



FLORIDA
ASSOCIATION OF
COUNTIES
All About Florida

FAC Public Policy

Legislative Session Wrap-Up





The 2026 regular Legislative Session included:

- 1896 Bills and PCBs filed
- 237 Bills passed both chambers
 - 192 General Bills
 - 44 Local Bills
- 350+ Bills in FAC Bill Tracker
 - 47 Bills Enrolled
- 40+ Bills in Preemptions & Mandates
- Nearly 60 Bills in Property Tax Tracker



2026 Session Themes



- Government Efficiency
- Chamber Disagreements
- Fewest Bills Passed
- Overtime...Special Sessions...and
- Property Tax

Legislative Wrap-Up Webinar



FAILED

- Standards for Stormwater Systems – HB 239 / SB 558
- Wetlands Preemption– HB 479 / SB 718
- SB 180 Fix – SB 840 and amendments
- County Commissioner Term Limits – HJR 27
- Blue Ribbon Projects – HB 299 / SB 354
- Rural Boundary and Charter County Vote Thresholds
- Local Business Taxes – HB 103 / SB 122
- Local Enforcement Actions – HB 105 / SB 588
- Prohibition of Non-Profit Expenditures by Local Governments – HB 605
- Preemption to the State – HB 1227 / SB 1444



FAILED

- Advanced Nuclear Reactors – HB 1461/SB 1696
- Commercial Construction – HB 405/SB 526
- Starter Homes Act – HB 1143/SB 948
- Utilities (Solar) – HB 193/SB 200
- Landscape Irrigation – HB 611/SB 508
- Industries and Professional Activities – HB 607/SB 1666
- School Zone and Pedestrian Safety – HB 283/SB 498



HB 803 Building Permits and Inspections (Trabulsy) **PASSED**

- Emergency Inspector Authorization
- **Offsite-Constructed Housing Preemption**
- **Permit Application Transparency & Restrictions**
- Permit Fee Limitations
- Permit Exemption--\$7,500 or less
 - Hurricane/Flood Protection Exemption
 - Retaining Wall Permitting
- Glazing (design standard) Preemption
- **Private Provider System**
- **Permit Review Timelines**
- HOA Limitation



HB 927 Qualified Contractors (Sapp) **PASSED**

- **Preapplication Consultation Service & Contractor-Based System**
 - Subdivision, site plan, and plat reviews
 - Counties with population greater than 75,000 by 1/1/27
- Application Timelines, “Deemed Approved” & Enforcement
- Limits on Local Government Authority
- Platting & Subdivision Streamlining
- Expedited Residential Permitting
- Development Certainty (Bonding, Infrastructure & Vested Rights)



Growth Management



HB 399 Land Use and Development Regulations (Borrero) **PASSED**

- **Development Fee Limitations**
- **Residential Compatibility & Approval Standards**
- Targeted Development Preemptions
 - Large Destination Resorts
 - Manufactured & Off-Site Construction Preemption
 - Composting
 - School—ILAs to address easements and ROW
- **Amendments:** Rural Boundary and Charter County Vote Thresholds **FAILED**



SB 1614 Enforcement of the Florida Building Code (Leek) **PASSED**

- Removes authority for local governments to use excess building code enforcement fee revenue to construct buildings housing their building code enforcement agency
- Excess funds must instead be used to rebate fees, upgrade technology, or train building officials



SB 484 Data Centers (Avila) PASSED

- Preserves local authority over comprehensive planning and land development regulations for large load customers, including data centers
- Requires utilities to ensure large load customers bear their full electric service costs without shifting risk to other ratepayers
- Prohibits utilities from serving foreign-entity large load customers and bars load-splitting to evade regulation
- Creates new water permitting standards for large-scale data centers, including reclaimed water use when feasible and mandatory hearings for certain permits



HB 1093 Vertiports (Spencer) **PASSED**

- Adds vertiports and charging systems as qualifying projects for public-private partnership (P3) funding
- Authorizes FDOT to fund 100% of public vertiport project costs if federal funds are unavailable
- If federal funds are available, FDOT may fund up to 80% of the nonfederal share of project costs



