fee that local jurisdiction can charge; provides certificate of occupancy or completion is automatically granted & issued; requires local building official to provide written certificate of occupancy or completion within specified time. Effective Date: July 1, 2022	Land Use/Permitting	None at this time.	Regulatory Reform Subcommittee - voted favorably with CS 12/2/21	Local Administration & Veterans Affairs - Approved 2/2/22	Commerce				
SB 182	Renewable Energy	Brandes	9/14/2021		Authorizing owners of commercial or industrial businesses, or third parties contracted by such owners, to install, maintain, and operate a renewable energy source device on or about the structure in which the business operates or on a property that the business owns or leases; authorizing owners or contracted third parties to sell electricity generated from the device to certain businesses regardless of whether the device is located in a utility's service territory; exempting the sale of electricity produced by such devices from regulation, etc. Effective Date: 7/1/2022	Land Use/Permitting	None at this time.	Regulated Industries	Commerce & Tourism	Rules				

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
HB 349	Water Resources Management	Sirois	10/19/2021	SB 198	Authorizes Board of Trustees of Internal Improvement Trust Fund to grant easements for specified mitigation banks; directs DEP to create & modify specified rules; exempts certain docks on recorded easements from certain permit & verification requirements; granting certain docks authorization to use submerged lands upon approval of board. Effective Date: upon becoming a law	Land Use/Permitting	None at this time.	Environment, Agriculture & Flood Subcommittee - voted favorably with CS 12/1/21	Agriculture & Natural Resources Appropriations	State Affairs				
SB 882	Inventories of Critical Wetlands	Brodeur	11/8/2021	HB 761	Inventories of Critical Wetlands; Requiring each water management district governing board, in cooperation with local governments, to develop a list of critical wetlands for acquisition using funds from the Land Acquisition Trust Fund; requiring the boards to consider certain criteria when including wetlands on the list, etc. Effective Date: 7/1/2022	Land Use/Permitting	None at this time.	Environment and Natural Resources - Approved 1/10/22	Community Affairs - Approved 2/2/22	Rules - Approved 2/10/22		Placed on Special Order Calendar 2/23/22		
HB 635	Building Permits	Maggard	11/17/2021	SB 1020 - SB 644 - SB 976 - HB 1281	Prohibits local building code administrators or inspectors & firesafety marshals or inspectors from making changes to certain building plans under specified circumstances. Effective Date: July 1, 2022	Land Use/Permitting	None at this time.	Regulatory Reform Subcommittee - voted favorably with CS 1/21/22 (Committee Substitute Text C1 filed)	Local Administration & Veterans Affairs - Approved 2/7/22	Commerce				
SB 1020	Building Plans	Perry	11/22/2021	HB 635 - SB 976 - HB 1281	Specifying that local building code administrators and certain marshals and inspectors do not have discretionary authority to change certain building plans under specified circumstances, etc. Effective Date: 7/1/2022	Land Use/Permitting		Community Affairs	Banking and Insurance	Rules				

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
SB 1020	Building Plans	Perry	11/22/2021	HB 635 - SB 976 - HB 1281	Specifying that local building code administrators and certain marshals and inspectors do not have discretionary authority to change certain building plans under specified circumstances, etc. Effective Date: 7/1/2022	Land Use/Permitting	None at this time.	Community Affairs	Banking and Insurance	Rules				
HB 681	Impact Fee Credits	Rodriguez (Ant)	11/22/2021	SB 1030	Revises area within which impact fee credits are assignable & transferable. Effective Date: July 1, 2022	Land Use/Permitting	None at this time.	Local Administration & Veterans Affairs	Ways & Means	State Affairs				
SB 1030	Impact Fee Credits	Taddeo	11/22/2021	HB 681	Revising the area within which impact fee credits are assignable or transferable, etc. Effective Date: 7/1/2022	Land Use/Permitting	None at this time.	Community Affairs	Transportation	Rules				
HB 7069	Condominium and Cooperative Associations	Pandemics and Public Emergencies Committee	2/10/2021	SB 1942/SB 7042	Revises & provides laws for condominium & cooperative associations relating to disciplinary action, official records, reserve accounts & studies, recertification & phase 2 inspections, written recertification & phase 2 inspection reports, transfer of control of association, information that must be provided to potential buyers, & information included in prospectus or offering circular. Effective Date: July 1, 2022	Land Use/Permitting	None at this time.	Appropriations - voted favorably with CS 2/17/22				Placed on Special Order Calendar 2/22/22		

