

## MEMORANDUM

**TO:** NAIOP of Florida  
**FROM:** GrayRobinson  
**DATE:** February 26, 2023  
**SUBJECT:** 2023 Legislative Session – Committee Week 7 Summary (Feb 20-24)

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It's the final countdown<sup>1</sup>. Committee Week 7 marked the final week of meetings before the 60-day legislative session. Just like the six previous weeks, it was filled with announcements by the Governor, major legislation moving and major legislation filed. On Monday, the House unveiled its legislation dealing with environmental, social, and governance (ESG) investment strategies for Florida's pensions and state investments. On Wednesday, Governor DeSantis announced his legislation to address illegal immigration. Also Wednesday, the Senate's priority workforce housing legislation was heard and approved in its last committee of reference (Appropriations). Finally, on Friday, Senate President Passidomo unveiled a memo detailing her recommendations for addressing resiliency.

These and other highlights are featured below in our summary of the week that was in Tallahassee.

### **NAIOP Activities**

**NAIOP Days at the Capitol** – Thank you to everyone that traveled to Tallahassee for the joint NAIOP/ICSC Days at the Capitol. It was a successful gathering of learning, networking, and of course, advocacy.

**Business Rent Tax** – The Northeast chapter met with Speaker Paul Renner and made the case for a further reduction in the business rent tax. As well, our team met with House Ways & Means staff director to discuss the same.

**Bidirectional Antennas** – The Northeast chapter met with Speaker Renner on this issue. Specifically, they advocated for an amendment onto Rep. Maggard's bill. The GR team will follow up with both Maggard and Senator Hooper on this issue.

**Florida Building Commission** – Our language to add a commercial real estate development representative to the Florida Building Commission is in drafting. We are awaiting the return before deciding whether to file a standalone bill or amend onto a piece of legislation that is moving.

**EV Charging Stations** - Senate Bill 170, by Senator Jay Trumbull, that would significantly hamper any local ordinance that would create increased costs to businesses. We are meeting with the sponsor to explore how we can ensure the legislation would also impact ordinances that deal with EV charging stations.

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<sup>1</sup> You're [welcome](#).

On Thursday, Senator Corey Simon filed SB 1176 – Electric Vehicle Infrastructure. This legislation would require the Public Service Commission to adopt rules for electric vehicle charging stations which meet certain requirements; provide a timeline for the proposal and adoption of such rules; and prohibit a public utility from using rate base investment for certain purposes.

## **Summary of Committee Week Seven (February 20-24)**

### **Special Session 2023B – Bill Signings**

The Governor has received and signed four of the seven bills passed during the special legislative session. He signed SB 2B (Emergency Response), SB 4B (Statewide Prosecutor), SB 6B (Transportation of Inspected Unauthorized Aliens), and HB 7B (Intercollegiate Athlete Compensation and Rights). As of Friday evening, the Governor has not yet received the three remaining bills, all dealing with special districts, including the legislation addressing Reedy Creek Improvement District (HB 9B).

### **The Best of the Rest**

#### **Immigration Under Attack**

Governor Ron DeSantis proposed a new legislative package on Thursday aimed at addressing illegal immigration, as he prepares for an expected presidential run. DeSantis cited the failure of the Biden administration to secure the nation's borders as the reason for the proposal, which includes measures such as increasing penalties for human smuggling and document falsification, strengthening detention statutes for people in the country illegally, and preventing unauthorized immigrants from practicing law. DeSantis also wants all businesses to use the E-Verify system for checking employment status, with the state having the ability to revoke a business license if a company violates the requirements twice in two years. The proposal also includes invalidating out-of-state licenses for unauthorized immigrants, requiring affirming citizenship and legal residency to register to vote, and repealing a law that allows undocumented migrants to pay in-state tuition rates at universities. Hospitals would be required to collect data on care given to undocumented immigrants and submit reports on the costs to the governor and the Legislature under the proposal. DeSantis said that "Florida is a law and order state, and we won't turn a blind eye to the dangers of Biden's Border Crisis." The immigration reform effort was recommended by a statewide grand jury impaneled by the Florida Supreme Court to investigate the impact of illegal immigration on Florida. The first report, released in December, recommended creating new criminal penalties for harboring undocumented immigrants.

#### **Local Term Limits In Play**

A new bill (SB 1110) filed in the Florida Senate this week by Sen. Blaise Ingoglia, R-Spring Hill, would impose term limits on county commissioners, forcing them off the board after a maximum of eight years. The legislation would also reduce the term limit for school board members from 12 years to eight years. The bill reflects a trend among state lawmakers in recent years to limit local control over policy issues and centralize decision-making at the state level.

#### **Universal Vouchers Moving in the Senate and House...But Total Cost Raising Concern**

The Senate Committee on Education Pre-K-12 approved a bill (SB 202) on Tuesday that would allow taxpayers to fund private school education or homeschooling expenses for all Florida students without regard to income or the status of the student's assigned public school. The bill still needs approval from the Senate education

budget subcommittee and the full budget committee before it can be voted on by the full Senate. The House PreK-12 Appropriations Subcommittee approved the House version of the bill (HB 1). The measure has one more House committee stop before the House floor, and has drawn broad Republican support and backing from the governor and is widely expected to pass and become law. On Thursday, House proponents of the bill put the cost for the plan at just over \$200 million – a number that was severely criticized by opponents who noted that other estimates have put the cost of the program at as much as \$4 billion. Backers said much of the money that would go to private schools under the plan is already accounted for because it is part of current voucher programs, and said some parents whose students attend private schools wouldn't apply for the tax rebates they'd be entitled to under the legislation.