SB 488 Transportation (Massullo) PASSED

- Omnibus transportation bill addressing DHSMV operations, motor vehicle registration, fuel tax compliance, and crash reporting
- Limits county authority to impose conditions on ROW permits for communications facility placement
- Prohibits counties from requiring providers to locate or survey facilities other than their own as a permit condition
- Bars counties from limiting permits issued or requiring cash deposits/escrow as a permit condition
- Restricts county enforcement to ROW owned and controlled by the county
- Requires all permit conditions consolidated into a single application
- Construction bonds for ROW restoration permitted but must be reasonably related to actual restoration cost



SB 1389 Affordable Housing (Redondo) **PASSED**

- Expands Live Local Act preemptions statewide
- Further restricts local zoning and development standards
- Streamlines development approvals
- Expands eligible land (including government and religious sites)
- Revises affordable housing tax exemption framework
- Adds fair housing protections and liability provisions

County Impact

- Significant expansion of state preemption over local land-use authority
- Reduced ability to regulate development intensity and compatibility
- Increased administrative and permitting workload



Government Efficiency



HB 1329 Local Government Finances (Benarroch) **PASSED**

Local Government Budgets

- Budget Transparency & Online Posting Requirements
- Budget Development Calendar & Public Engagement Requirements
- Financial Reporting & Accountability Measures
- Quarterly Salary Reporting Requirements

Impact Fee Changes

- “Extraordinary Circumstances” Increase Capped at 100% with phased implementation
- Refunds, Credits & Procedural Requirements



SB 1134 DEI Prohibition (Yarborough) PASSED

- Prohibits counties from funding or taking official DEI-related actions
- Voids existing local policies & Restricts related contracting and grant spending
- Authorizes resident lawsuits
- Mifeseance/Malfeaseance penalty

HB 1217 Net-Zero (Snyder) PASSED

- Prohibits local net-zero requirements and mandates
- Bars counties from using public funds to advance net-zero preferences
- Prohibits carbon-based local taxes, fees, and penalties
- Requires annual compliance affidavits to the Department of Revenue



HB 145 Suits Against the Government (McFarland) **PASSED**

- Increased Sovereign Immunity Caps (\$350K / \$500K)
- Revised Statute of Limitations for Claims Against Government
- Presuit Notice & Claims Process Changes
- Attorney Fee Limitations (25% Cap)
- Expanded Government Liability Exposure

- First bill to pass on this issue since 2011



HB 1285 Biosolids Management (Boyles) PASSED

- Prohibits DEP from issuing or renewing permits for certain Class B septage land application sites
- Applies when a higher-treatment septage facility is available within 30 miles
- Only applies if that facility is publicly owned and has available capacity

HB 1245 Biosolids Management (Shoaf) PASSED

- Regulation of Class AA biosolids land application
- Prohibits bulk land application when it constitutes disposal

HB 1019 PFAS (Conerly) PASSED

- Phases out PFAS-containing firefighting foam, with inventory, disposal, and possession deadlines
- Requires quarterly PFAS sampling and reporting for certain public wastewater biosolids and treated effluent systems
- Makes sampling results informational only until DEP adopts standards



HB 589 Onsite Sewage Treatment and Disposal System Permits (Nix) PASSED

- Prohibits local governments from requiring an OSTDS (septic system) construction permit before issuing a building or plumbing permit.
- Applicant must provide proof of OSTDS permit application to proceed .
- Property owner assumes all legal, financial, and safety liability if construction begins before OSTDS permit is issued.
- New OSTDS rules may not apply to permit applications submitted within 90 days of rule adoption.

SB 302 Coastal Resiliency (Garcia) PASSED

- Requires DEP to develop design guidelines and standards for green or hybrid green-gray infrastructure for coastal resiliency by January 1, 2027.
- Requires DEP to initiate rulemaking for a statewide nature-based coastal resiliency permitting process by January 1, 2027.
- Authorizes nature-based solutions (living shorelines, seagrass planting, wave attenuation structures) in state aquatic preserves.
- Requires DEP and local governments to promote public awareness of nature-based coastal resiliency solutions.