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
HB 739	Local Government Land Development Actions	Borrero	11/24/2021	SB 1248	Specifies deficiencies county or municipality may provide comments on regarding applications for development permits or development orders; requires local governments to adopt residential infill development standards; provides guidelines for local governments in developing residential infill development standards; requires local governments to adopt regulations to be used by applicants seeking designations as residential infill development; prohibits local government from denying applications if applicant has generally complied with regulations; requires local governments to amend their development regulations & comprehensive plans to incorporate residential infill developments as zoning classifications; specifies deficiencies over which local government may provide comments or request information on regarding applications for building permits. Effective Date: July 1, 2022	Land Use/Permitting	None at this time.	Local Administration & Veterans Affairs - Approved 2/7/22	Commerce Committee	State Affairs				
Legal														
SB 352	Construction Liens	Hooper	9/27/2021	HB 263	Construction Liens; Revising the threshold for determining whether certain direct contracts to repair or replace an existing heating or air-conditioning system are exempt from specified notice of commencement and applicability of lien requirements for authorities issuing building permits, etc. Effective Date: 7/1/2022	Legal	None at this time.	Community Affairs - Approved 11/3/21	Regulated Industries - Approved 1/11/22	Rules - voted favorably 1/20/22			Placed on calendar, on 2nd reading - 1/31/22	Read third time - immediately certified 2/3/22

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
HB 411	Evidentiary Standards for Actions Arising During an Emergency	Melo	11/5/2021	SB 542	Evidentiary Standards for Actions Arising During an Emergency: Provides specified actions taken by business during declared emergencies may not be used as evidence in certain civil causes of action. Effective Date: July 1, 2022	Legal	None at this time.	Civil Justice & Property Rights Sub - Approved 12/1/21	Pandemic & Public Emergencies Committee - voted favorably 1/19/22	Judiciary Committee - voted favorably 1/26/22		placed on calendar, on 2nd reading - 2/22/22		
HB 345	Liens and Bonds	Overdorf	10/19/2021	SB 1272	Revises liens and bonds laws, including provisions relating to when notices must be served; notarizing forms; alternative forms of security; direct contracts; computation of time; priority of liens; requirements for notice of commencement, notice of termination, & notice of contest of lien; transferring lien to security; service of documents; immunity to issuing authority; release of liens; & authorizes attorney fees in certain actions. Effective Date: July 1, 2022	Legal	None at this time.	Civil Justice & Property Rights Sub - voted favorably with CS 1/27/22	Regulatory Reform Subcommittee - Approved 2/3/22	Judiciary Committee				
HB 583	Construction Defect Claims	Yarborough	11/15/2021	SB 736	Construction Defect Claims: Requires claimant to provide written reasons for rejecting settlement offer; authorizes supplemental offer; provides notice requirements for supplemental offer; requires court to stay action under certain circumstances; limits attorney fees under certain circumstances; requires certain claimants to complete repairs of construction defect within specified time; provides requirements for payment of repairs; requires expert to examine defect & prepare report; provides report requirements; provides for compensation of expert; provides liability; requires certain notices of construction defects be sent to mortgagee or assignee. Effective Date: July 1, 2022	Legal		Civil Justice & Property Rights Subcommittee - voted favorably 1/19/22 (Committee Substitute Text C1 filed 1/20/22)	Regulatory Reform Subcommittee - Approved on 2/8/22	Judiciary Committee				

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
SB 736	Construction Defect Claims	Hutson	11/2/2021	HB 583	Construction Defect Claims; Revising the limitations period for certain actions founded on the design, planning, or construction of an improvement on real property; requiring a claimant to include the reasons for rejecting an offer in a notice rejecting a settlement offer to remedy a construction defect; requiring the court to stay an action if a claimant initiates an action without first accepting or rejecting a supplemental offer; requiring a court to appoint an expert to examine certain alleged construction defects and to prepare an examination report, under certain circumstances; requiring a claimant to repair a construction defect if the claimant receives compensation for an alleged construction defect from specified persons, etc. Effective Date: 7/1/2022	Legal	None at this time.	Judiciary - Approved 11/30/21	Community Affairs - Approved 1/12/22	Rules - Approved 2/3/22			Second reading on 2/10/22 - third reading passed on 2/17/22	
SB 976	Construction	Perry	11/18/2021	HB 635 - HB 1281	Prohibiting specified governmental entities from requiring participation in a paid subscription service to access solicitations of competitive bids or proposals which must be publicly advertised; requiring that such solicitations be available on the publicly accessible website of the applicable governmental entity after the solicitation has been advertised; prohibiting the local enforcing agency from requiring a substantive change to plans and specifications once they have been found to be in compliance and a permit is issued, if such change would result in more than a de minimis increase in the overall cost of the project, etc. Effective Date: 7/1/2022	Legal	None at this time.	Community Affairs	Governmental Oversight and Accountability	Rules				