## **ESG Restrictions**

House Speaker Paul Renner on Monday unveiled legislation (HB 3) that would prevent state officials from investing state funds using "Environmental, Social and Governance," or ESG standards. The legislation, a priority of Gov. Ron DeSantis, would also prohibit the use of anything but purely economic factors in determining government contracting. A Senate version of the measure is yet to be filed. The House bill is being carried by Republican Rep. Bob Rommel. So far, it's yet to receive a committee assignment.

## **Housing Bill Continues to Move**

The Senate Appropriations Committee unanimously passed a committee substitute for Senator Calatayud's comprehensive affordable housing package, CS/SB 102-Housing, following the adoption of a strike-all amendment. The package provides unprecedented funding for the State Housing Initiatives Partnership (SHIP) and State Apartment Incentive Loan (SAIL) programs, with \$252 million in non-recurring funds allocated towards SHIP and \$259 million in total (recurring and non-recurring) towards SAIL.

Apart from the funding, the bill also includes various provisions, such as authorizing counties to approve "mixed-use residential" developments that include affordable housing, eliminating limited statutory authority for local governments to impose rent control measures, requiring counties to authorize multi-family and mixed-use residential as allowable uses in mixed-use and commercial zones, and providing height and density incentives for residential development. The bill also prohibits counties from restricting the density and height of eligible proposed affordable housing developments below certain levels and provides tax exemptions for non-profit entities and newly constructed or rehabilitated developments dedicated to providing affordable low-to moderate-income housing. Additionally, local governments are permitted to offer an additional local option ad valorem tax exemption to property owners who dedicate units to extremely-low income or very-low income residents, subject to certain requirements. Finally, the bill provides for the codification of the Hometown Heroes program, which provides down payment assistance and zero-interest loans to eligible frontline community workforce members, and the distribution of the lesser of 8 percent of Documentary Stamp Tax revenues or \$150 million to be deposited into the State Housing Trust Fund.

## **Resiliency Legislation Announced**

Senate President Passidomo has outlined in a memo a series of recommendations the Select Committee has put forward for consideration. The Select Committee on Resiliency, led by Leader Albritton, has been working to identify legislative steps to provide additional tools to assist state and local governments with preparation for and response to future storms. Senator Martin has filed SB 250, which incorporates these recommendations. Notably, the recommendations include: tolling and extending permits during an emergency, expediting

building permits following a natural disaster, expressly allowing residents to live on their land in temporary housing while they rebuild and moratoriums on building fees after a natural disaster.

## **Business Impact Statements for Local Governments Continues to Move in Senate**

Senator Trumbull's CS/SB 170, which is similar to the failed SB 280 from the previous session, has passed Senate Rules committee with unanimous support. The bill expands current law to allow civil action challenges against local ordinances on grounds of being arbitrary or unreasonable, in addition to being preempted by state law or conflicting with the state constitution. The courts may award attorney fees and costs to the prevailing complainant, but the total amount of damages awarded cannot exceed \$50,000 plus costs to the plaintiff. Similar to challenges under current law, complainants can also recover damages against local governments that enacted the ordinances.

The bill requires county commissioners to prepare a business impact statement and estimate for certain ordinances, which must be published on the county or city's website at the same time as notice of a proposed ordinance is published. The business impact statement must include a summary of the proposed ordinance, its public purpose, economic effects on for-profit businesses, compliance costs, new charges or fees on businesses, regulatory costs, and estimated number of affected businesses. The bill excludes certain ordinances from this requirement, such as those related to federal or state law, budget amendments, and emergencies.

The bill also allows for the suspension of ordinance enforcement if a legal action is filed within 90 days of adoption, the complainant requests suspension, and the county has been served with a copy of the complaint. The bill only applies to ordinances adopted on or after October 1, 2023, and amendments to such ordinances can only give rise to claims if the amendment language is the cause of the claim apart from the underlying ordinance.

An amendment clarifying notice at meetings was adopted, but there is currently no House companion.

## **Current Bill Statistics**

Total Bills Filed: 1,182 (597 House; 585 Senate)

Appropriations Requests Filed in the House: 2,165 (over \$4.6 billion in requests)

Appropriations Requests Filed in the Senate: 986

## **Schedule for First Week of Session (March 6 - 10)**

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

The House's schedule is not yet published.

## **Preview of 2023 Legislative Session**

### **Key Dates**

The 2023 Legislative Session gavel-in on March 7, 2023.

