

Housing, Agriculture & Tourism Subcommittee

Thursday, January 29, 2026
3:00 PM - 6:00 PM
Morris Hall (17 HOB)

Meeting Packet

Daniel Perez
Speaker

Michelle Salzman
Chair

Committee Meeting Notice

HOUSE OF REPRESENTATIVES

Housing, Agriculture & Tourism Subcommittee

Start Date and Time: Thursday, January 29, 2026 03:00 PM

End Date and Time: Thursday, January 29, 2026 06:00 PM

Location: Morris Hall (17 HOB)

Duration: 3.00 hrs

Consideration of the following bill(s):

HB 483 Manufacturing by Cobb
HB 495 Golf Course Best Management Practices Certification by Albert
HB 675 Affordable Housing by Driskell
HB 827 Disclosure of Estimated Ad Valorem Taxes by Anderson
HB 1497 My Safe Florida Condominium Pilot Program by Hunschofsky

NOTICE FINALIZED on 01/27/2026 4:30PM by Marks.Amie

FLORIDA HOUSE OF REPRESENTATIVES
BILL ANALYSIS

This bill analysis was prepared by nonpartisan committee staff and does not constitute an official statement of legislative intent.

BILL #: HB 483	**COMPANION BILL:** SB 528 (Truenow)
TITLE: Manufacturing	**LINKED BILLS:** None
SPONSOR(S): Cobb	**RELATED BILLS:** None

Committee References

Housing, Agriculture & Tourism ➤ Careers & Workforce ➤ Commerce

SUMMARY

Effect of the Bill:
The bill designates the Chief Manufacturing Officer among the Department of Commerce senior leadership to support Florida's manufacturing ecosystem and coordinate education, workforce, and interagency initiatives; creates the Manufacturers' Workforce Development Grant Program to fund projects that support small manufacturers and strengthen the manufacturing workforce pipeline; establishes the Florida Manufacturing Promotional Campaign to market manufactured products and inspire future generations to build and grow domestic businesses and manufacturing operations in Florida.

Fiscal or Economic Impact:
None.

JUMP TO SUMMARY ANALYSIS RELEVANT INFORMATION BILL HISTORY

ANALYSIS

EFFECT OF THE BILL:

The bill requires the Department of Commerce (Department), in coordination with the Chief Manufacturing Officer (CMO), to encourage and oversee manufacturing in Florida. (Section 1).

The bill designates the CMO among the senior leadership of the Department to support the manufacturing ecosystem in Florida. (Section 2).

The CMO is required to perform the following duties related to supporting and promoting manufacturing in Florida:

- Serve as the state's subject-matter expert on manufacturing.
- Promote and coordinate manufacturing efforts in Florida and identify gaps in state-supported activities.
- Provide strategic direction for interagency and cross-disciplinary initiatives.
- Work with federal, state, regional, local governmental and nongovernmental entities to align priorities.
- Engage with state agencies and water management districts to develop processes, programs, decision frameworks, and reporting systems.
- Collaborate with the Department of Education, providers, and workforce entities to advance career pathways, including:
  - Supporting curriculum development and career-awareness programs in elementary and middle schools.
  - Establishing technology demonstration sites, work-based learning opportunities, and partnerships with career exploration programs.
  - Preserving and expanding high school manufacturing programs, dual enrollment, and industry certifications, and ensuring course selection and grade point average weighting policies encourage students to pursue manufacturing tracks.

  - Funding and supporting regional manufacturing training centers to provide multiple entry points for careers in manufacturing, including initiatives for underrepresented populations and individuals reentering the workforce.
- Reenergizing the promotion of manufacturing careers with the Florida Manufacturing Promotional Campaign using messaging tailored to today's youth. (Section 2).

The bill requires all state and local governmental entities to assist the CMO to the extent permitted by law and budgetary constraints. (Section 2).

The Department must prepare a report, in consultation with the CMO and the National Institute of Standards and Technology Manufacturing Extension Partnership (NIST MEP) on the state's manufacturing efforts. The report must be submitted to the Governor, the President of the Senate, and the Speaker of the House by December 15, 2027, and every two years thereafter, and must describe the strength and economic significance of Florida's manufacturing industry. (Section 2).

The bill creates the Florida Manufacturers' Workforce Development Grant Program (Program) within the Department, under the direction of the CMO, in consultation with the NIST MEP. The Program is designed to fund proposed projects, subject to legislative appropriation, that support small manufacturers with new technologies or cybersecurity infrastructure and strengthen the workforce pipeline from elementary education through postsecondary training and workforce reentry. (Section 3).

The Department, in coordination with the CMO and NIST MEP, shall:

- Review applications and select projects that create strategic investments in workforce training and education partnerships to facilitate the deployment of new technologies or cybersecurity infrastructure, and expand career awareness across K-12, postsecondary, and workforce training systems.
  - Final grant awards are made at the Department's sole discretion.
- Establish and publish ranking metrics for reviewing grants and awarding them on a competitive basis. Metrics may include:
  - Number of employees,
  - Matching funds pledged by the applicant, and
  - Expected benefits from the award of the grant.
- Priority must be given to projects with innovative plans, advanced technologies, and development strategies for small manufacturers across this state and that include at least one of the following:
  - Establishment or expansion of regional manufacturing training centers.
  - Partnerships with the Department of Education, school districts, charter schools, technical colleges, and state colleges to support manufacturing curricula, dual enrollment, and industry certification programs.
  - Development of elementary and middle school career awareness programs, including technology demonstration centers and guidance counselor resources.
  - Outreach and training programs targeting underrepresented populations, including workforce reentry populations.
  - Marketing and promotion of manufacturing careers consistent with the Florida Manufacturing Promotional Campaign. (Section 3).

Applicants may seek funding for workforce development and operations; however, grants may not be used for salaries, benefits, or general business and office expenses. Grants are administered from the Economic Development Trust Fund. (Section 3).

The Department must annually provide a list to the public of awarded projects, describing each project's benefits, progress, and alignment with Program goals, and include this information in the annual incentives report.[1] (Section 3).

The bill creates the Florida Manufacturing Promotional Campaign (Campaign) within the Department and requires the CMO to administer the Campaign in coordination with NIST MEP. The Campaign is a voluntary marketing program to promote manufacturing products and businesses in Florida. (Section 4).

The bill requires the Department to:
- Develop campaign logos and authorize the use of such logos by rule.
- Create promotional materials.
- Register Campaign participants.
- Develop in-kind advertising programs.
- Contract with media representatives to distribute promotional materials. (Section 4).

The bill establishes that a person who produces manufactured products may participate in the Campaign only by registering annually with the Department, and requires the Department to establish by rule the form and manner of registration. (Section 4).

The bill requires the Department to adopt rules to:
- Implement and administer the Campaign.
- Establish official logos or product identifiers for use in the Campaign.
- Ensure compliance with the Campaign.
- Govern participant registration. (Section 4).

The bill requires the Department to prepare an annual report on the success of the Campaign, which must:
- Include detailed performance measures and outcomes;
- Identify sources of in-kind advertising;
- Report contracts related to disbursement of promotional materials;
- Provide the names of Campaign participants; and
- Other information about the Campaign. (Section 4).

The bill provides an effective date of July 1, 2026. (Section 5).

RULEMAKING:

The bill delegates authority to the Department of Commerce to adopt rules to implement the Florida Manufacturers' Workforce Development Grant Program and the Florida Manufacturing Promotional Campaign.

Lawmaking is a legislative power; however, the Legislature may delegate a portion of such power to executive branch agencies to create rules that have the force of law. To exercise this delegated power, an agency must have a grant of rulemaking authority and a law to implement.

FISCAL OR ECONOMIC IMPACT:

STATE GOVERNMENT:

The Department of Commerce has determined that there is an indeterminate fiscal impact on state government because the newly created Florida Manufacturers' Workforce Development Grant Program is subject to

[1] S. 288.0065, F.S., requires that by December 30 of each year, the Department shall provide the Governor, the President of the Senate, and the Speaker of the House of Representatives a detailed incentives report quantifying the economic benefits for all of the economic development incentive programs administered by the Department and its public-private partnerships.

appropriations.

A request for a formal analysis was submitted to the Department of Education on December 1, 2025.

LOCAL GOVERNMENT:

The Department of Commerce has determined that there is no fiscal impact on local governments.

PRIVATE SECTOR:

The Department of Commerce has determined that there is an indeterminant positive impact in the private sector due to the promotional Campaign.

RELEVANT INFORMATION

SUBJECT OVERVIEW:

Chief Manufacturing Officer

The Department of Commerce has designated its Deputy Secretary of Economic Development as the Chief Manufacturing Officer – responsible for meeting with manufacturers to walk through ways Florida can support their growth, giving presentations on Florida's interest in growing manufacturing, developing targeted initiatives to grow manufacturing in the state, coordinating with other agencies such as the Department of Education and Department of Transportation to support manufacturing, and overseeing the state's biannual manufacturing report.[2]

Manufacturing

Florida's manufacturing industry has over 429,800 jobs as of March 2025 and is the nation's 10th largest manufacturing employer.[3] Since 2019, Florida has increased manufacturing employment by 32 percent[4] and the real GDP for manufacturing has increased at an annual rate of 4.7%, the fourth-fastest in the nation.[5] Manufacturing jobs generally pay higher wages than those in other industries. In 2024, the average *quarterly* wage for manufacturing employment was $21,722, compared to an average quarterly wage of $18,011 across all industries statewide.[6]

The North American Industry Classification System (NAICS) is the standard used by federal statistical agencies to classify businesses by industry type for the purpose of statistical data collection and analysis related to the U.S. economy.[7] The Manufacturing Industry Cluster is composed of 10 durable goods sectors and 11 nondurable goods sectors, as follows:[8]

Durable Goods:

- Wood Product Manufacturing,

[2] Department of Commerce, *2026 Agency Legislative Bill Analysis for HB 483 (2026)*. On file with the Housing, Agriculture, & Tourism Subcommittee.
[3] Florida Chamber Foundation, *2025 Florida Business & Economic Mid-Year Report*, p.12 (July 2025) https://www.flipsnack.com/flchamber/2025-florida-business-economic-mid-year-report/full-view.html (last visited Jan. 12, 2026).
[4] Florida Commerce, *FloridaCommerce Announces Florida Manufacturing Industry Gains Jobs for Fifth Consecutive Month*, (Apr. 18, 2025) https://floridajobs.org/news-center/DEO-Press/2025/04/18/floridacommerce-announces-florida-manufacturing-industry-gains-jobs-for-fifth-consecutive-month#:~:text=in%20March%202025.-,Florida's%20labor%20force%20of%20nearly%2011.2%20million%20increased%20by%2062%2C000,increase%20since%20first%20quarter%202019. (last visited Jan. 12, 2026).
[5] *Supra* note 2, p. 2.
[6] Florida Commerce, *Florida Quarterly Employment and Wages by Industry*, p. 1 (Aug. 2024) https://www.floridajobs.org/docs/default-source/state-program-reports/2024-state-program-reports/q1-2024-qcew-release.pdf? (last visited Jan 12, 2026).
[7] United States Census Bureau, *North American Industry Classification System (NAICS)*, https://www.census.gov/naics/ (last visited Jan. 12, 2026).
[8] Florida Commerce, *Florida Manufacturing Industry*, p. 2 (2024) https://lmsresources.labormarketinfo.com/library/pubs/industryprofile/manufacturing.pdf (last visited Jan 12. 2026).

- Nonmetallic Mineral Product Manufacturing,
- Primary Metal Manufacturing,
- Fabricated Metal Product Manufacturing,
- Machinery Manufacturing,
- Computer and Electronic Product Manufacturing,
- Electrical Equipment and Appliance Manufacturing,
- Transportation Equipment Manufacturing,
- Furniture and Related Product Manufacturing, and
- Miscellaneous Manufacturing.

Nondurable Goods

- Food Manufacturing,
- Beverage and Tobacco Product Manufacturing,
- Textile Mills,
- Textile Product Mills,
- Apparel Manufacturing,
- Leather and Allied Product Manufacturing,
- Paper Manufacturing,
- Printing and Related Support Activities,
- Petroleum and Coal Products Manufacturing,
- Chemical Manufacturing, and
- Plastics & Rubber Products Manufacturing.

Additionally, manufacturing sectors with a high value-added component, such as aviation and aerospace, defense, microelectronics, medical devices and equipment, marine, fabricated metal products, and industrial machinery, have helped Florida's small and mid-size manufacturers grow quickly.[9]

Under the Local Manufacturing Development Program, a local government may adopt an ordinance establishing a local manufacturing development program through which the local government may grant master development approval for developing or expanding sites operated by manufacturers.[10] Local governments may establish procedures for a manufacturing development program that allows manufacturers to submit and, upon approval of a master development plan, proceed with development without requiring additional local approvals, except for building permits.[11] The approval process must be coordinated with the Department.[12] Additionally, the Department has developed a model local manufacturing development program ordinance to guide local governments that intend to establish a local manufacturing development program.[13] Currently, only Manatee and Volusia counties have adopted such an ordinance.[14]

Nationally a shortage of up to 1.9 million workers in manufacturing is predicted by 2033 with 65% of manufacturers already citing attracting and retaining talent as their primary business challenge.[15] In Florida, more than 50% of the manufacturing workforce is 45 or older, and the industry is expected to be disproportionately affected by retirements as the workforce ages.[16]

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[9] Department of Commerce, 2023 Florida Manufacturing, https://www.floridajobs.org/docs/defaultsource/communicationsfiles/2023-florida-manufacturing-report.pdf (last visited Jan. 22, 2026).
[10] S. 163.3252, F.S.
[11] S. 163.3252(3), F.S.
[12] S. 163.3253, F.S.
[13] S. 163.3252, F.S.
[14] Department of Commerce, *Manufacturing Competitiveness Act Development Approval Program*, available at https://floridajobs.org/community-planning-and-development/programs/community-planning-table-of-contents/manufacturing-competitiveness-act-development-approval-program (last visited Jan. 12, 2026).
[15] *Supra* note 2, p. 2.
[16] *Supra* note 2, p. 2.