Regulatory

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
SB 468	Insurance	Perry	10/13/2021	HB 503	General Omnibus Insurance Bill; monitoring for any issues affecting commercial development	Regulatory	None at this time.	Banking & Insurance - voted favorably with CS 12/1/21	Judiciary - voted favorably with CS 1/10/22	Appropriations - voted favorably			Approved 2/3/22	
SB 714	Department of Business and Professional Regulation	Hooper	11/1/2021	HB 667	Department of Business and Professional Regulation; Requiring the department to certify for licensure qualified individuals who practice mold assessment or mold remediation and hold certain licenses issued by other states or territories; requiring the department to certify asbestos consultants and asbestos contractors for licensure who meet certain exam and other state licensure requirements; removing a time limitation for applying for certain contracting licenses under certain provisions; deleting a requirement limiting the types of boxing exhibitions which require a specified maximum difference in participant weights, etc. Effective Date: 7/1/2022	Regulatory	None at this time.	Regulated Industries - voted favorably with CS 1/25/22	Appropriations Subcommittee on Agriculture, Environment, and General Government - on agenda 2/17/22	Appropriations				

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
HB 75	Limiting COVID-19 Restrictions	Sabatini	9/17/2021		Limiting COVID-19 Restrictions: Prohibits state or any political subdivision from enacting mask mandate; provides any such mandate is void; prohibits state & local governments from requiring COVID-19 vaccinations, issuing vaccine passports or other standardized documentation to third parties, or otherwise publishing or sharing COVID-19 vaccination records; prohibits businesses from requiring customers to provide documentation certifying COVID-19 vaccination or COVID-19 post-transmission recovery or discriminating against customers on basis of their COVID-19 vaccination status or COVID-19 post-transmission recovery status; declares certain actions based on vaccination status or having immunity passport are unlawful discriminatory practices. Effective Date: upon becoming a law	Regulatory	None at this time.	Pandemics & Public Emergencies Committee	Commerce Committee	Health & Human Services Committee				
SB 594	Discrimination on the Basis of COVID-19 Vaccination or Postinfection Recovery Status	Perry	10/21/2021	HB 75	Discrimination on the Basis of COVID-19 Vaccination or Postinfection Recovery Status; Prohibiting governmental entities from requiring proof of COVID-19 vaccination or postinfection recovery status as a condition of licensure or certification in this state; prohibiting employers from requiring COVID-19 vaccination or proof of COVID-19 vaccination or postinfection recovery as a condition of employment, promotion, or continued employment or from discriminating against employees on the basis of such status unless certain conditions are met; providing a right of action for aggrieved persons, etc. Effective Date: Upon becoming a law	Regulatory	None at this time.	Community Affairs	Commerce & Tourism	Rules				

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
HB 659	Florida Building Code and Florida Fire Prevention Code Rules	Harding	11/18/2021	SB 626	Florida Building Code and Florida Fire Prevention Code Rules: Provides that updates to the Florida Building Code & Florida Fire Prevention Code take effect by specified period upon approval by certain entities. Effective Date: July 1, 2022	Regulatory	None at this time.	Regulatory Reform Subcommittee	Local Administration & Veterans Affairs	Commerce Committee				
SB 626	Standards for Buildings and Firesafety	Wright	10/25/2021	HB 659	Standards for Buildings and Firesafety; Providing for a contingent effective date of updates to the Florida Building Code; providing for a contingent effective date of updates to the Florida Fire Prevention Code, etc. Effective Date: 7/1/2022	Regulatory	None at this time.	Community Affairs	Banking and Insurance	Rules				
HB 667	Department of Business and Professional Regulation	McClain	11/19/2021	SB 714	Department of Business and Professional Regulation: Requires department to certify for licensure qualified individuals who practice mold assessment or mold remediation & hold certain licenses issued by other states or territories; requires department to certify asbestos consultants & asbestos contractors for licensure who meet certain exam & other state licensure requirements; removes time limitation for applying for certain contracting licenses under certain provisions; deletes requirement limiting types of boxing exhibitions which require specified maximum difference in participant weights.	Regulatory	None at this time.	Regulatory Reform Subcommittee - voted favorably 1/20/22	State Administration & Technology Appropriations Subcommittee - Approved 2/3/22	Commerce - voted favorably 2/17/22				
SB 626	Standards for Buildings and Firesafety	Wright	11/3/2021	HB 659	Providing for a contingent effective date of updates to the Florida Building Code; providing for a contingent effective date of updates to the Florida Fire Prevention Code, etc. Effective Date: 7/1/2022	Regulatory	None at this time.	Community Affairs	Banking and Insurance	Rules				