## Legislation Tracking (From Lobbytools Folder)

2023 Bills (39)				
Number	Title	Sponsor	Last Action	Date Foldered
HB 0543	<b>Public Safety</b>	Brannan III	02/24/23	01/30/23 11:30PM
(L: 7025 ) (S: 150 ) (C: 152 277 571 )	<p>Public Safety: Authorizes person to carry concealed weapon or firearm if he or she is licensed to do so or meets specified requirements; requires person who is carrying concealed weapon or firearm without license to carry identification &amp; display upon demand by law enforcement; prohibits person who is carrying concealed weapon or firearm without license from carrying such weapon or firearm in specified locations; authorizes nonresident to carry concealed weapon or firearm in this state if he or she meets same requirements as resident; requires Office of Safe Schools to develop behavioral threat management operational process; authorizes private school to request sheriff in county of private school establish guardian program. APPROPRIATION: \$60,177,846 Effective Date: July 1, 2023</p> <p>01/30/23 HOUSE Filed</p> <p>01/31/23 HOUSE Referred to Constitutional Rights, Rule of Law &amp; Government Operations Subcommittee; Judiciary Committee</p> <p>01/31/23 HOUSE Now in Constitutional Rights, Rule of Law &amp; Government Operations Subcommittee</p> <p>01/31/23 HOUSE On Committee agenda - Constitutional Rights, Rule of Law &amp; Government Operations Subcommittee, 02/07/23, 2:00 pm, 212 K</p> <p>02/07/23 HOUSE Favorable by Constitutional Rights, Rule of Law &amp; Government Operations Subcommittee; 10 Yeas, 5 Nays</p> <p>02/07/23 HOUSE Now in Judiciary Committee</p> <p>02/14/23 HOUSE On Committee agenda - Judiciary Committee, 02/21/23, 8:00 am, 404 H - PCS</p> <p>02/21/23 HOUSE Favorable with CS by Judiciary Committee; 16 Yeas, 7 Nays</p> <p>02/24/23 HOUSE Committee Substitute Text (C1) Filed</p>			
HB 0327	<b>Fire Sprinkler System Projects</b>	Bell	02/24/23	01/24/23 12:46PM
(C: 408 )	<p>Fire Sprinkler System Projects: Provides requirements for simplified permitting process for certain fire sprinkler system projects. Effective Date: July 1, 2023</p> <p>01/23/23</p>			

HOUSE Filed

02/01/23

HOUSE Referred to Regulatory Reform & Economic Development Subcommittee;  
Commerce Committee

02/01/23

HOUSE Now in Regulatory Reform & Economic Development Subcommittee

02/16/23

HOUSE On Committee agenda - Regulatory Reform & Economic Development  
Subcommittee, 02/23/23, 9:00 am, 212 K

02/23/23

HOUSE Favorable with CS by Regulatory Reform & Economic Development  
Subcommittee; 11 Yeas, 0 Nays

02/24/23

HOUSE Committee Substitute Text (C1) Filed

SB 1176	<b>Electric Vehicle Infrastructure</b>	Simon	02/24/23	02/24/23 11:42PM
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Electric Vehicle Infrastructure; Requiring the Public Service Commission to adopt rules for electric vehicle charging stations which meet certain requirements; providing a timeline for the proposal and adoption of such rules; prohibiting a public utility from using rate base investment for certain purposes, etc. Effective Date: 7/1/2023

02/24/23

SENATE Filed

SB 0102	<b>Housing</b>	Calatayud	02/24/23	01/27/23 11:19AM
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(S: 627 )  
(C: 220 229 771 772 )

Housing; Citing this act as the "Live Local Act"; deleting the authority of local governments to adopt or maintain laws, ordinances, rules, or other measures that would have the effect of imposing controls on rents; providing an exemption from ad valorem taxation for land that meets certain criteria; authorizing local governments to adopt ordinances to provide an ad valorem tax exemption for portions of property used to provide affordable housing meeting certain requirements; suspending, for a specified period, the General Revenue Fund service charge on documentary stamp tax collections; authorizing the Governor, under the Florida Job Growth Grant Fund, to approve state or local public infrastructure projects to facilitate the development or construction of affordable housing, etc. APPROPRIATION: \$711,000,000 Effective Date: Except as otherwise expressly provided in this act and except for this section, which shall take effect upon becoming a law, this act shall take effect July 1, 2023

01/26/23

SENATE Filed

01/26/23

SENATE Referred to Community Affairs; Appropriations

01/30/23

SENATE On Committee agenda - Community Affairs, 02/08/23, 9:30 am, 401 S

02/01/23

Bill to be Discussed During the Office of EDR's Revenue Estimating Impact  
Conference, 02/03/23, 9:00 am, 117 K (No Votes Will Be Taken)

02/08/23

SENATE Favorable by Community Affairs; Yeas 9 Nays 0

02/08/23

Bill to be Discussed During the Office of EDR's Revenue Estimating Impact Conference, 02/10/23, 9:00 am, 117 K (No Votes Will Be Taken)

02/08/23

SENATE Now in Appropriations

02/13/23

SENATE On Committee agenda - Appropriations, 02/22/23, 3:30 pm, 110 S

02/15/23

Bill to be Discussed During the Office of EDR's Revenue Estimating Impact Conference, 02/17/23, 9:00 am, 117 K (No Votes Will Be Taken)

02/22/23

SENATE Favorable with CS by Appropriations; 17 Yeas, 0 Nays

02/24/23

SENATE Committee Substitute Text (C1) Filed

02/24/23

SENATE Placed on Calendar, on 2nd reading

SB 0170	<b>Local Ordinances</b>	Trumbull	02/24/23	02/11/23 03:41PM
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Local Ordinances; Authorizing courts to assess and award reasonable attorney fees and costs and damages in certain civil actions filed against local governments; providing certain procedures for continued meetings on proposed ordinances for counties; requiring a county to suspend enforcement of an ordinance that is the subject of a certain legal action if certain conditions are met; providing certain procedures for continued meetings on proposed ordinances for municipalities, etc. Effective Date: Except as otherwise expressly provided in this act and except for this section, which shall take effect upon becoming a law, this act shall take effect October 1, 2023