Workforce Training Programs

CareerSource Florida, a not-for-profit corporation administratively housed within the Department,[17] is the statewide workforce policy and investment board comprised of business and government leaders that helps Floridians enter, remain in, and advance in the workplace so that they may become more highly skilled and successful. The program also connects employers with qualified and skilled employees.[18] Workforce training is administered through the 21 local workforce development boards.[19]

The Florida Job Growth Grant Fund is an economic development program that promotes public infrastructure and workforce training across the state. Proposals are reviewed by the department and chosen by the Governor to meet the demand for workforce or infrastructure needs in the communities they are awarded to.[20]

National Institute of Standards and Technology Manufacturing Extension Partnership (NIST MEP)

The MEP National Network is a public-private partnership that delivers comprehensive solutions to small and medium-sized manufacturers, fueling growth and advancing U.S. manufacturing.[21] MEP is part of the U.S. Department of Commerce's National Institute of Standards and Technology (NIST).[22] The MEP National Network is comprised of NIST's Manufacturing Extension Partnership (NIST MEP), the 51 MEP Centers located in all 50 states and Puerto Rico, the MEP Advisory Board, MEP Center boards, and the Foundation for Manufacturing Excellence, as well as over 1,440 trusted advisors and experts at approximately 460 MEP service locations, providing any U.S. manufacturer with access to resources they need to succeed.[23]

FloridaMakes

FloridaMakes is the official representative of the MEP National Network and NIST MEP in Florida.[24] In this role, it works with manufacturers to support their needs in supply chain, workforce training and efficient facility operations.[25] For the past several years FloridaMakes has developed supply chain mapping that it uses to help current manufacturers, and manufacturers interested in coming to Florida, identify suppliers.[26]

Technology Demonstration Centers and Regional Manufacturing Training Centers

Technology demonstration centers are facilities, often housed at an educational institution, designed to showcase new or emerging technologies, allowing industry partners, stakeholders, and the public to observe innovations in action and understand their capabilities and potential applications. Regional manufacturing training centers deliver hands-on, industry-aligned technical training that leads to recognized credentials, helping individuals gain the skills most sought after by manufacturers and supporting workforce development.[27] There are a number of such centers throughout Florida, including:

- Indian River State College provides hands-on workforce training in industrial electrical and mechanical systems, fluid power, robotics, precision machining, and related advanced manufacturing skills.[28]

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[17] S. 445.004(1), F.S.
[18] *See* CareerSource Florida, *About Us*, https://careersourceflorida.com/ (last visited Jan. 12, 2026).
[19] Florida Commerce, *Local Workforce Development Boards*, https://www.floridajobs.org/local-workforce-development-board-resources/workforce-development-boards/local-workforce-development-boards (last visited Jan. 12, 2026).
[20] S. 288.101, F.S.
[21] National Institute of Standards and Technology (NIST), *MEP National Network*, https://www.nist.gov/mep/mep-national-network (last visited Jan. 12, 2026).
[22] *Id.*
[23] *Id.*
[24] FloridaMakes, *About Us*, https://www.floridamakes.com/about-us/how-we-help (last visited Jan. 12, 2026).
[25] *Id.*
[26] *Id.*
[27] Charlotte County, *Southwest Florida Advanced Manufacturing Training Center Secures $1.75M Boost*, https://cleared4takeoff.com/southwest-florida-advanced-manufacturing-training-center-secures-1-75m-boost (last visited Jan. 23, 2026).
[28] Indian River State College, *Available Programs*, Advanced Manufacturing Training (CNC & Automation) | IRSC (last visited Jan. 23, 2026).

- Vertex at the Florida Institute of Technology provides industry partnerships, applied research, and workforce development using advanced technology and innovation facilities.[29]
- The Polk State Corporate College Advanced Manufacturing Institute provides hands-on workforce training in electrical, instrumentation, automation, mechanical, and industrial technologies for industry-aligned skill development.[30]
- Florida State University, with its Institute for Strategic Partnerships, Innovation, Research, and Education engages in industry-aligned advanced manufacturing demonstration and workforce development activities, including hands-on tours, professional learning courses, and partnerships designed to expose participants to advanced aerospace and manufacturing technologies and career pathways.[31]

Project Lead the Way (PLTW)

Project Lead the Way is a nonprofit organization founded by educators in 1997 to equip students with the skills needed to succeed beyond high school.[32] PLTW supports teachers and students by providing curriculum, professional training, and resources that allow educators to focus on engaging and inspiring learning experiences.[33] During the 2024–25 school year, PLTW programs operated in approximately 20 percent of PreK–12 school districts nationwide, including 80 percent of the 300 largest districts.[34] In Addition, PLTW awarded 1,773 grants totaling more than $18.6 million to schools in 45 states and Washington, D.C., trained 125,501 teachers across its programs, and reached 12,575 schools and 2,355,471 students through 16,192 programs.[35]

PLTW offers the following programs:[36]

- Launch Program: Introduces PreK–5 students to concepts through hands-on learning in computer science, engineering, and biomedical science.
- Gateway Program: Engages middle school students in real-world applications of engineering, computer science, biomedical science, and skilled trades.
- Algebra 1 Advantage Program: Connects Algebra instruction to real-world applications to strengthen mathematical understanding.
- Computer Science Program: Develops in-demand computer science knowledge along with transferable skills such as creative thinking and communication.
- Engineering Curriculum Program: Builds problem-solving and design skills through interdisciplinary, project-based engineering coursework.
- Biomedical Science Program: Introduces high school students to medical and health sciences to build biomedical knowledge and transferable skills such as problem-solving, critical and creative thinking, communication, and collaboration.

[29] Vertex, *Vertex Applied Innovation Hub at Florida Tech*, Vertex Applied Innovation Hub > Vertex Applied Innovation Hub at Florida Tech | Florida Tech (last visited Jan. 23, 2026).
[30] Polk State Corporate College, *Advanced Manufacturing*, Advanced Manufacturing | Polk State College (last visited Jan. 23, 2026).
[31] Florida State University, *InSPIRE*, https://inspire.fsu.edu/ (last visited Jan. 23, 2026).
[32] Project Lead Lead the Way (PLTW), *2025 Annual Report*, p.2., PLTW 2025 Annual Report | Career-Connected STEM Impact (last visited Jan. 22, 2026).
[33] PLTW, *Our Philosophy for Education*, PLTW Approach & Impact | Empowering Future-Ready Learners (last visited Jan. 22, 2026).
[34] *Supra* note 32, p. 2.
[35] *Supra* note 32, p. 3.
[36] PTLW, *Explore Curriculum*, Explore Transformative PreK-12 STEM Curriculum | PLTW (last visited Jan. 22, 2026).

BILL HISTORY

COMMITTEE REFERENCE	ACTION	DATE	STAFF DIRECTOR/ POLICY CHIEF	ANALYSIS PREPARED BY
Housing, Agriculture & Tourism Subcommittee			Curtin	Rodriguez
Careers & Workforce Subcommittee				
Commerce Committee				

A bill to be entitled

An act relating to manufacturing; amending s. 20.60, F.S.; revising the duties of the Department of Commerce; creating s. 20.602, F.S.; establishing the Chief Manufacturing Officer among the senior leadership of the department for a specified purpose; providing that the Chief Manufacturing Officer is appointed by and serves at the pleasure of the Secretary of Commerce; providing the duties of the Chief Manufacturing Officer; requiring all state and local governmental entities to assist the Chief Manufacturing Officer within certain constraints; requiring the department to prepare a specified report and submit it to the Governor and the Legislature by a specified date, and every 2 years thereafter; creating s. 288.103, F.S.; creating the Florida Manufacturers' Workforce Development Grant Program within the department; providing that the grant program is under the direction of the Chief Manufacturing Officer in consultation with the National Institute of Standards and Technology Manufacturing Extension Partnership organization in this state; providing a purpose for the grant program; requiring the department, in coordination with the Chief Manufacturing Officer and the National Institute of Standards and Technology

Manufacturing Extension Partnership organization in this state, to review submitted applications and to select specified projects; providing that the department has sole discretion in final grant awards; requiring the department, in coordination with the Chief Manufacturing Officer and the National Institute of Standards and Technology Manufacturing Extension Partnership organization in this state, to establish and publish ranking metrics for reviewing and awarding grants; providing guidelines for such metrics; requiring that priority be given to projects that meet certain criteria; authorizing applicants to seek funding for a specified purpose; prohibiting such funding from being used for certain expenses; requiring the department to administer the grant awards from the Economic Development Trust Fund; requiring the department to annually provide a list to the public of specific information regarding the grant program; requiring the department to include certain information in its annual incentives report; authorizing the department to adopt rules; creating s. 288.1031, F.S.; providing legislative findings; defining terms; creating the Florida Manufacturing Promotional Campaign within the department; requiring the Chief Manufacturing Officer to administer the

campaign in coordination with the National Institute of Standards and Technology Manufacturing Extension Partnership organization in this state; providing the purpose of the campaign; requiring the department to take certain actions to promote the campaign; requiring persons who participate in the campaign to register annually with the department; requiring the department to establish by rule the form and manner of registration; requiring the department to adopt rules to implement and administer the campaign; requiring the department annually to create a specified report and submit it to the Governor and the Legislature as part of its annual report; providing an effective date.

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

Section 1. Paragraph (m) is added to subsection (4) of section 20.60, Florida Statutes, to read:

20.60 Department of Commerce; creation; powers and duties.—

(4) The purpose of the department is to assist the Governor in working with the Legislature, state agencies, business leaders, and economic development professionals to formulate and implement coherent and consistent policies and

strategies designed to promote economic opportunities for all Floridians. The department is the state's chief agency for business recruitment and expansion and economic development. To accomplish such purposes, the department shall:

(m) Encourage and oversee manufacturing in this state in coordination with the Chief Manufacturing Officer.

Section 2. Section 20.602, Florida Statutes, is created to read:

20.602 Chief Manufacturing Officer.—

(1) There is designated among the senior leadership of the Department of Commerce a Chief Manufacturing Officer for the purpose of supporting the manufacturing ecosystem statewide. The Chief Manufacturing Officer is appointed by and serves at the pleasure of the Secretary of Commerce.

(2) The Chief Manufacturing Officer shall do all of the following:

(a) Serve as a subject-matter expert for the state on issues related to manufacturing.

(b) Promote and coordinate manufacturing efforts in this state and identify gaps across state-supported activities.

(c) Provide strategic direction for interagency and cross-disciplinary initiatives to promote and support manufacturing in this state.

(d) Work with federal, state, regional, and local governmental entities and nongovernmental entities to align

manufacturing priorities.

(e) Engage with state agencies and water management districts to create processes, programs, decision frameworks, and reporting mechanisms intended to support manufacturing in this state.

(f) Collaborate with the Department of Education, school districts, charter schools, technical colleges, state colleges, and regional workforce development boards to promote manufacturing as a career path. Such collaboration must include all of the following:

1. Supporting curriculum development and career awareness initiatives in elementary and middle schools, including classroom resources, career fairs, and outreach activities designed to inspire interest in manufacturing.

2. Establishing technology demonstration centers, work-based learning opportunities, and exposure to manufacturing careers through partnerships with guidance counselors and recognized career exploration programs, including Project Lead The Way.

3. Preserving and expanding manufacturing programs in high schools, promoting dual enrollment and industry certifications, and ensuring that course selection and grade point average weighting policies encourage students to pursue, rather than discourage them from pursuing, manufacturing tracks.

4. Funding and supporting regional manufacturing training

centers to provide multiple entry points for careers in manufacturing, including awareness initiatives for underrepresented populations and individuals reentering the workforce.

5. Reenergizing the marketing and promotion of manufacturing careers in coordination with the Florida Manufacturing Promotional Campaign created in s. 288.1031, using messaging tailored to the interests and language of today's youth.

(3) All state and local governmental entities shall assist the Chief Manufacturing Officer to the extent such assistance is consistent with law and with budgetary constraints.

(4) The department shall prepare a report, in consultation with the Chief Manufacturing Officer and the National Institute of Standards and Technology Manufacturing Extension Partnership organization in this state, regarding manufacturing efforts in this state. The department shall submit the report to the Governor, the President of the Senate, and the Speaker of the House of Representatives by December 15, 2027, and every 2 years thereafter. The report must include information regarding the strength and economic importance of the manufacturing industry in this state.

Section 3. Section 288.103, Florida Statutes, is created to read:

288.103 Florida Manufacturers' Workforce Development Grant

Program.—

(1) The Florida Manufacturers' Workforce Development Grant Program is created within the Department of Commerce, under the direction of the Chief Manufacturing Officer in consultation with the National Institute of Standards and Technology Manufacturing Extension Partnership organization in this state, to fund proposed projects, subject to appropriation by the Legislature, which support small manufacturers in this state with the deployment of new technologies or cybersecurity infrastructure and to strengthen the manufacturing workforce pipeline from elementary education through postsecondary training and workforce reentry.

(2) The department, in coordination with the Chief Manufacturing Officer and the National Institute of Standards and Technology Manufacturing Extension Partnership organization in this state, shall review submitted applications and select projects for awards which create strategic investments in workforce training and education partnerships to facilitate the deployment of new technologies or cybersecurity infrastructure and to expand career awareness and preparation for manufacturing occupations across the K-12, postsecondary, and workforce training systems. Final grant awards are made at the sole discretion of the department.

(3) The department, in coordination with the Chief Manufacturing Officer and the National Institute of Standards

and Technology Manufacturing Extension Partnership organization in this state, shall establish and publish ranking metrics for reviewing grants and awarding them to applicants on a competitive basis. Metrics may include the number of employees, matching funds pledged by the applicant, and expected benefits from the grant award. Priority must be given to projects with innovative plans, advanced technologies, and development strategies that focus on workforce development for small manufacturers across this state and that include one or more of the following:

(a) Establishment or expansion of regional manufacturing training centers.

(b) Partnerships with the Department of Education, school districts, charter schools, technical colleges, and state colleges to support manufacturing curricula, dual enrollment, and industry certification programs.

(c) Development of elementary and middle school career awareness programs, including technology demonstration centers and guidance counselor resources.

(d) Outreach and training programs targeting underrepresented populations, including reentry populations.

(e) Marketing and promotion of manufacturing careers consistent with s. 288.1031.

(4) Applicants may seek funding for workforce development and operations; however, grant funding awarded under this

section may not be used to pay salary and benefits or general business or office expenses. Grants awarded under the program shall be administered by the department from the Economic Development Trust Fund established in s. 288.095.

(5) The department shall annually provide a list to the public of each project awarded a grant, the benefit of each project in meeting the goals and objectives of the program, and the current status of each project. The department shall include such information in the annual incentives report required under s. 288.0065.

(6) The department may adopt rules to implement this section.

Section 4. Section 288.1031, Florida Statutes, is created to read:

288.1031 Florida Manufacturing Promotional Campaign.—

(1) The Legislature finds that there is a need for a campaign to increase consumer awareness of manufacturing activities in this state, to expand market exposure for manufactured products and goods in this state, and to inspire future generations of entrepreneurs, fabricators, and skilled workers to build and grow domestic businesses and manufacturing operations in this state. The Legislature further finds that a campaign that creates a partnership between the state and manufacturers in this state is necessary to promote and advertise manufactured products efficiently.

(2) As used in this section, the term:

(a) "Manufactured product" means any tangible personal property or consumer good, whether a durable or nondurable good, that has been processed, fabricated, or produced, often through industrial or mechanical processes. The term includes items sold or leased to consumers.