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
HB 771	Powers of the Florida Building Commisison	Andrade	11/30/2021	SB 1604	Requires Florida Building Commission to develop certain uniform standards for existing building structures or facilities; provides requirements for such standards; authorizes commission to adopt certain rules that deviate from statewide standards. Effective Date: July 1, 2022	Regulatory	None at this time.	Regulatory Reform Subcommittee	State Administration & Technology Appropriations Subcommittee	Commerce				
SB 1190	Two-way Radio Communication Enhancement Systems	Boyd	12/8/2021	HB 785	Authorizing the use of two-way radio communication enhancement systems to comply with certain radio signal strength requirements in the Florida Fire Prevention Code; specifying that such systems or equivalent systems are not required in certain apartment buildings, etc. Effective Date: 7/1/2022	Regulatory	None at this time.	Community Affairs - voted favorably 1/18/22	Banking and Insurance - Approved on 2/2/22	Rules - voted favorably 2/15/22		Placed on Special Order Calendar - 2/23/22		
HB 785	Two-way Radio Communication Enhancement Systems	Botana	11/30/2021	SB 1190	Authorizes use of two-way radio communication enhancement systems to comply with certain radio signal strength requirements in Florida Fire Prevention Code; exempts certain apartment buildings from requiring two-way radio communication enhancement systems. Effective Date: July 1, 2022	Regulatory	None at this time.	Insurance and Banking Subcommittee - Approved 2/2/22	Commerce					
Taxation														
HB 119	Appeals by Property Appraisers	Borrero	9/16/2021	HB 417	Revises upward percent variance that must exist for property appraiser to appeal value adjustment board assessment of property value. Effective Date: July 1, 2022	Taxation	None at this time.	Local Administration & Veterans Affairs	Ways & Means	State Affairs		Withdrawn prior to introduction		

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
HB 247	Florida Main Street Programs	Salzman	10/11/2021	SB 1310	Florida Main Street Program and Historic Preservation Tax Credits: Specifies eligibility requirements for receiving specified tax credits for taxpayers that rehabilitate certified historic structures; specifies amount of tax credits; authorizes carryforward, sale, & transfer of tax credits; provides DOR audit & examination powers; requires return of forfeited tax credits; requires DOR to provide annual reports to Legislature. Effective Date: July 1, 2022	Taxation	None at this time.	Tourism, Infrastructure & Energy Subcommittee - voted favorably 2/15/22	Ways & Means	Commerce - reference removed				
SB 712	Small Business Saturday Sales Tax Holiday	Taddeo	11/1/2021	HB 439	Small Business Saturday Sales Tax Holiday; Defining the term "small business"; providing that small businesses are not required to collect the sales and use tax on the retail sale of certain items of tangible personal property during a specified timeframe; authorizing certain dealers to opt out of participating in the tax holiday, subject to certain requirements, etc. Effective Date: 7/1/2022	Taxation	None at this time.	Commerce and Tourism	Finance & Tax	Appropriations				
HB 439	Small Business Saturday Sales Tax Holiday	Smith ©	11/1/2021	SB 712	Small Business Saturday Sales Tax Holiday: Provides small businesses are not required to collect sales & use tax on retail sale of certain items during specified timeframe; authorizes certain dealers to opt out of participating in tax holiday. Effective Date: July 1, 2022	Taxation	None at this time.	Ways & Means Committee	Commerce Committee	Appropriations				
HB 417	Property Appraisers	Fernandez-Barquin	11/5/2021	SB 572	Property Appraisers: Revises factors that property appraiser must consider in deriving just valuation; revises thresholds for variance in assessed value which allow property appraiser to appeal decisions of value adjustment board. Effective Date: July 1, 2022	Taxation	None at this time.	Ways & Means Committee - Approved 2/9/22	Local Administration & Veterans Affairs - voted favorably 2/14/22	State Affairs				