01/24/23

SENATE Filed

01/26/23

SENATE Referred to Community Affairs; Rules

01/30/23

SENATE On Committee agenda - Community Affairs, 02/08/23, 9:30 am, 401 S

02/08/23

SENATE Favorable with CS by Community Affairs; 7 Yeas, 2 Nays

02/09/23

SENATE Committee Substitute Text (C1) Filed

02/09/23

SENATE Now in Rules

02/13/23

SENATE On Committee agenda - Rules, 02/23/23, 9:30 am, 412 K

02/23/23

SENATE Favorable with CS by Rules; 15 Yeas, 0 Nays

02/24/23

SENATE Committee Substitute Text (C2) Filed

02/24/23

SENATE Placed on Calendar, on 2nd reading

HB 1131	<b>Property Tax Administration</b>	Fernandez-Barquin	02/24/23	02/24/23 01:08PM
(I: 474 )	Property Tax Administration: Revises provisions relating to appeals by property appraisers; recalculations of assessments based on errors; assessment of newly discovered changes, additions & improvements; back taxes; appeals to value adjustment board & variance minimums for appeals. Effective Date: January 1, 2024			
	02/24/23 HOUSE Filed			
SB 0810	<b>Financing Improvements to Real Property</b>	Gruters	02/23/23	02/15/23 04:52PM
(S: 1151 )	Financing Improvements to Real Property; Authorizing a residential or commercial property owner to apply to a local government for funding to finance an improvement and to enter into a financing agreement with the local government; providing that a non-ad valorem assessment on certain commercial property is subject to a certain fee; specifying the determinations a local government must make before entering into a financing agreement for commercial and residential properties; restricting what improvements may be covered in certain agreements between local governments and residential property owners, etc. Effective Date: 7/1/2023			
	02/15/23 SENATE Filed			
	02/23/23 SENATE Referred to Community Affairs; Judiciary; Fiscal Policy			
SB 0782	<b>Department of Business and Professional Regulation</b>	Hooper	02/23/23	02/15/23 04:47PM
(I: 869 )	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; revising requirements for the issuance of an asbestos consultant's license; removing a time limitation for applying for certain contracting licenses under certain provisions; requiring licensees and licensed agents to maintain a division online account and provide the division with specified information; deleting a requirement limiting the types of boxing exhibitions which require a specified maximum difference in participant weights, etc. Effective Date: 7/1/2023			
	02/14/23 SENATE Filed			
	02/23/23 SENATE Referred to Regulated Industries; Appropriations Committee on Agriculture, Environment, and General Government; Fiscal Policy			
SB 0772	<b>Florida Hometown Hero</b>	Davis	02/23/23	02/14/23 04:36PM

	<b>Housing Program</b>			
(S: 771 ) (C: 102 627 )	<p>Florida Hometown Hero Housing Program; Creating the Florida Hometown Hero Housing Program to be administered by the Florida Housing Finance Corporation; specifying requirements for loans under the program; authorizing the corporation to underwrite and make such loans to specified borrowers, etc. Effective Date: 7/1/2023</p> <p>02/14/23 SENATE Filed</p> <p>02/23/23 SENATE Referred to Community Affairs; Appropriations Committee on Transportation, Tourism, and Economic Development; Appropriations</p>			
SB 0856	<b>Amendments to Land Development Regulations</b>	Rodriguez	02/23/23	02/16/23 03:01PM
(S: 41 )	<p>Amendments to Land Development Regulations; Prohibiting an initiative or referendum process on land development regulation amendments, etc. Effective Date: 7/1/2023</p> <p>02/16/23 SENATE Filed</p> <p>02/23/23 SENATE Referred to Community Affairs; Judiciary; Rules</p>			
SB 0694	<b>Private Property For Motor Vehicle Parking</b>	Gruters	02/23/23	02/10/23 03:00PM
(I: 617 )	<p>Private Property for Motor Vehicle Parking; Requiring owners and operators of certain property to follow specified rules; prohibiting certain invoices from resembling specified citations; removing a provision prohibiting certain county and municipal regulations, etc. Effective Date: 7/1/2023</p> <p>02/10/23 SENATE Filed</p> <p>02/23/23 SENATE Referred to Judiciary; Community Affairs; Rules</p>			
SB 0360	<b>Causes of Action Based on Improvements to Real Property</b>	Hutson	02/23/23	01/25/23 09:51AM
(S: 85 )	<p>Causes of Action Based on Improvements to Real Property; Revising the time in which an action founded on the design, planning, or construction of an improvement to real property must be commenced; revising the date on which the statute of limitations period begins; providing for the calculation of the statute of limitations period for multi-dwelling buildings, etc. Effective Date: Upon becoming a law</p> <p>01/24/23 SENATE Filed</p>			

02/09/23  
 SENATE Referred to Judiciary; Rules

02/13/23  
 SENATE On Committee agenda - Judiciary, 02/21/23, 1:00 pm, 412 K

02/21/23  
 SENATE Favorable with CS by Judiciary; 10 Yeas, 1 Nay

02/22/23  
 SENATE Committee Substitute Text (C1) Filed

02/23/23  
 SENATE Now in Rules

HB 0359	<b>Local Government Comprehensive Plans</b>	Duggan	02/23/23	01/24/23 12:50PM
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(S: 540 )