(b) "Person" means an individual, a firm, a partnership, a corporation, an association, a business, a trust, a legal representative, or any other business unit.

(3) The Florida Manufacturing Promotional Campaign is created within the department. The Chief Manufacturing Officer shall administer the campaign in coordination with the National Institute of Standards and Technology Manufacturing Extension Partnership organization in this state. The purpose of the campaign is to serve as a voluntary marketing program to promote manufacturing products and businesses in this state.

(4) The department shall do all of the following:

(a) Develop logos for the campaign and authorize the use of such logos by rule.

(b) Create promotional materials for the campaign.

(c) Register campaign participants.

(d) Develop in-kind advertising programs.

(e) Contract with media representatives for the purpose of dispersing promotional materials.

(5) A person who produces manufactured products may

participate in the campaign only by registering annually with the department. The department shall establish by rule the form and manner of registration.

(6) The department shall adopt rules to implement and administer the campaign. By rule, the department shall establish the logos or product identifiers to be depicted for use in the campaign for advertising, publicizing, and promoting the sale of manufactured products in this state. The department shall also adopt rules necessary to ensure compliance with the campaign and to govern participant registration.

(7) The department shall annually create a report on the success of the campaign, including detailed performance measures and outcomes, sources of in-kind advertising, contracts related to disbursement of promotional materials, the names of persons participating in the campaign, and other information for the campaign. The department shall submit the report as part of the annual report required in s. 20.602(4).

Section 5. This act shall take effect July 1, 2026.

HOUSING, AGRICULTURE & TOURISM SUBCOMMITTEE

HB 483 by Rep. Cobb
Manufacturing

AMENDMENT SUMMARY
January 29, 2026

Amendment #601509 by Rep. Cobb (Strike-all): The amendment:

- Removes a reference to Project Lead The Way.
- Clarifies the responsibilities of the Chief Manufacturing Officer and the Department of Commerce (Department).
- Requires the Department to annually publish on its website each project awarded a grant, the benefits in meeting goals and objectives, and the current status of each project.
- Removes ambiguous language.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED	__ (Y/N)
ADOPTED AS AMENDED	__ (Y/N)
ADOPTED W/O OBJECTION	__ (Y/N)
FAILED TO ADOPT	__ (Y/N)
WITHDRAWN	__ (Y/N)
OTHER	_____

Committee/Subcommittee hearing bill: Housing, Agriculture & Tourism Subcommittee
Representative Cobb offered the following:

Amendment (with title amendment)

Remove everything after the enacting clause and insert:

Section 1. Paragraph (m) is added to subsection (4) of section 20.60, Florida Statutes, to read:

20.60 Department of Commerce; creation; powers and duties.—

(4) The purpose of the department is to assist the Governor in working with the Legislature, state agencies, business leaders, and economic development professionals to formulate and implement coherent and consistent policies and strategies designed to promote economic opportunities for all Floridians. The department is the state's chief agency for

business recruitment and expansion and economic development. To accomplish such purposes, the department shall:

(m) Encourage and oversee manufacturing in this state in coordination with the Chief Manufacturing Officer.

Section 2. Section 20.602, Florida Statutes, is created to read:

20.602 Chief Manufacturing Officer.—

(1) There is designated among the senior leadership of the Department of Commerce a Chief Manufacturing Officer for the purpose of supporting the manufacturing ecosystem statewide. The Chief Manufacturing Officer is appointed by and serves at the pleasure of the Secretary of Commerce.

(2) The Chief Manufacturing Officer shall do all of the following:

(a) Serve as a subject-matter expert for the state on issues related to manufacturing.

(b) Promote and coordinate manufacturing efforts in this state and identify gaps across state-supported activities.

(c) Provide strategic direction for interagency and cross-disciplinary initiatives to promote and support manufacturing in this state.

(d) Work with federal, state, regional, and local governmental entities and nongovernmental entities to align manufacturing priorities.

(e) Engage with state agencies and water management districts to create processes, programs, decision frameworks, and reporting mechanisms intended to support manufacturing in this state.

(f) Collaborate with the Department of Education, school districts, charter schools, technical colleges, state colleges, and regional workforce development boards to promote manufacturing as a career path. Such collaboration must include all of the following:

1. Supporting curriculum development and career awareness initiatives in elementary and middle schools, including classroom resources, career fairs, and outreach activities designed to inspire interest in manufacturing.

2. Establishing technology demonstration centers, work-based learning opportunities, and exposure to manufacturing careers through partnerships with guidance counselors and recognized career exploration programs.

3. Preserving and expanding manufacturing programs in high schools, promoting dual enrollment and industry certifications, and ensuring that course selection and grade point average weighting policies encourage students to pursue, rather than discourage them from pursuing, manufacturing tracks.

4. Supporting regional manufacturing training centers to provide multiple entry points for careers in manufacturing,

including awareness initiatives for underrepresented populations and individuals reentering the workforce.

5. Reenergizing the marketing and promotion of manufacturing careers in coordination with the Florida Manufacturing Promotional Campaign created in s. 288.1031.

(3) All state and local governmental entities shall assist the Chief Manufacturing Officer to the extent such assistance is consistent with law and with budgetary constraints.

(4) The Chief Manufacturing Officer shall prepare a report, in consultation with the National Institute of Standards and Technology Manufacturing Extension Partnership organization in this state, regarding manufacturing efforts in this state. The department shall submit the report to the Governor, the President of the Senate, and the Speaker of the House of Representatives by December 15, 2027, and every 2 years thereafter. The report must include information regarding the strength and economic importance of the manufacturing industry in this state.

Section 3. Section 288.103, Florida Statutes, is created to read:

288.103 Florida Manufacturers' Workforce Development Grant Program.—

(1) The Florida Manufacturers' Workforce Development Grant Program is created within the Department of Commerce, under the direction of the Chief Manufacturing Officer in consultation

with the National Institute of Standards and Technology Manufacturing Extension Partnership organization in this state, to fund proposed projects, subject to appropriation by the Legislature, which support small manufacturers in this state with the deployment of new technologies or cybersecurity infrastructure and to strengthen the manufacturing workforce pipeline from elementary education through postsecondary training and workforce reentry.

(2) The department, in coordination with the National Institute of Standards and Technology Manufacturing Extension Partnership organization in this state, shall review submitted applications and select projects for awards which create strategic investments in workforce training and education partnerships to facilitate the deployment of new technologies or cybersecurity infrastructure and to expand career awareness and preparation for manufacturing occupations across the K-12, postsecondary, and workforce training systems. Final grant awards are made at the sole discretion of the department.

(3) The department, in coordination with the National Institute of Standards and Technology Manufacturing Extension Partnership organization in this state, shall establish and publish ranking metrics for reviewing grants and awarding them to applicants on a competitive basis. Metrics may include the number of employees, matching funds pledged by the applicant, and expected benefits from the grant award. Priority must be

given to projects with innovative plans, advanced technologies, and development strategies that focus on workforce development for small manufacturers across this state and that include one or more of the following:

(a) Establishment or expansion of regional manufacturing training centers.

(b) Partnerships with the Department of Education, school districts, charter schools, technical colleges, and state colleges to support manufacturing curricula, dual enrollment, and industry certification programs.

(c) Development of elementary and middle school career awareness programs, including technology demonstration centers and guidance counselor resources.

(d) Outreach and training programs targeting underrepresented populations, including reentry populations.

(e) Marketing and promotion of manufacturing careers consistent with s. 288.1031.

(4) Applicants may seek funding for workforce development and operations; however, grant funding awarded under this section may not be used to pay salary and benefits or general business or office expenses. Grants awarded under the program shall be administered by the department from the Economic Development Trust Fund established in s. 288.095.

(5) The department shall annually publish on the department’s website each project awarded a grant, the benefit

of each project in meeting the goals and objectives of the program, and the current status of each project. The department shall include such information in the annual incentives report required under s. 288.0065.

(6) The department may adopt rules to implement this section.

Section 4. Section 288.1031, Florida Statutes, is created to read:

288.1031 Florida Manufacturing Promotional Campaign.—

(1) The Legislature finds that there is a need for a campaign to increase consumer awareness of manufacturing activities in this state, to expand market exposure for manufactured products and goods in this state, and to inspire future generations of entrepreneurs, fabricators, and skilled workers to build and grow domestic businesses and manufacturing operations in this state. The Legislature further finds that a campaign that creates a partnership between the state and manufacturers in this state is necessary to promote and advertise manufactured products efficiently.

(2) As used in this section, the term:

(a) "Manufactured product" means any tangible personal property or consumer good, whether a durable or nondurable good, that has been processed, fabricated, or produced, often through industrial or mechanical processes. The term includes items sold or leased to consumers.

(b) "Person" means an individual, a firm, a partnership, a corporation, an association, a business, a trust, a legal representative, or any other business unit.

(3) The Florida Manufacturing Promotional Campaign is created within the department. The Chief Manufacturing Officer shall administer the campaign in coordination with the National Institute of Standards and Technology Manufacturing Extension Partnership organization in this state. The purpose of the campaign is to serve as a voluntary marketing program to promote manufacturing products and businesses in this state.

(4) The department shall do all of the following:

(a) Develop logos for the campaign and authorize the use of such logos by rule.

(b) Create promotional materials for the campaign.

(c) Register campaign participants.

(d) Develop in-kind advertising programs.

(e) Contract with media representatives for the purpose of dispersing promotional materials.

(5) A person who produces manufactured products may participate in the campaign only by registering annually with the department. The department shall establish by rule the form and manner of registration.

(6) The department shall adopt rules to implement and administer the campaign. By rule, the department shall establish the logos or product identifiers to be depicted for use in the

campaign for advertising, publicizing, and promoting the sale of manufactured products in this state. The department shall also adopt rules necessary to ensure compliance with the campaign and to govern participant registration.

(7) The department shall annually create a report on the success of the campaign, including detailed performance measures and outcomes, sources of in-kind advertising, contracts related to disbursement of promotional materials, the names of persons participating in the campaign, and other information for the campaign. The department shall submit the report as part of the annual report required in s. 20.602(4).

Section 5. This act shall take effect July 1, 2026.

T I T L E A M E N D M E N T

Remove everything before the enacting clause and insert:
An act relating to manufacturing; amending s. 20.60, F.S.; revising the duties of the Department of Commerce; creating s. 20.602, F.S.; establishing the Chief Manufacturing Officer among the senior leadership of the department for a specified purpose; providing that the Chief Manufacturing Officer is appointed by and serves at the pleasure of the Secretary of Commerce; providing the duties of the Chief Manufacturing Officer; requiring all state and

local governmental entities to assist the Chief Manufacturing Officer within certain constraints; requiring the Chief Manufacturing Officer to prepare a specified report and submit it to the Governor and the Legislature by a specified date, and every 2 years thereafter; creating s. 288.103, F.S.; creating the Florida Manufacturers' Workforce Development Grant Program within the department; providing that the grant program is under the direction of the Chief Manufacturing Officer in consultation with the National Institute of Standards and Technology Manufacturing Extension Partnership organization in this state; providing a purpose for the grant program; requiring the department, in coordination with the National Institute of Standards and Technology Manufacturing Extension Partnership organization in this state, to review submitted applications and to select specified projects; providing that the department has sole discretion in final grant awards; requiring the department, in coordination with the National Institute of Standards and Technology Manufacturing Extension Partnership organization in this state to establish and publish ranking metrics for reviewing and awarding grants; providing guidelines for such metrics; requiring that priority

be given to projects that meet certain criteria; authorizing applicants to seek funding for a specified purpose; prohibiting such funding from being used for certain expenses; requiring the department to administer the grant awards from the Economic Development Trust Fund; requiring the department to annually publish on the department's website the public of specific information regarding the grant program; requiring the department to include certain information in its annual incentives report; authorizing the department to adopt rules; creating s. 288.1031, F.S.; providing legislative findings; defining terms; creating the Florida Manufacturing Promotional Campaign within the department; requiring the Chief Manufacturing Officer to administer the campaign in coordination with the National Institute of Standards and Technology Manufacturing Extension Partnership organization in this state; providing the purpose of the campaign; requiring the department to take certain actions to promote the campaign; requiring persons who participate in the campaign to register annually with the department; requiring the department to establish by rule the form and manner of registration; requiring the department to adopt rules to implement and administer the campaign; requiring

the department annually to create a specified report and submit it to the Governor and the Legislature as part of its annual report; providing an effective date.

HB 495

FLORIDA HOUSE OF REPRESENTATIVES
BILL ANALYSIS

This bill analysis was prepared by nonpartisan committee staff and does not constitute an official statement of legislative intent.

BILL #: HB 495	**COMPANION BILL:** CS/SB 544 (Truenow)
TITLE: Golf Course Best Management Practices Certification	**LINKED BILLS:** None
SPONSOR(S): Albert	**RELATED BILLS:** None

Committee References

Housing, Agriculture & Tourism ➤ Natural Resources & Disasters ➤ Agriculture & Natural Resources Budget ➤ Commerce

SUMMARY

Effect of the Bill:
The bill provides legislative findings and intent for the golf course best management practices (BMPs) certification program (program) and requires certified program participants to abide by the BMPs governing the application of fertilizer on sod.

The bill provides that the program will be transferred to the Florida Department of Agriculture and Consumer Services (FDACS) from the Department of Environmental Protection (DEP) via a type two transfer.

Fiscal or Economic Impact:
The bill may have an indeterminate fiscal impact on state government for costs incurred for transferring the program from DEP to FDACS.

JUMP TO SUMMARY ANALYSIS RELEVANT INFORMATION BILL HISTORY

ANALYSIS

EFFECT OF THE BILL:

The bill moves the provision regarding the Golf Course Best Management Practices Certification Program (program) to Chapter 604, F.S., General Agriculture Laws, from Chapter 403, F.S., Environmental Control, and provides legislative findings and intent. The bill provides that, due to the foundational agricultural nature of golf courses and since the Department of Agriculture and Consumer Services (FDACS) oversees best management practices (BMPs) for sod growing operations and for the green industry, it is appropriate for FDACS to oversee golf course best management practices certification. (Section 1)

The bill requires certified participants to abide by the BMPs governing the application of fertilizer on sod, instead of the golf course BMPs. (Section 1)

The bill provides that the program will be transferred to FDACS from the Department of Environmental Protection (DEP) via a type two transfer. (Section 2)

The bill transfers all powers, duties, functions, records, offices, personnel, associated administrative support positions, property, pending issues, existing contracts, administrative authority, administrative rules, and unexpended balances of appropriations, allocations, and other funds relating to the program from DEP to FDACS. (Section 2)

The bill provides that any binding contract or interagency agreement existing before July 1, 2026, between DEP, or an entity or agent of DEP, and any other agency, entity, or person relating to the program continues as a binding contract or agreement for the remainder of the term of such contract or agreement on the successor entity responsible for the program, activity, or functions relative to the contract or agreement. (Section 2)

The bill provides a short title, the "Golf Course Best Management Practices Certification Act." (Section 1)

The bill makes conforming changes. (Section 1)

The bill provides an effective date of July 1, 2026. (Section 3)

FISCAL OR ECONOMIC IMPACT:

STATE GOVERNMENT:

The bill may have an indeterminate fiscal impact on state government for costs incurred for transferring the program from DEP to FDACS.