SB 848 Stormwater Treatments (Truenow) **PASSED**

- Amends provisions governing offsite compensatory stormwater treatment through regional stormwater management systems (RSMS) and water quality enhancement areas (WQEAs)
- Requires ERP applicants for RSMS to demonstrate adequate financial responsibility, updated every five years, with drainage areas based on HUC 12 subbasin
- Allows ERP applicants to use compensating stormwater treatment and WQEA enhancement credits as mitigation; transfers legal responsibility from credit purchaser to generator
- Requires DEP to adopt WQEA rules by October 1, 2026; authorizes DEP to accept and issue provisional WQEA permits in the interim
- Restricts non-local governmental RSMS and WQEAs from providing stormwater treatment for certain seaport activities



FAC Legislative Action Plan



PASSED

- HB 655 Shade Meetings for Bert Harris Claims
- SB 504 & SB 506 Code Inspector Body Cameras
- SB 484 Data Centers

FAILED

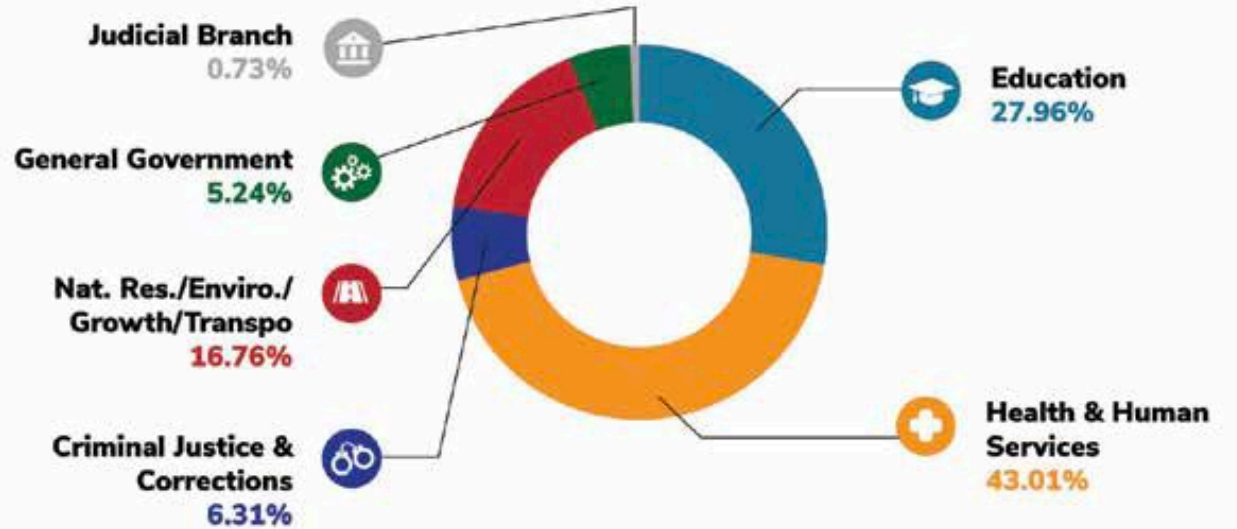
- County Administrator Records Exemption
- Fiscally Constrained Offset for Agricultural TPP Exemption
- Solar on Agricultural Lands
- Southern Rail Compact



- SFY 2026-27 General Appropriations Act totals \$114.5 billion — a 0.6% decrease from the prior year; passed during Special Session E after chamber disagreements delayed sine die
- **SCOP:** \$81.8 million appropriated; documentary stamp tax distribution increased from 13% to 16.9020%, generating an additional \$20 million in recurring funding
- **SCRAP:** \$25.85 million appropriated; added as a new dedicated recipient of the documentary stamp tax transportation distribution at 3.8455%, generating an additional \$15.2 million in recurring funding
- **Doc Stamp Tax Package (HB 7031E):** Increases the annual State Transportation Trust Fund distribution cap from \$360.08 million to \$395.28 million; incremental transportation funding directed toward small county road programs
- **FRS:** New Special Risk Class minimum COLA of 1.5% effective July 1, 2026 — net statewide county impact of approximately \$102.5 million

FY 2026-2027 GENERAL APPROPRIATIONS ACT

% of Budget





Public Policy



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Legislative Wrap-Up Webinar



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