Local Government Comprehensive Plans: Provides that prevailing party in challenge to plan or plan amendment is entitled to recover attorney fees & costs; awards attorney fees & costs, including reasonable appellate attorney fees & costs, to prevailing party in challenge to compliance of small scale development amendment. Effective Date: July 1, 2023

01/23/23  
 HOUSE Filed

02/01/23  
 HOUSE Referred to Local Administration, Federal Affairs & Special Districts Subcommittee; Civil Justice Subcommittee; State Affairs Committee

02/01/23  
 HOUSE Now in Local Administration, Federal Affairs & Special Districts Subcommittee

02/15/23  
 HOUSE On Committee agenda - Local Administration, Federal Affairs & Special Districts Subcommittee, 02/22/23, 11:00 am, 17 H

02/22/23  
 HOUSE Favorable with CS by Local Administration, Federal Affairs & Special Districts Subcommittee; 17 Yeas, 0 Nays

02/23/23  
 HOUSE Committee Substitute Text (C1) Filed

HB 0383	<b>Public Construction</b>	Griffitts Jr.	02/23/23	01/24/23 12:52PM
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(S: 346 )

Public Construction: Revises provisions relating to payments for purchases of construction services by local governmental entities & public entities; revises time periods within which certain proceedings must be commenced & concluded; provides dates by which undisputed portion of certain payment requests must be paid. Effective Date: July 1, 2023

01/23/23  
 HOUSE Filed

02/01/23

HOUSE Referred to Local Administration, Federal Affairs & Special Districts Subcommittee; Commerce Committee; State Affairs Committee

02/01/23

HOUSE Now in Local Administration, Federal Affairs & Special Districts Subcommittee

02/15/23

HOUSE On Committee agenda - Local Administration, Federal Affairs & Special Districts Subcommittee, 02/22/23, 11:00 am, 17 H - PCS

02/22/23

HOUSE Favorable with CS by Local Administration, Federal Affairs & Special Districts Subcommittee; 14 Yeas, 4 Nays

02/23/23

HOUSE Committee Substitute Text (C1) Filed

HB 0771	<b>Florida Hometown Hero Housing Program</b>	Nixon	02/21/23	02/13/23 04:58PM
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(S: 772 )  
(C: 102 627 )

Florida Hometown Hero Housing Program: Creates Florida Hometown Hero Housing Program to be administered by Florida Housing Finance Corporation; provides purpose of program; specifies requirements for loans under program; authorizes corporation to underwrite & make such loans to specified borrowers; specifies borrowers who are ineligible for program. Effective Date: July 1, 2023

02/13/23

HOUSE Filed

02/21/23

HOUSE Referred to Local Administration, Federal Affairs & Special Districts Subcommittee; Infrastructure & Tourism Appropriations Subcommittee; State Affairs Committee

02/21/23

HOUSE Now in Local Administration, Federal Affairs & Special Districts Subcommittee

HB 0765	<b>Building Permit Applications to Local Governments</b>	Roth	02/21/23	02/13/23 11:15AM
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(C: 682 )

Building Permit Applications to Local Governments: Requires local government to post & update information on its website; requires electronic submission of application; authorizes local government to provide notice of expiration within specified timeframe; prohibits local government from issuing permit unless specified information is included with permit & provided to applicant; revises application process; prohibits local government from requesting additional information from & imposing additional requirements on applicant other than those posted on its website; revises amount by which permit fee must be reduced in certain instances; provides limitation on specified fee. Effective Date: July 1, 2023

02/13/23

HOUSE Filed

02/21/23

HOUSE Referred to Local Administration, Federal Affairs & Special Districts Subcommittee; Regulatory Reform & Economic Development Subcommittee; State Affairs Committee

02/21/23

HOUSE Now in Local Administration, Federal Affairs & Special Districts Subcommittee

HB 0331	<b>Liens and Bonds</b>	Overdorf	02/21/23	01/24/23 12:47PM
(S: 624 )	Liens and Bonds: Revises liens & bonds laws, including provisions relating to when notices must be served; notarizing forms; alternative forms of security; direct contracts; computation of time; extent of certain 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, 2023			
	01/23/23 HOUSE Filed			
	02/01/23 HOUSE Referred to Civil Justice Subcommittee; Regulatory Reform & Economic Development Subcommittee; Judiciary Committee			
	02/01/23 HOUSE Now in Civil Justice Subcommittee			
	02/07/23 HOUSE On Committee agenda - Civil Justice Subcommittee, 02/14/23, 1:30 pm, 404 H			
	02/14/23 HOUSE Favorable with CS by Civil Justice Subcommittee; 18 Yeas, 0 Nays			
	02/15/23 HOUSE Committee Substitute Text (C1) Filed			
	02/21/23 HOUSE Now in Regulatory Reform & Economic Development Subcommittee			
SB 0540	<b>Local Government Comprehensive Plans</b>	DiCeglie	02/16/23	02/07/23 10:06AM
(S: 359 )	Local Government Comprehensive Plans; Authorizing certain administrative modifications to capital improvement schedules; providing that the prevailing party in a challenge to a plan or plan amendment is entitled to recover attorney fees and costs; awarding attorney fees and costs, including reasonable appellate attorney fees and costs, to the prevailing party in a challenge to the compliance of a small scale development amendment, etc. Effective Date: 7/1/2023			
	02/06/23 SENATE Filed			
	02/16/23 SENATE Referred to Community Affairs; Judiciary; Rules			
SB 0562	<b>Notices of Commencement</b>	Gruters	02/16/23	02/09/23 01:46PM