RELEVANT INFORMATION

SUBJECT OVERVIEW:

Best Management Practices

Best management practices (BMPs) are designed to protect water resources from nonpoint source pollution.[1] BMPs are guidelines containing practical measures that can reduce the effects of fertilizer, nutrients, and water use on the environment and otherwise manage the landscape to further protect water resources.[2] Producers of nonpoint source pollution within areas covered by a basin management action plan (BMAP)[3] are required to comply with the established pollutant reductions in the BMAP by either implementing the appropriate BMPs or by conducting water quality monitoring.[4]

Golf Course Best Management Practices Certification Program

Florida law requires the turfgrass science program at the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) to coordinate with DEP to administer the golf course BMP certification program.[5] The turfgrass science program must provide training and testing programs on golf course BMPs and issue certificates to program participants upon satisfactory completion of the training. It must also review and approve other training and testing programs.[6]

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[1] UF/IFAS, *Best Management Practices*, https://sfyl.ifas.ufl.edu/agriculture/agriculture-best-management-practices/ (last visited Jan. 19, 2026). Point sources are "any discernible, confined, and discrete conveyance, including any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, landfill leachate collection system, vessel or other floating craft from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture or agricultural stormwater runoff." Nonpoint sources are not point sources. Rule 62-620.200(37), F.A.C.

[2] *Id*.

[3] Basin management action plans are one of the primary mechanisms that DEP and FDACS use to address the entire pollution load for a watershed, including point and nonpoint discharges. S. 403.067(7), F.S. A watershed is the land area that contributes to the flow of water into a receiving body of water. S. 403.031(24), F.S.

[4] S. 403.067(7)(b)2.g., F.S. For example, BMPs for agriculture include activities such as managing irrigation water to minimize losses, limiting the use of fertilizers, and waste management.

[5] S. 403.9339(1), F.S.

[6] S. 403.9339(2), F.S.

A golf course BMP certification expires after four years.[7] A recertification may be issued if, within 30 days of the expiration, an applicant submits proof of having completed eight classroom hours of continuing education, including two hours focusing on fertilizer BMPs.[8]

A person with a golf course BMP certification is exempt from additional local training requirements and local ordinances relating to water and fertilizer use blackout periods or restrictions, unless a state of emergency is declared. The certified person must continue to coordinate with the local government to ensure that he or she adheres to the comprehensive BMPs for that specific community.[9]

A certified person is not exempt from complying with the rules and requirements for BMAPs if the golf course is located in an area within a BMAP.[10]

Additionally, the turfgrass science program may provide the status of certification holders to local and state governmental entities and is encouraged to create a registry of certification holders.[11]

Golf Course Best Management Practices

The golf course industry in Florida is the largest of any state. Florida is home to more than 1,100 golf courses and more than 48 million rounds of golf are played on those courses each year.[12] It is important to consider how golf course development and management practices can affect surrounding natural ecosystems.[13] For example, there are significant environmental concerns with golf course development and management practices that affect soil and water quality, primarily related to nutrients, pesticides, erosion, sediment, and waste handling and disposal. [14] The implementation of BMPs can help mitigate these concerns and give golf courses an environmental advantage over other types of urban development.[15]

The golf course BMPs guide, which was published in association with the Florida Golf Course Superintendents Association, the Golf Course Superintendents Association of America, UF/IFAS, and DEP,[16] covers the following topics related to golf course management:

- Environmental monitoring, especially water quality monitoring;
- Environmental concerns during the planning, design, and construction phases;
- Irrigation;
- Nutrient management;
- Turf grass management practices;
- Lake and aquatic plant management;
- Integrated pest management;
- Pesticide management;
- Pollinator protection;
- Maintenance operations; and
- Energy conservation.[17]

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[7] S. 403.9339(4), F.S.
[8] S. 403.9339(4), (5), F.S.,
[9] S. 403.9339(6), F.S.
[10] S. 403.9939(7), F.S.
[11] S. 403.9339(8), F.S.
[12] UF/IFAS, the Florida Golf Course Superintendents Association, the Golf Course Superintendents Association of America, and DEP, *BMPs for the Enhancement of Env. Quality on FL Golf Courses*, 14 (Sept. 2021), http://flgolfbmp.com/view-the-bmp-guide (last visited Jan. 19, 2026); Florida Sports Foundation, *Golf*, https://playinflorida.com/golf/ (last visited Jan. 23, 2026).
[13] *Id.* at 20.
[14] *Id*. at 21.
[15] *Id*. at 15-16.
[16] *Golf Course BMPs*, *supra* note 12.
[17] *Id*.

BMPs in the guide include, but are not limited to, the following:

- For design and construction, the golf course should be designed to minimize the need to alter existing native landscapes and should be located to conserve critical wildlife habitat.[18]
- For drainage, internal golf course drains should not drain directly into an open waterbody, but should discharge into pretreatment zones or vegetative buffers to remove nutrients and sediment.[19]
- For reclaimed water, signs should be posted in accordance with local utility and state requirements and information about the quality of the reclaimed water should be obtained when negotiating a contract with a utility for reclaimed water and at least annually.[20]
- For irrigation system design, the design operating pressure must account for peak use times and supply line pressures at final buildout for the entire system and rain sensors should shut the irrigation system off after a certain amount of rain is received.[21]
- For nutrient management, nutrients should be applied when turfgrass is actively growing and slow-release nitrogen fertilizers should be applied at the appropriate time of year, taking into consideration the release rate of the chosen material.[22]

Sod Growing Operations Best Management Practices

Florida's sod growers provide turfgrasses for golf courses, residential and commercial lawns, recreational areas, and other uses. In addition to releasing oxygen to the atmosphere, sod farm fields and turfgrass areas can help filter pollutants from surface water runoff, reduce soil erosion, and provide aesthetic value in a variety of landscape applications.[23]

Sod growing BMPs, as regulated by FDACS, apply to operations engaged in the production of sod, but do not apply to golf courses, cattle operations, home lawns, athletic fields, or other recreational facilities where turfgrasses are installed.[24]

Green Industries Best Management Practices

UF/IFAS and DEP currently offer the Green Industries BMP program, which teaches environmentally safe landscaping practices that protect water quality and natural resources.[25] The program was created for people working in lawn-care and landscape maintenance. Golf course employees are among those who benefit from green industries BMPs training.[26]

Type Two Transfers

The transfer of an existing agency or department or a program, activity, or function thereof into another agency or department is referred to as a type two transfer.[27]

Any agency or department, or any program, activity, or function thereof that is transferred by a type two transfer will retain its statutory powers, duties, and functions and its records, personnel, property, and unexpended

[18] *Id*. at 35.
[19] *Id*. at 38.
[20] *Id*. at 72.
[21] *Id*. at 78.
[22] *Id*. at 153.
[23] FDACS, Ref-17128 Florida Sod Operations 2024 Edition Water Quality and Water Quantity Best Management Practices, FDACS-P-01330, Rev. 10/24, p. 2, incorporated into Rule 5M-9.002, F.A.C., https://ccmedia.fdacs.gov/content/download/25407/file/Bmp_FloridaSod2008.pdf.
[24] *Id*.
[25] UF/IFAS, *Green Industries BMPs*, https://gibmp.ifas.ufl.edu/ (last visited Jan. 19, 2026); UF/IFAS, *FL Friendly Landscaping Program*, https://ffl.ifas.ufl.edu/ffl-and-you/gi-bmp-program/ (last visited Jan. 19, 2026).
[26] *Id.*
[27] S. 20.06(2), F.S.

balances of appropriations, allocations, or other funds once transferred.[28] The transfer of segregated funds must be made in such a way that the relation between the program and the revenue source is retained.[29]

Unless otherwise provided by law, the head of any agency or department to which any agency or department or a program, activity, or function thereof is transferred may establish units or subunits to which the agency or department is assigned and may assign administrative authority for identifiable programs, activities, or functions, to the extent authorized in statute.[30] Further, unless otherwise provided by law, the administrative rules of any agency or department involved in the transfer that are in effect immediately before the transfer remain in effect until specifically changed in the manner provided in law.[31]

BILL HISTORY

COMMITTEE REFERENCE	ACTION	DATE	STAFF DIRECTOR/ POLICY CHIEF	ANALYSIS PREPARED BY
Housing, Agriculture & Tourism Subcommittee			Curtin	Wright
Natural Resources & Disasters Subcommittee				
Agriculture & Natural Resources Budget Subcommittee				
Commerce Committee				

[28] S. 20.06(2)(a), F.S. Those statutory powers, duties, functions, records, personnel, property, and unexpended balances of appropriation, allocations, or other funds that are transferred elsewhere or abolished will not be retained in a type two transfer.
[29] *Id*.
[30] S. 20.06(2)(b), F.S.
[31] S. 20.06(2)(c), F.S.

A bill to be entitled

An act relating to golf course best management practices certification; transferring, renumbering, and amending s. 403.9339, F.S.; providing a short title; providing legislative findings and intent regarding golf course best management practices certification; defining the term "department"; conforming cross-references; providing for a type two transfer of the Golf Course Best Management Practices Certification program in the Department of Environmental Protection to the Department of Agriculture and Consumer Services; providing an effective date.

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

Section 1. Section 403.9339, Florida Statutes, is transferred, renumbered as section 604.75, Florida Statutes, and amended to read:

604.75 ~~403.9339~~ Golf course best management practices certification.—

(1) SHORT TITLE.—This section shall be known and may be cited as the "Golf Course Best Management Practices Certification Act."

(2) LEGISLATIVE FINDINGS AND INTENT.—The Legislature finds

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

that, due to the foundational agricultural nature of golf courses and since the Department of Agriculture and Consumer Services oversees best management practices programs for sod growing operations and for the green industry, it is appropriate for the department to oversee golf course best management practices certification. Certified participants must abide by the best management practices governing the application of fertilizer on sod.

(3) DEFINITIONS.—As used in this section, the term "department" means the Department of Agriculture and Consumer Services.

(4) ~~(1)~~ To provide a means of documenting and ensuring compliance with best management practices for fertilizer application to golf courses, the turfgrass science program at the University of Florida Institute of Food and Agricultural Sciences, in coordination with the department, shall administer a certification for golf course best management practices.

(5) ~~(2)~~ The turfgrass science program, in cooperation with the department, shall:

(a) Provide training and testing programs in golf course best management practices and may issue certificates demonstrating satisfactory completion of the training.

(b) Approve training and testing programs in golf course best management practices that are equivalent to or more comprehensive than the programs provided by the turfgrass

science program under this subsection ~~paragraph (a)~~. Such programs must be reviewed and reapproved by the turfgrass science program if significant changes are made.

(6) ~~(3)~~ To obtain a golf course best management practices certification, an applicant must submit to the turfgrass science program a copy of the training certificate issued under subsection (5) ~~subsection (2)~~.

(7) ~~(4)~~ A golf course best management practices certification issued under this section expires 4 years after the date of issuance. Upon expiration of the certification, or after a grace period of not more than 30 days after the expiration date, a recertification may be issued.

(8) ~~(5)~~ To obtain a golf course best management practices recertification, an applicant must submit to the turfgrass science program proof of having completed 8 classroom hours of continuing education, of which at least 2 hours must address fertilizer best management practices.

(9) ~~(6)~~ A person certified under this section is exempt from:

(a) Additional local training.

(b) Local ordinances relating to water and fertilizer use blackout periods or restrictions, unless a state of emergency is declared. The certified person must continue to coordinate with the local government to ensure that he or she adheres to the comprehensive best management practices for that specific

community.

(10) ~~(7)~~ This section does not exempt a person certified under this section from complying with the rules and requirements for basin management action plans set forth in s. 403.067(7) if the golf course is located in an area within a basin management action plan.

(11)(a) ~~(8)(a)~~ The turfgrass science program may provide the certification status of persons certified under this section to local and state governmental entities.

(b) The turfgrass science program is encouraged to create a registry of persons certified under this section on its website.

Section 2. Type two transfer from the Department of Environmental Protection.—

(1) All powers, duties, functions, records, offices, personnel, associated administrative support positions, property, pending issues, existing contracts, administrative authority, administrative rules, and unexpended balances of appropriations, allocations, and other funds relating to the Golf Course Best Management Practices Certification program within the Department of Environmental Protection are transferred by a type two transfer, as defined in s. 20.06(2), Florida Statutes, to the Department of Agriculture and Consumer Services.

(2) Any binding contract or interagency agreement existing

before July 1, 2026, between the Department of Environmental Protection, or an entity or agent of the department, and any other agency, entity, or person relating to the Golf Course Best Management Practices Certification program shall continue as a binding contract or agreement for the remainder of the term of such contract or agreement on the successor entity responsible for the program, activity, or functions relative to the contract or agreement.

Section 3. This act shall take effect July 1, 2026.

HOUSING, AGRICULTURE & TOURISM SUBCOMMITTEE

HB 495 by Rep. Albert
Golf Course Best Management Practices Certification

AMENDMENT SUMMARY
January 29, 2026

Amendment #780959 by Rep. Albert (Line 31): The amendment clarifies that golf course best management practices (BMP) program participants must follow current program BMP requirements.

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED	__	(Y/N)
ADOPTED AS AMENDED	__	(Y/N)
ADOPTED W/O OBJECTION	__	(Y/N)
FAILED TO ADOPT	__	(Y/N)
WITHDRAWN	__	(Y/N)
OTHER	_____	

Committee/Subcommittee hearing bill: Housing, Agriculture & Tourism Subcommittee

Representative Albert offered the following:

Amendment

Remove lines 31-33 and insert:

practices certification.

HB 675

FLORIDA HOUSE OF REPRESENTATIVES
BILL ANALYSIS

This bill analysis was prepared by nonpartisan committee staff and does not constitute an official statement of legislative intent.

BILL #: HB 675	**COMPANION BILL:** SB 756 (Davis)
TITLE: Affordable Housing	**LINKED BILLS:** None
SPONSOR(S): Driskell	**RELATED BILLS:** SB 752 (DiCeglie)

Committee References

Housing, Agriculture & Tourism ➤ Ways & Means ➤ Commerce

SUMMARY

Effect of the Bill:
The bill makes the following changes to the Live Local Act:

- Increases the time period for which certain rental units must remain affordable to qualify for the zoning variance from 30 years to 50 years.
- Specifies that any incentives provided by a municipality to a developer must be used for the construction of affordable housing.
- Decreases the maximum area median income (AMI) used to determine eligibility for the 75 percent ad valorem tax exemption for affordable units from 120 percent to 100 percent of the AMI.