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HB 6057	Repeal of Developer Incentive Requirements	Eskamani	10/20/2021	SB 1900 - HB 6113	Repeal of Developer Incentive Requirements: Removes provisions requiring counties & municipalities to provide incentives to fully offset costs of certain affordable housing contributions or linkage fees. Effective Date: July 1, 2022	Taxation	None at this time.	Local Administration & Veterans Affairs	Commerce Committee	State Affairs				
SB 572	Property Appraisers	Garcia	10/20/2021	HB 417	Revising factors that a property appraiser must consider in deriving just valuation; revising the thresholds for variance in assessed value which allow a property appraiser to appeal decisions of the value adjustment board, etc. Effective Date: 7/1/2022	Taxation	None at this time.	Community Affairs	Finance & Tax	Appropriations				
HB 839	Tax Discount Percentage Rates	Fischer	12/3/2021	SB 1152	Revises tax discount percentage rates for all taxes assessed on county tax rolls. Effective Date: July 1, 2022	Taxation	None at this time.	Local Administration & Veterans Affairs	Ways & Means	State Affairs				
SB 1152	Tax Discount Percentage Rates	Rodriguez (A)	12/2/2021	HB 839	Revises tax discount percentage rates for all taxes assessed on county tax rolls. Effective Date: July 1, 2022	Taxation	None at this time.	Community Affairs	Finance & Tax	Appropriations				
SB 1470	Taxation of Fees for the Use of Real Property	Stewart	1/5/2022		Specifying tax rates of 2.75% for certain businesses with revenue not exceeding \$100,000 on rental or license fees for the use of real property during a specified tax year; specifying the types of personal property not subject to the tax, etc. Effective Date: 7/1/2022	Taxation	None at this time.	Commerce and Tourism	Finance & Tax	Appropriations				
SB 1250	Sales Tax Refunds for Building Mitigation Retrofit Improvements	Gruters	12/14/2021	HB 863	Exempting materials used for building mitigation retrofit improvements from the sales and use tax; requiring the owner of a qualified building to electronically file certain documents within a certain timeframe with the Department of Revenue to receive a refund of previously paid taxes; prohibiting such an owner from applying for the refund more than one time annually; requiring the department to make a certain determination and issue the refund within certain timeframes, etc. Effective Date: 7/1/2022	Taxation	None at this time.	Community Affairs	Finance & Tax	Appropriations				

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
HB 863	Sales Tax Refunds for Building Mitigation Retrofit Improvements	DiCeglie	12/7/2021	SB 1250	Exempts materials used for building mitigation retrofit improvements from sales & use tax; requires owner of qualified building to electronically file documents with DOR to receive refund; prohibits owner from applying for refund more than one time annually; prohibits authorized mitigation inspector from committing misconduct; authorizes licensing board to take actions against authorized mitigation inspectors. Effective Date: July 1, 2022	Taxation	None at this time.	Regulatory Reform Subcommittee	Ways & Means	Commerce				
SB 1558	Tax on the Rental or Lease of Real Property	Gruters	1/5/2022	HB 6093	Repealing a provision relating to the tax on the rental or license fee for use of real property; repealing a provision relating to tax credits for contributions to eligible nonprofit scholarship-funding organizations, etc. Effective Date: 7/1/2026	Taxation	None at this time.	Commerce and Tourism	Finance & Tax	Appropriations				
HB 6093	Tax on the Rental or Lease of Real Property	Gregory	12/16/2021	SB 1558	Removes provisions relating to tax on and tax credits for having paid rental or license fee for use of real property. Effective Date: July 1, 2026	Taxation	None at this time.	Ways & Means Committee	Commerce					
HB 7071	Taxation of Fees for the Use of Real Property	Payne	2/18/2022		Provides specified tax exemptions for specified industries & products; provides tax credits for specified businesses; provides refunds of previously paid taxes for specified purposes; provides abatement of taxes paid for specified purposes; provides sales tax holidays for specified items. Effective Date: July 1, 2022	Taxation	none at this time.	Appropriations on agenda 2/22/22						