(C: 797 ) Notices of Commencement; Requiring the Department of Business and Professional Regulation to furnish for distribution a uniform notice of commencement; requiring owners and authorized agents of owners to use such uniform notice, etc. Effective Date: 7/1/2023

02/07/23  
SENATE Filed

02/16/23  
SENATE Referred to Judiciary; Regulated Industries; Rules

SB 0512	<b>Building Construction</b>	Hooper	02/16/23	02/03/23 10:18AM
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(I: 89 ) Building Construction; Prohibiting local enforcing agencies from making or requiring substantive changes to plans or specifications after a permit has been issued; providing that a building code administrator, inspector, or plans reviewer is subject to disciplinary action under certain circumstances; requiring local fire officials to provide certain information to a permit applicant if building plans do not comply with the Florida Fire Prevention Code or Life Safety Code, etc. Effective Date: 7/1/2023

02/03/23  
SENATE Filed

02/16/23  
SENATE Referred to Community Affairs; Regulated Industries; Rules

SB 0682	<b>Residential Building Permits</b>	DiCeglie	02/16/23	02/10/23 11:32AM
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(S: 671 )  
(C: 765 ) Residential Building Permits; Deleting provisions relating to issuing building permits for certain residential dwellings; revising the timeframes for approving or denying certain building permits; revising the actions a local government must take after receiving specified information; requiring local governments to offer certain applicants the opportunity to meet in person or electronically; reducing permit fees by a certain percentage if certain timeframes are not met, etc. Effective Date: 7/1/2023

02/10/23  
SENATE Filed

02/16/23  
SENATE Referred to Community Affairs; Regulated Industries; Rules

HB 0639	<b>Issuance of Special Beverage Licenses</b>	Esposito	02/14/23	02/09/23 02:04PM
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Issuance of Special Beverage Licenses: Revises requirements for issuing special beverage licenses to certain food service establishments. Effective Date: Upon becoming a law

02/07/23  
HOUSE Filed

02/14/23  
HOUSE Referred to Regulatory Reform & Economic Development Subcommittee; Commerce Committee

02/14/23

HOUSE Now in Regulatory Reform & Economic Development Subcommittee

HB 0627	<b>Housing</b>	Busatta Cabrera	02/14/23	02/07/23 09:53AM
(S: 102 ) (C: 220 229 771 772 )	<p>Housing: Removes authority of local governments to adopt or maintain laws, ordinances, or rules that have effect of imposing controls on rents; provides exemption from ad valorem taxation for land that meets certain criteria; authorizes local governments to adopt ordinances to provide an ad valorem tax exemption for portions of property used to provide affordable housing meeting certain requirements; suspends, for a specified period, General Revenue Fund service charge on documentary stamp tax collections; authorizes Governor, under the Florida Job Growth Grant Fund, to approve state or local public infrastructure projects to facilitate the development or construction of affordable housing, etc. Effective Date: July 1, 2023</p> <p>02/06/23 HOUSE Filed</p> <p>02/14/23 HOUSE Referred to State Affairs Committee; Ways &amp; Means Committee; Appropriations Committee</p> <p>02/14/23 HOUSE Now in State Affairs Committee</p>			
HB 0671	<b>Residential Building Permits</b>	Esposito	02/14/23	02/09/23 02:08PM
(S: 682 )	<p>Residential Building Permits: Removes provisions relating to acquiring building permits for certain residential dwellings; requires local jurisdiction to reduce permit fees; revises timeframes for approving or denying building permits; specifies when permit application is deemed complete &amp; sufficient; requires opportunity for in-person or virtual meeting before second request for additional information may be made; reduces permit fees if certain timeframes are not met; specifies that permit requirements apply to single-family residential units &amp; single-family residential dwellings; requires that local governments follow prescribed timeframes unless local ordinance is more stringent. Effective Date: July 1, 2023</p> <p>02/08/23 HOUSE Filed</p> <p>02/14/23 HOUSE Referred to Regulatory Reform &amp; Economic Development Subcommittee; State Administration &amp; Technology Appropriations Subcommittee; Commerce Committee</p> <p>02/14/23 HOUSE Now in Regulatory Reform &amp; Economic Development Subcommittee</p>			
HB 0617	<b>Private Property for Motor Vehicle Parking</b>	Lopez (V)	02/14/23	02/09/23 01:58PM
(I: 694 )	<p>Private Property for Motor Vehicle Parking: Requiring owners or operators of certain property to follow specified rules; prohibits certain invoices from resembling specified citations; removes provision prohibiting certain county and municipal regulations. Effective Date: July 1, 2023</p> <p>02/06/23</p>			

HOUSE Filed

02/14/23

HOUSE Referred to Local Administration, Federal Affairs & Special Districts Subcommittee; State Affairs Committee

02/14/23

HOUSE Now in Local Administration, Federal Affairs & Special Districts Subcommittee

HB 0085	<b>Causes of Action Based on Improvements to Real Property</b>	Snyder	02/13/23	01/04/23 08:05AM
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(S: 360 )

Causes of Action Based on Improvements to Real Property: Revises time in which action founded on design, planning, or construction of improvement to real property must be commenced; revises date on which statute of limitations period begins; provides for calculation of statute of limitations period for multi-dwelling buildings; defines "material violation." Effective Date: upon becoming a law