The bill exempts deeds, transfers, or other conveyances of residential property to (and certain documents executed by) first-time homebuyers from documentary stamp taxes.

Fiscal or Economic Impact:
The bill has an indeterminate impact on the private sector and state government.

JUMP TO SUMMARY ANALYSIS RELEVANT INFORMATION BILL HISTORY

ANALYSIS

EFFECT OF THE BILL:

Live Local Act

The bill increases the period of time for which rental units in a proposed multifamily development must remain affordable to qualify for the Live Local zoning variance from 30 years to 50 years. (Section 1 for counties; Section 2 for municipalities.)

The bill requires that any incentives provided by a municipality to a developer for its affordable housing contribution must be used for the construction of affordable housing. (Section 2.)

The bill decreases the maximum area median income (AMI) used to determine eligibility for the Live Local ad valorem tax exemption for 75 percent of the assessed value of affordable housing units from 120 percent to 100 percent of the AMI. The bill does not change the requirements to receive the complete ad valorem tax exemption for property that provides housing to individuals or families that earn up to 80 percent of the AMI. (Section 3.)

Documentary Stamp Taxes

The bill exempts deeds, transfers, and conveyances of residential property to first-time homebuyers from documentary stamp taxes. The bill defines "first-time homebuyer" as a person who has not owned a principal residence during the 3-year period before the date of the purchase, and who is a moderate-income person as defined in s. 420.602, F.S. (i.e., a person who has an AMI of less than 120 percent). (Section 4.)

The bill also exempts promissory notes, nonnegotiable notes, mortgages, trust deeds, security agreements, and other evidences of indebtedness executed by a first-time homebuyer in connection with the purchase of a principal residence from documentary stamp taxes. (Section 5.)

The bill has an effective date of July 1, 2026. (Section 6.)

FISCAL OR ECONOMIC IMPACT:

STATE GOVERNMENT:

The bill has an indeterminate negative, but likely minimal, fiscal impact on state government to the extent the General Revenue Fund and other state trust funds receive less documentary stamp taxes as a result of the bill's exemption for first-time homebuyers.

PRIVATE SECTOR:

The bill's requirements for certain dwelling units to remain affordable for 50 years, rather than 30 years, has an indeterminate positive impact on individuals and families who rely on affordable housing programs. A request for a formal analysis was submitted to the Florida Housing Finance Corporation on December 17, 2025.

The bill also has an indeterminate positive impact on individuals and families who qualify as first-time homebuyers under the bill, as those individuals and families will no longer have to pay documentary stamp taxes when purchasing and financing a principal residence.

RELEVANT INFORMATION

SUBJECT OVERVIEW:

Affordable Housing

Housing is considered affordable when monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of a family's gross income.[1] Over 2.4 million low-income Florida households pay more than 30% of their incomes towards housing, which is the maximum amount considered affordable by experts.[2] Over half of these households, or 1.3 million low-income households, spend more than 50% of their income towards housing costs.[3] This makes it difficult for those households to save for retirement or emergencies and afford other necessities such as food and childcare.[4]

Eligibility to participate in Florida's state and federally-funded housing programs is determined by area median income (AMI) or statewide median family income, which is published annually by the United States Department of Housing and Urban Development (HUD).[5] In Florida, the current statewide AMI for a family of ***four*** is $95,300 (as family size changes, the income range also varies):[6]

- Extremely-low-income – earning up to 30 percent of the AMI (at or below $28,600);[7]

[1] S. 420.0004(3), F.S.
[2] Florida Housing Coalition, *2025 Home Matters Report*, p. 1. https://flhousing.org/wp-content/uploads/2025/09/Home-Matters-Report-2025-V5-DIGITAL.pdf (last visited Jan. 23, 2026).
[3] *Id.*
[4] *Id.*
[5] *See* U.S. Dept. of Housing and Urban Development (HUD): Office of Policy Development and Research, *Income Limits*, https://www.huduser.gov/portal/datasets/il.html#year2025 (last visited Jan. 23, 2026).
[6] HUD: Office of Policy Development and Research, *FY 2025 State Income Limits: Florida*, https://www.huduser.gov/portal/datasets/il/il2025/2025summary.odn?inputname=STTLT*1299999999%2BFlorida&selection_type=county&stname=Florida&statefp=12.0&year=2025 (last visited Jan. 23, 2026).
[7] *Id*; *see also* s. 420.0004(9), F.S.

- Very-low-income – earning from 30.01 to 50 percent of the AMI ($28,601 to $47,650);[8]
- Low-income – earning from 50.01 to 80 percent of the AMI ($47,651 to $76,250);[9] and
- Moderate-income – earning from 80.01 to 120 percent of the AMI ($76,251 to $114,360).[10]

As of 2025, Florida had only 24 affordable and available rental units for every 100 extremely-low-income renters.[11] In addition, there were little to no communities in Florida that could provide enough housing to support this group of renters, which is primarily made up of low-income workers, retirees, and people with disabilities.[12]

Land Use for Affordable Housing Development

All development, both public and private, and all development orders[13] approved by a local government must be consistent with the local government's comprehensive plan.[14] The Growth Management Act requires every county and municipality to create and implement a comprehensive plan to guide future development.[15] A comprehensive plan is intended to provide for the future use of land, which contemplates a gradual and ordered growth, and establishes a long-range maximum limit on the possible intensity of land use.

A locality's comprehensive plan lays out the locations for future public facilities, including roads, water and sewer facilities, neighborhoods, parks, schools, and commercial and industrial developments. A comprehensive plan is made up of 10 required elements, each laying out regulations for a different facet of development.[16]

The future land use element designates proposed future general distribution, location, and extent of the uses of land. Specified use designations include those for residential, commercial, industry, agriculture, recreation, conservation, education, and public facilities. The approximate acreage and the general range of density or intensity of use must be provided for each land use category.[17] The specific use and intensities for specific parcels are decided by a more detailed, implementing zoning map.[18]

The housing element sets forth guidelines and strategies for the creation and preservation of affordable housing for all current and anticipated future residents of the jurisdiction, elimination of substandard housing conditions, provision of adequate sites for future housing, and distribution of housing for a range of incomes and types.[19]

A comprehensive plan is implemented through the adoption of land development regulations[20] that are consistent with the plan and that contain specific and detailed provisions necessary to implement the plan.[21] Such regulations

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[8] *Supra* note 6; *see also* s. 420.0004(17), F.S.
[9] *Supra* note 6; s*ee also* s. 420.0004(11), F.S.
[10] *Supra* note 6; s*ee also* s. 420.0004(12), F.S.
[11] *Supra* note 2, at p. 2.
[12] *Id.*
[13] "Development order" means any order granting, denying, or granting with conditions an application for a development permit. *See* s. 163.3164(15), F.S. "Development permit" includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land. *See* s. 163.3164(16), F.S.
[14] S. 163.3194(3), F.S.
[15] S. 163.3167(2), F.S.
[16] S. 163.3177(6), F.S. The 10 required elements include capital improvements; future land use plan; transportation; general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge; conservation; recreation and open space; housing; coastal management; intergovernmental coordination; and property rights. Throughout statutes exist plans and programs that may be added as optional elements.
[17] S. 163.3177(6)(a), F.S.
[18] Richard Grosso, A Guide to Development Order "Consistency" Challenges Under Florida Statutes Section 163.3215, 34 J. Envtl. L. & Litig. 129, 154 (2019) citing *Brevard Cty. v. Snyder*, 627 So. 2d 469, 475 (Fla. 1993).
[19] S. 163.3177(6)(f), F.S.
[20] "Land development regulations" means ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land…. *See* s. 163.3164(26), F.S.
[21] S. 163.3202, F.S.

must, among other requirements, regulate the subdivision of land and the use of land for the land use categories in the land use element of the comprehensive plan.[22] Substantially affected persons have the right to maintain administrative actions that ensure land development regulations are implemented and consistent with the comprehensive plan.[23]

Development that does not conform to the comprehensive plan may not be approved by a local government unless the local government first amends its comprehensive plan. State law requires a proposed comprehensive plan amendment to receive two public hearings, the first held by the local planning board and the second held by the governing board.[24] Following the hearings, the local government must transmit the plan to several statutorily identified agencies, including the Department of Commerce as the state land planning agency, for review.[25] Most plan amendments are placed into the expedited state review process, while plan amendments relating to large-scale developments are placed into the state coordinated review process.[26]

Live Local Act

The Live Local Act (Act), which became law in 2023, preempts certain county and municipal zoning and land use decisions to encourage development of affordable multifamily rental housing in targeted land use areas.[27] Specifically, counties and municipalities must allow a multifamily or mixed-use residential[28] rental development in any area zoned for commercial, industrial, or mixed-use, and in portions of any flexibly zoned area such as a planned unit development permitted for commercial, industrial, or mixed use, if at least 40 percent of the residential units in the development are rental units that, for a period of at least 30 years, meet certain affordability requirements.[29]

Local governments are prohibited from restricting the density[30] of a proposed development below the highest density currently allowed (or the highest allowed on July 1, 2023) on land within its jurisdiction where residential development is allowed[31] and may not restrict the floor area ratio[32] of a proposed development below 150 percent of the highest floor area ratio currently allowed (or the highest allowed on July 1, 2023) on land within its jurisdiction where residential development is allowed.[33]

Local governments are also prohibited from restricting the height of a proposed development below the highest height currently allowed (or the highest allowed on July 1, 2023) for a commercial or residential building located in its jurisdiction within one mile of the proposed development or three stories, whichever is higher.[34] However, a local government may restrict the height of a proposed development if:

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[22] *Id.*
[23] S. 163.3213, F.S.
[24] Ss. 163.3174(4)(a) and 163.3184, F.S.
[25] S. 163.3184, F.S.
[26] *See* ss. 163.3184 and 380.06, F.S. In the Expedited State Review Process, the Department of Commerce reviews and approves or amends the proposed comprehensive plan amendment. This process can take 4 to 6 months. The State Coordinated Review Process is a more thorough, complex, multi-phase process. For more information, *see* https://floridajobs.org/community-planning-and-development/programs/community-planning-table-of-contents/amendments-that-must-follow-the-state-coordinated-review-process-procedures-and-timeframes (last visited Jan. 23, 2026).
[27] Ch. 2023-17, ss. 3, 5, Laws of Fla., codified as ss. 125.01055(7) and 166.04151(7), F.S.
[28] For mixed-use residential projects, at least 65 percent of the total square footage must be used for residential purposes; local governments may not require that more than 10 percent of the total square footage be used for nonresidential purposes. Ss. 125.01055(7)(a) and 166.04151(7)(a), F.S.
[29] Ss. 125.01055(7)(a) and 166.04151(7)(a), F.S.
[30] "Density" means an objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre. *See* s. 163.3164(12), F.S.
[31] Ss. 125.01055(7)(b) and 166.04151(7)(b), F.S.
[32] For purposes of these provisions, "floor area ratio" includes floor lot ratio and lot coverage. Ss. 125.01055(7)(c) and 166.04151(7)(c), F.S.
[33] Ss. 125.01055(7)(c) and 166.04151(7)(c), F.S.
[34] Ss. 125.01055(7)(d)1. and 166.04151(7)(d)1., F.S.

- The proposed development is adjacent to, on two or more sides, a parcel zoned for single-family residential in a single-family residential development with at least 25 contiguous single-family homes, in which case the local government may restrict the height of the proposed development to 150 percent of the tallest building on any property adjacent to the proposed development, the highest height currently allowed (or the highest allowed on July 1, 2023) for the property provided in the local government's land development regulations, or three stories, whichever is higher, but not to exceed 10 stories;[35] or
- The proposed development is on a parcel with a contributing structure or building within a historic district listed in the National Register of Historic Places[36] (Register) before January 1, 2000, or is on a parcel with a structure or building individually listed in the Register, in which case a local government may restrict the height of the proposed development to the highest height currently allowed (or the highest allowed on July 1, 2023) for a commercial or residential building within three-fourths of a mile of the proposed development or 3 stories, whichever is higher.[37]

An application for a development authorized by the Act must be administratively approved without further action by the governing body of the local government or any quasi-judicial or administrative board or reviewing body, provided the development satisfies the local government's land development regulations for multifamily developments in areas zoned for such use and is otherwise consistent with the jurisdiction's comprehensive plan, with the exception of provisions establishing density, floor area ratios, height, and land use requirements.[38]

Under the Act, local governments are required, upon request of an applicant, to reduce parking requirements for a proposed development by 15 percent if the development:

- Is located within one-quarter mile of a transit stop, as defined in the local government's land development code, and the transit stop is accessible from the development;
- Is located within one-half mile of a major transportation hub that is accessible from the proposed development by safe, pedestrian-friendly means, such as sidewalks, crosswalks, elevated pedestrian or bike paths, or other multimodal design features; or
- Has available parking within 600 feet of the proposed development, which may consist of options such as on-street parking, parking lots, or parking garages available for use by residents of the proposed development.[39]

The provisions of the Act described above do not apply to airport-impacted areas,[40] recreational and commercial waterfronts in industrial areas,[41] the Wekiva Study Area,[42] or the Everglades Protection Area.[43,44]

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[35] Ss. 125.01055(7)(d)2. and 166.04151(7)(d)2., F.S.

[36] The National Register of Historic Places (Register) is the official list of the nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the Register is maintained by the National Park Service (NPS) as a part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. As of May 13, 2025, over 100,000 places have been listed in the Register for their significance in American history, art, architecture, engineering, and culture. *See* NPS, *What is the National Register of Historic Places?* https://www.nps.gov/subjects/nationalregister/index.htm (last visited Jan. 7, 206); *see also*, NPS, *National Register of Historic Places: Program Updates May 13, 2025*, https://www.nps.gov/subjects/nationalregister/program-updates.htm (last visited Jan. 23, 2026).

[37] Ss. 125.01055(7)(d)3. and 166.04151(7)(d)3.

[38] However, if a proposed development is on a parcel with a contributing structure or building within a historic district which was listed in the Register before January 1, 2000, or is on a parcel with a structure or building individually listed in the Register, the local government may administratively require the proposed development to comply with local regulations relating to architectural design, such as façade replication, provided it does not affect height, floor area ratio, or density of the proposed development. Ss. 125.01055(7)(e) and 166.04151(7)(e), F.S.

[39] A local government, however, may not require that the available parking compensate for the reduction in parking requirements. Ss. 125.01055(7)(f)1. and 166.04151(7)(f)1., F.S.

[40] *See* s. 333.03, F.S.

[41] *See* s. 342.201(2)(b), F.S.

[42] *See* s. 369.316, F.S.

[43] *See* s. 373.4592(2), F.S.

[44] Ss. 125.01055(7)(o) and 166.04151(7)(o), F.S.

These provisions of the Act are effective until October 1, 2033.[45]

Ad Valorem Tax Exemption for Affordable Housing

The ad valorem tax or "property tax" is an annual tax levied by counties, municipalities, school districts, and some special districts. The tax is based on the taxable value of property as of January 1 of each year.[46] The property appraiser annually determines the "just value"[47] of property within the taxing jurisdiction and then applies relevant exclusions, assessment limitations, and exemptions to determine the property's "taxable value."[48] Tax bills are mailed in November of each year based on the previous January 1 valuation, and payment is due by March 31 of the following year.

The Florida Constitution prohibits the state from levying ad valorem taxes,[49] and it limits the Legislature's authority to provide for property valuations at less than just value, unless expressly authorized.[50]

Ad Valorem Tax Exemption for Newly Constructed Affordable Housing

The Act established a new ad valorem tax exemption for owners of newly constructed multifamily rental developments who use a portion of the development to provide affordable housing.[51] Eligible property includes units in a newly constructed multifamily development containing more than 70 units dedicated to housing natural persons or families below certain income thresholds.[52] However, units subject to an agreement with the Florida Housing Finance Corporation (Corporation) are not eligible for the exemption.[53]

"Newly constructed" is defined as an improvement substantially completed within five years before the property owner's first application for a certification notice.[54] The units must be occupied by such individuals or families and rent limited so as to provide affordable housing at either the 80 or 120 percent AMI threshold.[55] Rent for such units may not exceed 90 percent of the fair market value of rent as determined by a rental market study.[56]

Qualified property used to provide affordable housing at the 80 to 120 percent AMI threshold receives an exemption of 75 percent of the assessed value of the affordable units, while such property providing affordable housing up to the 80 percent AMI threshold receives a complete ad valorem tax exemption for the affordable units.[57] When determining the value of a unit for purposes of applying an exemption, the property appraiser must include in such valuation the proportionate share of the residential common areas, including the land, fairly attributable to the unit.[58]

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[45] Ss. 125.01055(7)(p) and 166.04151(7)(p), F.S.
[46] Both real property and tangible personal property are subject to tax. S. 192.001(12), F.S., defines "real property" as land, buildings, fixtures, and all other improvements to land. S. 192.001(11)(d), F.S., defines "tangible personal property" as all goods, chattels, and other articles of value capable of manual possession and whose chief value is intrinsic to the article itself.
[47] Property must be valued at "just value" for purposes of property taxation, unless the Florida Constitution provides otherwise. FLA. CONST. art VII, s. 4. Just value has been interpreted by the courts to mean the fair market value that a willing buyer would pay a willing seller for the property in an arm's-length transaction. *See Walter v. Shuler,* 176 So. 2d 81 (Fla. 1965); *Deltona Corp. v. Bailey*, 336 So. 2d 1163 (Fla. 1976); *Southern Bell Tel. & Tel. Co. v. Dade Cnty.,* 275 So. 2d 4 (Fla. 1973).
[48] *See* s. 192.001(2) and (16), F.S.
[49] FLA. CONST. art. VII, s. 1(a).
[50] *See* FLA. CONST. art. VII, s. 4.
[51] Ch. 2023-17, s. 8, Laws of Fla., codified as s. 196.1978(3), F.S.
[52] S. 196.1978(3)(b), F.S.
[53] S. 196.1978(3)(j), F.S.
[54] S. 196.1978(3)(a)2., F.S.
[55] S. 196.1978(3)(b)1., F.S.
[56] S. 196.1978(3)(b)3., F.S.
[57] S. 196.1978(3)(d)1., F.S.
[58] S. 196.1978(3)(d)2., F.S.

To receive this exemption, a property owner must apply by March 1 to the property appraiser, accompanied by a certification notice from the Corporation.[59] To receive the Corporation's certification, a property owner must submit a request on a form including the most recent market study, which must have been conducted by an independent certified general appraiser in the preceding three years, a list of units for which the exemption is sought, the rent amount received for each unit, and a sworn statement restricting the property for a period of not less than three years to provide affordable housing.[60]

The certification process is administered within the Corporation. The Corporation is responsible for publishing the deadline for submission, reviewing each request, sending certification notices to both the successful property owner and the appropriate property appraiser, and notifying unsuccessful property owners and providing reasons for the denial.[61]

This exemption first applied to the 2024 tax roll and will expire on December 31, 2059.

Developer Incentives to Provide Affordable Housing

Florida law authorizes local governments to adopt any law, ordinance, rule, or other measure that aims to increase the supply of affordable housing using land use mechanisms such as inclusionary housing or linkage fee ordinances.[62]

An inclusionary housing ordinance may require a developer to provide a specified number or percentage of affordable housing units to be included in a development or allow a developer to contribute to a housing fund or other alternatives in lieu of building the units.[63] An affordable housing linkage fee ordinance may require the payment of a flat or percentage-based fee, which may be calculated on the basis of the number of approved dwelling units, the amount of approved square footage, or otherwise.[64]

In exchange for a developer fulfilling the requirements of an inclusionary housing ordinance or affordable housing linkage fee, a local government must provide incentives to fully offset all costs to the developer of its affordable housing contribution or linkage fee.[65] Such incentives may include, but are not limited to, the following:

- Allowing the developer density or intensity bonus incentives or more floor space than allowed under the current or proposed future land use designation or zoning;
- Reducing or waiving fees, such as impact fees or water and sewer charges; or
- Granting other incentives.[66]

Documentary Stamp Tax

The documentary stamp tax imposes an excise tax on deeds or other documents that convey an interest in Florida real property. The tax comprises two taxes imposed on different bases at different tax rates. The first tax rate is 70 cents on each $100 of consideration for deeds, instruments, or writings whereby lands or other real property or interests are granted, assigned, transferred, conveyed, or vested in a purchaser.[67] The second tax rate is 35 cents per each $100 of consideration for certificates of indebtedness, promissory notes, wage assignments, and retail charge account agreements.[68] Revenue collected from the documentary stamp tax is divided between the General Revenue Fund and various trust funds[69] according to the statutory formula established in s. 201.15, F.S.

[59] S. 196.1978(3)(e), F.S.
[60] S. 196.1978(3)(f), F.S.
[61] S. 196.1978(3)(g), F.S.
[62] Ss. 125.01055(1) and 166.04151(1), F.S.
[63] Ss. 125.01055(2) and 166.04151(2), F.S.
[64] Ss. 125.01055(3) and 166.04151(3), F.S.
[65] Ss. 125.01055(4) and 166.04151(4), F.S.
[66] Ss. 125.01055(4)(a)–(c) and 166.04151(4)(a)–(c), F.S.
[67] S. 201.02, F.S.
[68] Ss. 201.07 and 201.08, F.S.
[69] The Land Acquisition Trust Fund, the State Transportation Trust Fund, the State Economic Enhancement and Development Trust Fund, the General Inspection Trust Fund, the Water Protection and Sustainability Program Trust Fund, the Resilient

Definition of "First-Time Homebuyer"

The Internal Revenue Code of 1986[70] defines "first-time homebuyer" as any individual if such individual (and if married, such individual's spouse) had no present ownership interest in a principal residence during the 3-year period ending on the date of the purchase of a principal residence.[71]

RECENT LEGISLATION:

YEAR	BILL #/SUBJECT	HOUSE/*SENATE* SPONSOR(S)	OTHER INFORMATION
2023	CS/CS/HB 627	Busatta, Lopez, V./ *Calatayud*	Approved by the Governor. Created the Live Local Act.
2024	CS/CS/HB 1239	Lopez, V./ *Calatayud*	Approved by the Governor. Made certain changes to the Live Local Act.
2025	CS/CS/CS/HB 943	Lopez, V./ *Calatayud*	Approved by the Governor. Made additional changes to the Live Local Act.

BILL HISTORY

COMMITTEE REFERENCE	ACTION	DATE	STAFF DIRECTOR/ POLICY CHIEF	ANALYSIS PREPARED BY
Housing, Agriculture & Tourism Subcommittee			Curtin	Fletcher
Ways & Means Committee				
Commerce Committee				

Florida Trust Fund, the State Housing Trust Fund, the Local Government Housing Trust Fund, and the Grants and Donations Trust Fund in the Department of Commerce.

[70] 26 U.S.C. § 1, et al.

[71] 26 U.S.C. § 36(c)(1).

A bill to be entitled

An act relating to affordable housing; amending s. 125.010555, F.S.; revising upwards the length of time that certain rental units must remain affordable in order to qualify for a specified zoning variance; amending s. 166.04151, F.S.; requiring certain incentives be used for the construction of affordable housing; revising upwards the length of time that certain rental units must remain affordable in order to qualify for a specified zoning variance; amending s. 196.1978, F.S.; revising downward the maximum median income used to determine eligibility for certain tax incentives; amending s. 201.02, F.S.; specifying that documentary stamp taxes do not apply to deeds, transfers, or conveyances of residential property to first-time homebuyers; defining the term "first-time homebuyer"; amending s. 201.08, F.S.; specifying that documentary stamp taxes do not apply to certain documents executed by a first-time homebuyer in connection with the purchase of a principal residence; defining the term "first-time homebuyer"; providing an effective date.

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

Section 1. Paragraph (a) of subsection (7) of section 125.01055, Florida Statutes, is amended to read:

125.01055 Affordable housing.—

(7)(a) A county must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use, and in portions of any flexibly zoned area such as a planned unit development permitted for commercial, industrial, or mixed use, if at least 40 percent of the residential units in a proposed multifamily development are rental units that, for a period of at least 50 ~~30~~ years, are affordable as defined in s. 420.0004. Notwithstanding any other law, local ordinance, or regulation to the contrary, a county may not require a proposed multifamily development to obtain a zoning or land use change, special exception, conditional use approval, variance, transfer of density or development units, amendment to a development of regional impact, or comprehensive plan amendment for the building height, zoning, and densities authorized under this subsection. For mixed-use residential projects, at least 65 percent of the total square footage must be used for residential purposes. The county may not require that more than 10 percent of the total square footage of such mixed-use residential projects be used for nonresidential purposes.

Section 2. Subsection (4) and paragraph (a) of subsection (7) of section 166.04151, Florida Statutes, are amended to read:

166.04151 Affordable housing.—

(4) In exchange for a developer fulfilling the requirements of subsection (2) or, for residential or mixed-use residential development, the requirements of subsection (3), a municipality must provide incentives to fully offset all costs to the developer of its affordable housing contribution or linkage fee. Such incentives may include, but are not limited to:

(a) Allowing the developer density or intensity bonus incentives or more floor space than allowed under the current or proposed future land use designation or zoning;

(b) Reducing or waiving fees, such as impact fees or water and sewer charges; or

(c) Granting other incentives.

Any incentives provided under this subsection must be used for the construction of affordable housing.

(7)(a) A municipality must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use, and in portions of any flexibly zoned area such as a planned unit development permitted for commercial, industrial, or mixed use, if at least 40 percent of the residential units in a proposed multifamily development are rental units that, for a period of at least 50 ~~30~~ years, are affordable as defined in s. 420.0004. Notwithstanding any other

law, local ordinance, or regulation to the contrary, a municipality may not require a proposed multifamily development to obtain a zoning or land use change, special exception, conditional use approval, variance, transfer of density or development units, amendment to a development of regional impact, amendment to a municipal charter, or comprehensive plan amendment for the building height, zoning, and densities authorized under this subsection. For mixed-use residential projects, at least 65 percent of the total square footage must be used for residential purposes. The municipality may not require that more than 10 percent of the total square footage of such mixed-use residential projects be used for nonresidential purposes.

Section 3. Paragraphs (d) and (o) of subsection (3) of section 196.1978, Florida Statutes, are amended to read:

196.1978 Affordable housing property exemption.—

(3)

(d)1. The property appraiser shall exempt:

a. Seventy-five percent of the assessed value of the units in multifamily projects that meet the requirements of this subsection and are used to house natural persons or families whose annual household income is greater than 80 percent but not more than 100 ~~120~~ percent of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the

county in which the person or family resides; and

b. From ad valorem property taxes the units in multifamily projects that meet the requirements of this subsection and are used to house natural persons or families whose annual household income does not exceed 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides.

2. When determining the value of a unit for purposes of applying an exemption pursuant to this paragraph, the property appraiser must include in such valuation the proportionate share of the residential common areas, including the land, fairly attributable to such unit.

(o)1. Beginning with the 2025 tax roll, a taxing authority may elect, upon adoption of an ordinance or resolution approved by a two-thirds vote of the governing body, not to exempt property under sub-subparagraph (d)1.a. located in a county specified pursuant to subparagraph 2., subject to the conditions of this paragraph.

2. A taxing authority must make a finding in the ordinance or resolution that the most recently published Shimberg Center for Housing Studies Annual Report, prepared pursuant to s. 420.6075, identifies that a county that is part of the jurisdiction of the taxing authority is within a metropolitan statistical area or region where the number of affordable and

available units in the metropolitan statistical area or region is greater than the number of renter households in the metropolitan statistical area or region for the category entitled "0-100 ~~120~~ percent AMI."

3. An election made pursuant to this paragraph may apply only to the ad valorem property tax levies imposed within a county specified pursuant to subparagraph 2. by the taxing authority making the election.

4. The ordinance or resolution must take effect on the January 1 immediately succeeding adoption and shall expire on the second January 1 after the January 1 in which the ordinance or resolution takes effect. The ordinance or resolution may be renewed prior to its expiration pursuant to this paragraph.

5. The taxing authority proposing to make an election under this paragraph must advertise the ordinance or resolution or renewal thereof pursuant to the requirements of s. 50.011(1) prior to adoption.

6. The taxing authority must provide to the property appraiser the adopted ordinance or resolution or renewal thereof by the effective date of the ordinance or resolution or renewal thereof.

7. Notwithstanding an ordinance or resolution or renewal thereof adopted pursuant to this paragraph, property in a multifamily project that received an exemption pursuant to sub-subparagraph (d)1.a. before the adoption or renewal of such

ordinance or resolution may continue to receive such exemption for each subsequent consecutive year that the same owner or each successive owner applies for and is granted the exemption.

Section 4. Subsections (9), (10), and (11) of section 201.02, Florida Statutes, are renumbered as subsections (10), (11), and (12), respectively, and a new subsection (9) is added to that section, to read:

201.02 Tax on deeds and other instruments relating to real property or interests in real property.—

(9) Taxes imposed by this section do not apply to a deed, transfer, or conveyance that transfers or conveys residential property to a first-time homebuyer for use as a principal residence. For purposes of this subsection, the term "first-time homebuyer" means a person who has not held ownership interest in a principal residence during the 3-year period before the date of purchase of the principal residence and who is a moderate-income person as defined in s. 420.602.