12/29/22

HOUSE Filed

01/10/23

HOUSE Referred to Civil Justice Subcommittee; Regulatory Reform & Economic Development Subcommittee; Judiciary Committee

01/10/23

HOUSE Now in Civil Justice Subcommittee

01/19/23

HOUSE On Committee agenda - Civil Justice Subcommittee, 01/26/23, 9:00 am, 404 H

01/26/23

HOUSE Favorable with CS by Civil Justice Subcommittee; 15 Yeas, 3 Nays

01/27/23

HOUSE Committee Substitute Text (C1) Filed

01/30/23

HOUSE Now in Regulatory Reform & Economic Development Subcommittee

01/31/23

HOUSE On Committee agenda - Regulatory Reform & Economic Development Subcommittee, 02/07/23, 2:00 pm, 404 H

02/07/23

HOUSE Favorable with CS by Regulatory Reform & Economic Development Subcommittee; 14 Yeas, 1 Nay

02/08/23

HOUSE Committee Substitute Text (C2) Filed

02/13/23

HOUSE Now in Judiciary Committee

SB 0408	<b>Fire Sprinkler System Project Permitting</b>	Perry	02/09/23	01/27/23 12:11PM
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(C: 327 ) Fire Sprinkler System Project Permitting; Defining terms; requiring replacement fire sprinkler system components to meet certain criteria; requiring local enforcement agencies to perform at least one inspection for a fire sprinkler system project; requiring contractors to keep certain documentation available at a worksite for a fire sprinkler system project and make such documentation available for inspection, etc. Effective Date: 7/1/2023

01/26/23  
SENATE Filed

02/09/23  
SENATE Referred to Community Affairs; Regulated Industries; Rules

SB 0398	<b>Limitation of Actions Involving Real Estate Appraisers and Appraisal Management Companies</b>	Rodriguez	02/09/23	01/27/23 12:07PM
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(I: 213 ) Limitation of Actions Involving Real Estate Appraisers and Appraisal Management Companies; Defining terms; specifying statutes of limitations periods for certain actions involving real estate appraisers and appraisal management companies, etc. Effective Date: 7/1/2023

01/25/23  
SENATE Filed

02/09/23  
SENATE Referred to Judiciary; Regulated Industries; Rules

SB 0474	<b>Property Tax Administration</b>	Garcia (I)	02/09/23	02/02/23 09:17PM
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(I: 1131 ) Property Tax Administration; Revising the timeframe under which certain appeals of value adjustment board decisions must be filed by a property appraiser under certain circumstances; specifying when erroneous assessments of homestead property must be corrected; authorizing a taxpayer to appeal the amount of a homestead assessment limitation difference with the value adjustment board; adding appeals for which a value adjustment board must meet to hear, etc. Effective Date: 1/1/2024

02/01/23  
SENATE Filed

02/09/23  
SENATE Referred to Community Affairs; Finance and Tax; Appropriations

SB 0346	<b>Public Construction</b>	DiCeglie	02/09/23	01/27/23 11:41AM
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(S: 383 ) Public Construction; Providing that applications for approval of a development permit or development order which are under review by a municipality are deemed approved after a specified timeframe; requiring a certain list to include a dollar valuation using reasonable market rates of the estimated cost to complete items on the list; revising the timeframe within which proceedings must commence to resolve disputes between vendors and local governmental entities; revising the conditions

that require a public entity to pay or release amounts subject to certain disputes or claims, etc. Effective Date: 7/1/2023

01/24/23  
SENATE Filed

02/09/23  
SENATE Referred to Community Affairs; Governmental Oversight and Accountability; Rules

HB 0439	<b>Land Use and Development Regulations</b>	McClain	02/01/23	01/27/23 02:05PM
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Land Use and Development Regulations: Revises effect of special magistrate's recommendation; revises local governmental entity notification requirements; revises types of data that comprehensive plans & plan amendments must be based on; requires local government to submit affidavit for specified purposes; requires that EDR be sole publisher of specified estimates; revises elements that must be included in comprehensive plan; revises frequency at which local government must evaluate its comprehensive plan; prohibits local government from adopting plan amendments when it fails to meet certain requirements; revises exceptions to applicability of land development regulations relating to single-family or two-family dwelling building design elements; requires AG to audit county transportation trust fund. Effective Date: July 1, 2023

01/24/23  
HOUSE Filed

02/01/23  
HOUSE Referred to Local Administration, Federal Affairs & Special Districts Subcommittee; Commerce Committee; State Affairs Committee

02/01/23  
HOUSE Now in Local Administration, Federal Affairs & Special Districts Subcommittee

HB 0325	<b>Flood Disclosures for Residential and Commercial Property Sales</b>	Valdes	02/01/23	01/24/23 12:46PM
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(C: 484 759 ) Flood Disclosures for Residential and Commercial Property Sales: Requires seller of residential & commercial property to disclose certain flood information to prospective purchaser before executing contract for sale of property. Effective Date: July 1, 2023

01/23/23  
HOUSE Filed

02/01/23  
HOUSE Referred to Regulatory Reform & Economic Development Subcommittee; Civil Justice Subcommittee; Commerce Committee

02/01/23  
HOUSE Now in Regulatory Reform & Economic Development Subcommittee

HB 0305	<b>Protection of Medical Freedom</b>	Barnaby	02/01/23	01/20/23 12:57PM
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(I: 222 )