Section 5. Subsection (10) is added to section 201.08, Florida Statutes, to read:

201.08 Tax on promissory or nonnegotiable notes, written obligations to pay money, or assignments of wages or other compensation; exception.—

(10) Taxes imposed by this section do not apply to documents described in subsection (1) that are executed by a first-time homebuyer in connection with the purchase of a

principal residence. For purposes of this subsection, the term "first-time homebuyer" means a person who has not held ownership interest in a principal residence during the 3-year period before the date of purchase of the principal residence and who is a moderate-income person as defined in s. 420.602.

Section 6. This act shall take effect July 1, 2026.

HOUSING, AGRICULTURE & TOURISM SUBCOMMITTEE

HB 675 by Rep. Driskell
Affordable Housing

AMENDMENT SUMMARY
January 29, 2026

Amendment #788081 by Rep. Driskell (Lines 28-29): The amendment specifies that certain incentives provided by a county to a developer must be used for the construction of affordable housing, which mirrors the bill's requirement for incentives provided by a municipality.

Amendment #933075 by Rep. Driskell (Lines 164-167, 177-180): The amendment revises the definition of "first-time homebuyer" to mean an individual (and if married, their spouse) who has not owned a principal residence in the preceding three years, and who is a moderate-income person, low-income person, or very-low-income person.

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED	__ (Y/N)
ADOPTED AS AMENDED	__ (Y/N)
ADOPTED W/O OBJECTION	__ (Y/N)
FAILED TO ADOPT	__ (Y/N)
WITHDRAWN	__ (Y/N)
OTHER	_____

Committee/Subcommittee hearing bill: Housing, Agriculture & Tourism Subcommittee

Representative Driskell offered the following:

Amendment (with title amendment)

Between lines 28 and 29, insert:

(4) In exchange for a developer fulfilling the requirements of subsection (2) or, for residential or mixed-use residential development, the requirements of subsection (3), a county must provide incentives to fully offset all costs to the developer of its affordable housing contribution or linkage fee. Such incentives may include, but are not limited to:

(a) Allowing the developer density or intensity bonus incentives or more floor space than allowed under the current or proposed future land use designation or zoning;

(b) Reducing or waiving fees, such as impact fees or water and sewer charges; or

(c) Granting other incentives.

Any incentives provided under this subsection must be used for the construction of affordable housing.

T I T L E A M E N D M E N T

Remove line 3 and insert:

125.010555, F.S.; requiring certain incentives be used for the construction of affordable housing; revising upwards the length of time

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED	____	(Y/N)
ADOPTED AS AMENDED	____	(Y/N)
ADOPTED W/O OBJECTION	____	(Y/N)
FAILED TO ADOPT	____	(Y/N)
WITHDRAWN	____	(Y/N)
OTHER		

Committee/Subcommittee hearing bill: Housing, Agriculture & Tourism Subcommittee

Representative Driskell offered the following:

Amendment

Remove lines 164-167 and insert:

homebuyer" means any individual if such individual, and if married, such individual's spouse, had no present ownership interest in a principal residence during the 3-year period ending on the date of the purchase of the principal residence and who is a moderate-income person, low-income person, or very-low-income person as defined in s. 420.602.

Remove lines 177-180 and insert:

"first-time homebuyer" means any individual if such individual, and if married, such individual's spouse, had no present

ownership interest in a principal residence during the 3-year period ending on the date of the purchase of the principal residence and who is a moderate-income person, low-income person, or very-low-income person as defined in s. 420.602.

FLORIDA HOUSE OF REPRESENTATIVES
BILL ANALYSIS

This bill analysis was prepared by nonpartisan committee staff and does not constitute an official statement of legislative intent.

BILL #: HB 827	**COMPANION BILL:** SB 856 (DiCeglie)
TITLE: Disclosure of Estimated Ad Valorem Taxes	**LINKED BILLS:** None
SPONSOR(S): Anderson	**RELATED BILLS:** None

Committee References

Housing, Agriculture & Tourism ➤ Ways & Means ➤ Commerce

SUMMARY

Effect of the Bill:
The bill requires property visible on a listing platform to include the estimated ad valorem taxes for such property.

The bill requires the Department of Revenue (DOR) to annually develop a:
- Formula that may be used by a listing platform to calculate the estimated ad valorem taxes.
- Countywide aggregate average millage rate for each county that may be used by a listing platform.

Fiscal or Economic Impact:
The bill may have an indeterminate, negative fiscal impact on the Department of Revenue and real estate licensees.

JUMP TO SUMMARY ANALYSIS RELEVANT INFORMATION BILL HISTORY

ANALYSIS

EFFECT OF THE BILL:

The bill requires property visible on a listing platform to include the estimated ad valorem taxes for such property. (Section 1)

The bill provides the following definitions: (Section 1)
- "Listing platform" means any public-facing online real property listing platform, including, but not limited to, websites, web applications, and mobile applications.
- "Property" means residential real property located within Florida.

The bill requires the Department of Revenue (DOR) to annually develop a: (Section 1)
- Formula that may be used by a listing platform to calculate the estimated ad valorem taxes.
  - DOR must require each property appraiser to provide DOR with any information needed to develop the formula, including, at a minimum, the county name, tax district code, summary school millage rate, and summary millage rate for all other applicable taxing authorities.
- Countywide aggregate average millage rate for each county that may be used by a listing platform.
  - DOR must require each property appraiser to provide DOR with any information needed to develop the formula to calculate estimated ad valorem taxes and the countywide aggregate average millage rate.

The bill provides that if the ad valorem taxes are estimated using a tax estimator or buyer payment calculator, the current owner's ad valorem assessment or taxes may not be used to calculate the estimated ad valorem taxes. The listing platform must calculate and display the estimated ad valorem taxes by showing the ad valorem taxes that would be due if the purchaser were taxed on the listing price of the property at either: (Section 1)
- The current millage rates using the data and formula developed by DOR; or

- The countywide aggregate average millage rate published by DOR using the data collected by DOR from property appraisers.

The bill provides that the use of the data and formulas from DOR constitutes a reasonable estimate of ad valorem taxes. The bill requires listing platforms to include a disclaimer on the same website or application as the estimated ad valorem taxes that the millage rates of applicable taxing authorities may vary within a county *and* that the estimated ad valorem taxes do not include all applicable non-ad valorem assessments or exemptions, discounts, and other tax benefits, including, but not limited to, transfer of the homestead assessment difference. The ad valorem taxes of the current owner of the property and for any previous year may only be displayed as part of historical tax information. (Section 1)

However, the bill provides that if ad valorem taxes are not estimated using a tax estimator or buyer payment calculator, the listing platform must include a link to the property appraiser's tax estimator for the county in which the property is located, if available, or to such property appraiser's home page. The ad valorem taxes of the current owner of the property and for any previous year may *not* be displayed as part of historical tax information. (Section 1)

The bill provides that there is no liability on the part of, and no cause of action of any nature may arise against, a listing platform or real estate licensee for the accuracy of the estimated ad valorem taxes of a property listed on a listing platform. (Section 1)

The bill prohibits the current owner's ad valorem taxes from being included within any printed listing materials concerning a property. (Section 1)

The bill requires DOR to maintain a table of links to each property appraiser's home page and tax estimator, if available, on its website. Beginning December 15, 2026, and annually thereafter, the bill requires DOR to publish the information, formula, and countywide aggregate average millage rate for each county on its website. (Section 1)

The bill allows DOR to adopt rules to develop the formula to estimate ad valorem taxes and create aggregate average millage rates for each county. (Section 1)

The bill provides an effective date of February 1, 2027. (Section 2)

RULEMAKING:

The bill allows DOR to adopt rules to develop the formula to estimate ad valorem taxes and create aggregate average millage rates for each county.

Lawmaking is a legislative power; however, the Legislature may delegate a portion of such power to executive branch agencies to create rules that have the force of law. To exercise this delegated power, an agency must have a grant of rulemaking authority and a law to implement.

FISCAL OR ECONOMIC IMPACT:

STATE GOVERNMENT:

The bill may have an indeterminate, negative fiscal impact on the Department of Revenue related to generating formulas, millage information, and rules.

PRIVATE SECTOR:

The bill may have an indeterminate fiscal impact on listing platforms and real estate licensees.

RELEVANT INFORMATION

SUBJECT OVERVIEW:

Online Real Property Listing Platforms

The marketplace for real estate has shifted over time in favor of online listings of property. More than half of all homebuyers in 2024 found the home they purchased on the internet.[1] There are many large online real estate platforms such as Zillow, Realtor.com, Trulia, and Redfin. In addition to large platforms, many individual realtors have websites which include listings of real estate for sale.[2]

Additionally, the Multiple Listing Services (MLS) in the real estate industry are multi-broker organizations that create marketplaces for buying, selling, renting, and investing in property. The MLSs establish rules for cooperation in sharing and selling listings. Real estate brokerages joining an MLS agree to abide by rules when working to sell other brokers' listings, and those brokers agree to do the same in return. As of July 2025, there were over 500 MLS systems in the U.S.[3]

Online real property listing platforms are not unified in the information displayed to the user. Some, but not all, include the property's public tax history, a link to the county property appraiser's website, and an estimate of property taxes.[4]

There is currently no requirement that a real property listing platform include a property tax estimate or link to a property appraiser's website.

Ad Valorem Taxation

The ad valorem tax, or "property tax," is an annual tax levied by counties, municipalities, school districts, and some special districts. The tax is based on the taxable value of property as of January 1 of each year.[5] The property appraiser annually determines the "just value"[6] of property within the taxing jurisdiction and then applies relevant exclusions, assessment limitations, and exemptions to determine the property's "taxable value."[7] Tax bills are mailed in November of each year based on the previous January 1 valuation,[8] and payment is due by March 31 of the following year.[9]

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[1] National Association of Realtors, *Quick Real Estate Statistics*, July 7, 2024, https://www.nar.realtor/research-and-statistics/quick-real-estate-statistics (last visited Jan. 26, 2026).
[2] *Id.* The National Association of Realtors states that 64% of brokers and broker associates have their own websites, 73% of sales agents have a website, and 82% of their members have their own listings on their website.
[3] Real Estate Standards Organization, *What is an MLS and How Many MLSs Are There? Multiple Listing Service FAQ*, https://www.reso.org/mls-faq/ (last visited Jan. 26, 2026).
[4] For example, Zillow's website's mortgage calculator includes estimated property taxes based on the home's value. https://www.zillowhomeloans.com/calculators/mortgage-calculator/ (last visited Jan. 26, 2026).
[5] S. 192.042(1), F.S. Both real property and tangible personal property are subject to tax. Section 192.001(12), F.S., defines "real property" as land, buildings, fixtures, and all other improvements to land. Section 192.001(11)(d), F.S., defines "tangible personal property" as all goods, chattels, and other articles of value capable of manual possession and whose chief value is intrinsic to the article itself.
[6] Property must be valued at "just value" for purposes of property taxation, unless the Florida Constitution provides otherwise, and "just value" has been interpreted by the courts to mean the fair market value that a willing buyer would pay a willing seller for the property in an arm's-length transaction. Art. VII, s. 4, Fla. Const.; *See Walter v. Shuler,* 176 So. 2d 81, 85-86 (Fla. 1965); *Deltona Corp. v. Bailey*, 336 So. 2d 1163, 1167 (Fla. 1976); *Southern Bell Tel. & Tel. Co. v. Dade Cnty,* 275 So. 2d 4, 6, 9 (Fla. 1973).
[7] *See* ss. s. 192.001(2), (16), F.S., F.S.
[8] S. 197.254(2), F.S.
[9] *See* ss. 197.222, F.S. and 197.162, F.S.

The Florida Constitution prohibits the state from levying ad valorem taxes,[10] and it limits the Legislature's authority to provide for property valuations at less than just value, unless expressly authorized.[11]

The just valuation standard generally requires the property appraiser to consider the highest and best use of property;[12] however, the Florida Constitution authorizes certain types of property to be valued based on their current use (classified use assessments), which often results in lower assessments. Properties that receive classified use treatment in Florida include agricultural land, land producing high water recharge to Florida's aquifers, and land used exclusively for noncommercial recreational purposes;[13] land used for conservation purposes;[14] historic properties when authorized by the county or municipality;[15] and certain working waterfront property.[16]

Millage is the tax rate defined as the dollars assessed for each $1,000 of value; for example, one mill is one dollar per $1,000 of assessed value. Taxing authorities include county governments, school boards, water management districts, special districts and municipalities within a county. Taxing authorities adopt a budget and levy millage rates for ad valorem taxes to fund that budget.[17]

Property Tax Estimates

Estimating an individual's tax estimate requires several pieces of information, including the parcel's millage rate, applicable exemptions, the property's value, applicable classified property uses, and other assessments on the property.[18] Some property appraisers include on their website a tool or worksheet to assist homeowners in estimating property taxes, although there is no statutory requirement that they do so.[19]

Disclosure of Ad Valorem Taxes to Prospective Purchasers

Current law governing the disclosure of ad valorem taxes to prospective purchasers of residential property requires a prospective purchaser to be presented a disclosure summary at or before execution of the contract for sale. Unless a substantially similar disclosure summary is included in the contract for sale, a separate disclosure summary must be attached to the contract for sale. The disclosure summary, whether separate or included in the contract, must be in a form substantially similar to the following:[20]

PROPERTY TAX
DISCLOSURE SUMMARY

BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU

[10] Art. VII, s. 1(a), Fla. Const.
[11] *See* art. VII, s. 4, Fla. Const.
[12] S. 193.011(2), F.S.
[13] Art. VII, s. 4(a), Fla. Const.
[14] Art. VII, s. 4(b), Fla. Const.
[15] Art. VII, s. 4(e), Fla. Const.
[16] Art. VII, s. 4(j), Fla. Const.
[17] Department of Revenue (DOR), *A Florida Homeowner's Guide: Millage*, https://floridarevenue.com/property/Documents/homeowner_guide_millage.pdf (last visited an. 26, 2026).
[18] DOR, *Property Tax Information for First-Time Florida Homebuyers,* https://floridarevenue.com/property/Documents/pt107.pdf (last visited Jan. 26, 2026).
[19] *See, e.g.*, Miami-Dade County, *Tax Estimator*, https://www.miamidade.gov/Apps/PA/PAOnlineTools/Taxes/TaxEstimator.aspx (last visited Jan. 26, 2026).
[20] S. 689.261(1), F.S.

HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

Unless included in the contract, the disclosure summary must be provided by the seller. If the disclosure summary is not included in the contract for sale, the contract for sale must refer to and incorporate by reference the disclosure summary and include, in prominent language, a statement that the potential purchaser should not execute the contract until he or she has read the disclosure summary.[21]

Department of Revenue

The Florida Department of Revenue (DOR) administers three main programs: Child Support Program; General Tax Administration; and Property Tax Oversight. As part of its duties, DOR:[22]

- Reviews the property tax roll for each of Florida's 67 counties every year.
- Oversees the local appraisal and assessment of taxes on more than 11 million parcels of property with a total value of over $2.7 trillion dollars.
- Collects more than $40 billion a year in taxes and fees.
- Processes more than 9 million tax filings annually.
- Distributes nearly $3 billion dollars in discretionary sales surtax collections each year to local jurisdictions, including counties, cities, and school districts.