Prohibits DOH from requiring enrollment in state's immunization registry or otherwise requiring persons to submit to immunization tracking; prohibits business & governmental entities from requiring individuals to provide proof of vaccination to gain access to, entry upon, or service from such entities; prohibits employers from refusing employment to, or discharging, disciplining, demoting, or otherwise discriminating against, individual on basis of vaccination or immunity status; revises purposes of Florida Civil Rights Act of 1992 to include discrimination protection for vaccination or immunity status. Effective Date: July 1, 2023

01/20/23  
HOUSE Filed

02/01/23  
HOUSE Referred to Healthcare Regulation Subcommittee; Civil Justice Subcommittee; Regulatory Reform & Economic Development Subcommittee; Health & Human Services Committee

02/01/23  
HOUSE Now in Healthcare Regulation Subcommittee

SB 0222

**Protection of Medical Freedom**

Gruters

01/26/23

01/19/23  
08:50AM

(I: 305 )

Protection of Medical Freedom; Prohibiting the Department of Health from requiring enrollment in the state's immunization registry or otherwise requiring persons to submit to immunization tracking; prohibiting business and governmental entities from requiring individuals to provide proof of vaccination or postinfection recovery from any disease to gain access to, entry upon, or service from such entities; prohibiting employers from refusing employment to, or discharging, disciplining, demoting, or otherwise discriminating against, an individual solely on the basis of vaccination or immunity status; revising the purposes of the Florida Civil Rights Act of 1992 to include discrimination protection for vaccination or immunity status, etc. Effective Date: 7/1/2023

01/18/23  
SENATE Filed

01/26/23  
SENATE Referred to Judiciary; Health Policy; Rules

HB 0229

**Taxation of Affordable Housing**

Cross

01/25/23

02/07/23  
09:53AM

(I: 220 )  
(C: 102 627 )

Authorizes counties & municipalities to adopt ordinances to grant partial ad valorem tax exemptions to property owners whose properties are used to provide affordable housing; specifies duties of boards of county commissioners & municipal governing bodies adopting ordinances granting such exemptions; requires owners of property that is improperly granted such exemptions to pay owed taxes, penalties, & interest. Effective Date: July 1, 2023

01/17/23  
HOUSE Filed

01/25/23  
HOUSE Referred to Ways & Means Committee; Local Administration, Federal Affairs & Special Districts Subcommittee; State Affairs Committee

01/25/23

HOUSE Now in Ways & Means Committee

<p>HB 0213</p>	<p><b>Limitation of Actions Involving Real Estate Appraisers and Appraisal Management Companies</b></p>	<p>Borrero</p>	<p>01/25/23</p>	<p>01/19/23 08:44AM</p>
<p>(I: 398 )</p>	<p>Limitation of Actions Involving Real Estate Appraisers and Appraisal Management Companies: Specifies limitations periods for certain actions involving real estate appraisers &amp; appraisal management companies. Effective Date: July 1, 2023</p> <p>01/17/23 HOUSE Filed</p> <p>01/25/23 HOUSE Referred to Civil Justice Subcommittee; Regulatory Reform &amp; Economic Development Subcommittee; Judiciary Committee</p> <p>01/25/23 HOUSE Now in Civil Justice Subcommittee</p>			
<p>SB 0220</p>	<p><b>Taxation of Affordable Housing</b></p>	<p>Rodriguez</p>	<p>01/18/23</p>	<p>02/07/23 09:53AM</p>
<p>(I: 229 ) (C: 102 627 )</p>	<p>Taxation of Affordable Housing; Authorizing counties and municipalities to adopt ordinances to grant ad valorem tax exemptions to property owners whose properties are used to provide affordable housing; specifying limits on the amount of such exemptions; specifying requirements for ordinances granting such exemptions; specifying duties of boards of county commissioners and municipal governing bodies adopting ordinances granting such exemptions or repealing such ordinances, etc. Effective Date: 7/1/2023</p> <p>01/18/23 SENATE Filed</p> <p>01/18/23 SENATE Withdrawn prior to introduction</p>			
<p>HB 0089</p>	<p><b>Building Construction</b></p>	<p>Maggard</p>	<p>01/10/23</p>	<p>01/04/23 08:00AM</p>
<p>(I: 512 )</p>	<p>Building Construction: Revises definition of term "class A air-conditioning contractor"; prohibits certain persons or entities from making substantive changes to building plans after permit has been issued; provides exceptions; requires certain persons to provide certain information to certain persons or entities; provides that certain persons are subject to disciplinary action under certain circumstances. Effective Date: July 1, 2023</p> <p>01/03/23 HOUSE Filed</p> <p>01/10/23 HOUSE Referred to Regulatory Reform &amp; Economic Development Subcommittee; Local Administration, Federal Affairs &amp; Special Districts Subcommittee; Commerce Committee</p>			

01/10/23  
HOUSE Now in Regulatory Reform & Economic Development Subcommittee

HB 0041	<b>Land Development Initiative and Referendum Processes</b>	Garcia	12/23/22	01/04/23 08:02AM
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(S: 856 )

Land Development Initiative and Referendum Processes: Revises restrictions on initiative and referendum processes. Effective Date: July 1, 2023

12/14/22

HOUSE Filed

12/23/22

HOUSE Referred to Local Administration, Federal Affairs & Special Districts Subcommittee; Infrastructure Strategies Committee; State Affairs Committee

12/23/22

HOUSE Now in Local Administration, Federal Affairs & Special Districts Subcommittee