Homestead Property Tax Exemptions

A homestead exemption is a reduction of assessed value, and therefore tax liability, based on the individual's maintaining a property as their primary residence. Every person having legal and equitable title to real estate and who maintains a permanent residence on the real estate (homestead property) is eligible for a $25,000 tax exemption applicable to all ad valorem tax levies, including levies by school districts.[23] An additional $25,000 exemption applies to homestead property value greater than $50,000; however, this does not apply to ad valorem taxes levied by school districts.[24] The Florida Constitution also authorizes various additional homestead exemptions, such as granting a discount from the amount of the ad valorem tax otherwise owed on homestead property for qualifying disabled veterans.[25]

While a homestead exemption may not be transferred when a homestead property owner moves to a new homestead property, the owner may be able to transfer all or part of the homestead assessment difference.[26] Prior to 2008, large homestead assessment differences discouraged people from buying new homes in Florida due to fear of losing their accumulated tax savings, which lead to the "Save Our Homes"[27] Florida constitutional amendment allowing homesteaders to "port" or transfer their homestead assessment difference to a newly acquired Florida homestead and lowering the assessed value for the new homestead as described in s. 193.155(8), F.S.[28]

Real Estate Sales Associates, Brokers, and Appraisers

[21] S. 689.261(2), F.S.
[22] DOR, *Quick Facts about the Florida Department of Revenue*, https://floridarevenue.com/opengovt/Pages/quick_facts.aspx (last visited Jan. 26, 2026).
[23] Art VII, s. 6(a), Fla. Const., and s. 196.031, F.S.
[24] S. 196.031(1)(b), F.S.
[25] S. 196.082, F.S. *See also,* Art. VII, s. 6(d), Fla. Const.; ss. 196.081, 196.091, and 196.102, F.S.
[26] Art. VII, s. 4(d)(8), Fla. Const.; S. 193.155(8), F.S.
[27] The "Save Our Homes" amendment to the Florida Constitution set a three percent maximum limit on annual valuation increases of homestead property for ad valorem tax purposes and allowed a person who establishes a new homestead to have the new homestead assessed at less than just value. Art. VII, s. 4(d)(8), Fla. Const.
[28] Evan Berlin, *Porting Your Florida Homestead Assessment Difference*, Berlin, Patten, Ebling, P.A., https://berlinpatten.com/porting-florida-homestead-assessment-difference/ (last visited Jan. 26, 2026).

Ch. 475, Part I, F.S., provides that the Florida Real Estate Commission (FREC) at the Department of Business and Professional Regulation (DBPR) administers and enforces real estate licensing laws applicable to real estate brokers[29] and sales associates.[30] The FREC may adopt rules to implement statutorily authorized duties and responsibilities.[31]

Ch. 475, Part II, F.S., provides that the Florida Real Estate Appraisal Board (FREAB) at DBPR administers and enforces real estate licensing laws applicable to certified real estate appraisers,[32] licensed real estate appraisers,[33] and registered trainee real estate appraisers.[34] The FREAB may adopt rules to implement statutorily authorized duties and responsibilities.[35]

BILL HISTORY

COMMITTEE REFERENCE	ACTION	DATE	STAFF DIRECTOR/ POLICY CHIEF	ANALYSIS PREPARED BY
Housing, Agriculture & Tourism Subcommittee			Curtin	Wright
Ways & Means Committee				
Commerce Committee				

[29] "Broker" means, in pertinent part, a person who, for another, and for compensation or valuable consideration directly or indirectly paid or promised, expressly or implied, or with an intent to collect or receive a compensation or valuable consideration therefor, appraises, auctions, sells, exchanges, buys, rents any real property or an interest in or concerning the same; or who advertises or holds out to the public by any oral or printed solicitation or representation that she or he is engaged in such business. S. 475.01(1)(a), F.S.

[30] "Sales associate" means a person who performs any act specified in the definition of "broker," but who performs such act under the direction, control, or management of another person. S. 475.01(1)(j), F.S.

[31] These rules are contained in Rule Ch. 61J2, F.A.C.

[32] A "certified general appraiser" means a person who is certified by DBPR as qualified to issue appraisal reports for any type of real property, and a "certified residential appraiser" means a person who is certified by DBPR as qualified to issue appraisal reports for residential real property of one to four residential units, without regard to transaction value or complexity, or real property as may be authorized by federal regulation. S. 475.611(1), F.S.

[33] A "licensed appraiser" means a person who is licensed by DBPR as qualified to issue appraisal reports for residential real property of one to four residential units or on such real estate or real property as may be authorized by federal regulation. New licenses in this category have not been issued since July 1, 2003. S. 475.611(1), F.S.

[34] A "registered trainee appraiser" means a person who is registered with DBPR as qualified to perform appraisal services only under the direct supervision of a certified appraiser. A registered trainee appraiser may accept appraisal assignments only from her or his primary or secondary supervisory appraiser. S. 475.611(1), F.S.

[35] These rules are contained in Rule Ch. 61J1, F.A.C.

A bill to be entitled

An act relating to disclosure of estimated ad valorem taxes; amending s. 689.261, F.S.; defining the terms "listing platform" and "property"; requiring certain listings to include estimated ad valorem taxes; prohibiting the current owner's ad valorem taxes from being displayed or used for certain purposes; providing an exception; providing requirements for listing platforms, the Department of Revenue, and property appraisers; providing protection from liability for specified parties who take certain actions; providing construction; prohibiting certain materials from including specified information; requiring, beginning on a specified date, the department to annually publish a formula, countywide aggregate millage rate, and certain information on its website; authorizing the department to adopt rules; providing an effective date.

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

Section 1. Subsection (3) is added to section 689.261, Florida Statutes, to read:

689.261 Sale of residential property; disclosure of estimated ad valorem taxes to prospective purchaser.—

CODING: Words stricken are deletions; words underlined are additions.

(3)(a) As used in this subsection, the term:

1. "Listing platform" means any public-facing online real property listing platform, including, but not limited to, websites, web applications, and mobile applications.

2. "Property" means residential real property located within this state.

(b) Property visible on a listing platform must include the estimated ad valorem taxes for such property.

1. If the ad valorem taxes are estimated using a tax estimator or buyer payment calculator, the current owner's ad valorem assessment or taxes may not be used to calculate the estimated ad valorem taxes. The listing platform must calculate and display the estimated ad valorem taxes by showing the ad valorem taxes that would be due if the purchaser were taxed on the listing price of the property at either:

a. The current millage rates using the data and formula published under subparagraph (d)1.; or

b. The countywide aggregate average millage rate using the data published under subparagraph (d)2.

The use of the data and formulas provided in this subparagraph constitutes a reasonable estimate of ad valorem taxes. The listing platform must include a disclaimer on the same website or application as the estimated ad valorem taxes that the millage rates of applicable taxing authorities may vary within a

county and that the estimated ad valorem taxes do not include all applicable non-ad valorem assessments or exemptions, discounts, and other tax benefits, including, but not limited to, transfer of the homestead assessment difference under s. 4, Art. VII of the State Constitution. The ad valorem taxes of the current owner of the property and for any previous year may only be displayed as part of historical tax information.

3. If ad valorem taxes are not estimated using a tax estimator or buyer payment calculator as provided in sub-paragraph 2., the listing platform shall include a link to the property appraiser's tax estimator for the county in which the property is located, if available, or to such property appraiser's home page. The ad valorem taxes of the current owner of the property and for any previous year may not be displayed as part of historical tax information. The Department of Revenue must maintain a table of links to each property appraiser's home page and tax estimator, if available, on its website.

4. There shall be no liability on the part of, and no cause of action of any nature shall arise against a listing platform or licensee under chapter 475 for the accuracy of the estimated ad valorem taxes of a property listed on a listing platform.

(c) The current owner's ad valorem taxes may not be included within any printed listing materials concerning a property.

(d) The Department of Revenue shall annually develop a:

1. Formula that may be used by a listing platform to calculate the estimated ad valorem taxes required under sub-subparagraph (b)1.a. The department shall require each property appraiser to provide the department with any information needed to develop the formula, including, at a minimum, the county name, tax district code, summary school millage rate, and summary millage rate for all other applicable taxing authorities.

2. Countywide aggregate average millage rate for each county that may be used by a listing platform as required under sub-subparagraph (b)1.b.

The department shall require each property appraiser to provide the department with any information needed to develop formula under this subparagraph 1., and the countywide aggregate average millage rate under this subparagraph 2. Beginning December 15, 2026, and annually thereafter, the department shall publish the information, formula, and countywide aggregate average millage rate for each county collected pursuant to this paragraph on its website.

(e) The Department of Revenue may adopt rules to implement paragraph (d).

Section 2. This act shall take effect February 1, 2027.

HOUSING, AGRICULTURE & TOURISM SUBCOMMITTEE

HB 827 by Rep. Anderson
Disclosure of Estimated Ad Valorem Taxes

AMENDMENT SUMMARY
January 29, 2026

Amendment #032127 by Rep. Anderson (Line 58): The amendment corrects a technical error.

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED	__	(Y/N)
ADOPTED AS AMENDED	__	(Y/N)
ADOPTED W/O OBJECTION	__	(Y/N)
FAILED TO ADOPT	__	(Y/N)
WITHDRAWN	__	(Y/N)
OTHER	_____	

Committee/Subcommittee hearing bill: Housing, Agriculture & Tourism Subcommittee

Representative Anderson offered the following:

Amendment

Remove lines 58-68 and insert:

2. If ad valorem taxes are not estimated using a tax estimator or buyer payment calculator as provided in sub-paragraph 1., the listing platform shall include a link to the property appraiser's tax estimator for the county in which the property is located, if available, or to such property appraiser's home page. The ad valorem taxes of the current owner of the property and for any previous year may not be displayed as part of historical tax information. The Department of Revenue must maintain a table of links to each property appraiser's home page and tax estimator, if available, on its website.

3. There shall be no liability on the part of, and no

FLORIDA HOUSE OF REPRESENTATIVES
BILL ANALYSIS

This bill analysis was prepared by nonpartisan committee staff and does not constitute an official statement of legislative intent.

BILL #: HB 1497	**COMPANION BILL:** SB 1706 (Pizzo)
TITLE: My Safe Florida Condominium Pilot Program	**LINKED BILLS:** None
SPONSOR(S): Hunschofsky	**RELATED BILLS:** None

Committee References

Housing, Agriculture & Tourism ➤ State Administration Budget ➤ Commerce

SUMMARY

Effect of the Bill:
The bill expands the My Safe Florida Condominium Pilot Program (Program) to association properties and condominium properties across the state, removing the provisions that limited participation in the Program to associations located 15 miles inward of a coastline.

However, the bill adds additional limitations on which types of condominium associations may participate in the Program to:

- Condominium associations in which the structure or buildings on the condominium property were constructed before January 1, 2008; and
- Condominium associations in which at least 80 percent of the occupied units within the condominium are owned or occupied by a person or family whose annual income is at or below 80 percent of the area median income.

The bill requires the Department of Financial Services (DFS) to adopt rules establishing acceptable methods for verifying household income, including, but not limited to, owner self-certification, tax returns, income statements, or other documentation deemed sufficient by DFS. The bill allows a condominium with mixed-income occupancies to participate in the Program if the income threshold specified by the bill is otherwise satisfied.

Fiscal or Economic Impact:
The bill has an indeterminate impact on state government and the private sector.

JUMP TO SUMMARY ANALYSIS RELEVANT INFORMATION BILL HISTORY

ANALYSIS

EFFECT OF THE BILL:

The bill makes changes to the My Safe Florida Condominium Pilot Program (Program). (Section 1.)

Program Eligibility
The bill removes the definition of "service area" and references thereto in the definitions of "association property," "condominium property," and "property" for purposes of the Program. This change effectively opens the Program to association properties and condominium properties across the state, rather than limiting the Program to association properties and condominium properties located 15 miles inward of a coastline.[1] (Section 1.)

[1] "Coastline" means the line of mean low water along the portion of the coast that is in direct contact with the open sea and the line marking the seaward limit of inland waters, as determined under the Convention on Territorial Seas and the Contiguous Zone, 15 U.S.T. (Pt. 2) 1606. *See* s. 376.031(4), F.S.

The bill adds additional limitations on which condominium associations (COAs) may participate in the Program to:

- COAs in which the structures or buildings on the condominium property were constructed before January 1, 2008.
- COAs in which at least 80 percent of the occupied units within the condominium are owned or occupied by a person or family whose annual income is at or below 80 percent of the area median income, as adjusted for household size and applicable to the county in which the condominium is located. (Section 1.)

The bill defines "area median income" (AMI) as the median household income published annually by the U.S. Department of Housing and Urban Development, for the county in which a condominium property is located. The bill specifies that the eligibility of an applicant's AMI must be determined using the AMI published at the time an application is submitted. (Section 1.)

For purposes of determining whether a COA meets the 80 percent unit-occupied threshold, the bill specifies that:

- The eligibility of an applicant must be determined using the AMI published at the time an application is submitted.
- Only occupied residential units may be counted.
- Both owner-occupied and tenant-occupied residential units may be counted as long as the persons or families living in such residential units provide income documentation to the Department of Financial Services (DFS), and DFS has verified that such person or family meets the income requirements specified by the bill. (Section 1.)

The bill requires DFS to adopt rules establishing acceptable methods for verifying household income, including, but not limited to, owner self-certification, tax returns, income statements, or other documentation deemed sufficient by DFS. The bill authorizes DFS to require periodic recertification of income eligibility to ensure compliance with the Program's requirements. (Section 1.)

The bill provides that a condominium with mixed-income occupancies is eligible to participate in the Program if the income threshold described above is met. (Section 1.)

Mitigation Grants

The bill adds to the information that must be included in an application for a mitigation grant to include documentation deemed sufficient by DFS for verifying household income. (Section 1.)

The bill specifies that grant funds may only be awarded for a mitigation improvement that addresses the common elements of the condominium property, rather than a mitigation improvement that will result in a mitigation credit, discount, or other rate differential for the building or structure to which the improvement is made. (Section 1.)

The bill clarifies that, as a condition of receiving a grant, a COA must complete 100 percent of the opening protection improvements to the common elements which were recommended in the final hurricane mitigation inspection report, including exterior doors, garage doors, windows, and skylights that are part of the common elements. (Section 1.)

The bill has an effective date of July 1, 2026. (Section 2.)

RULEMAKING:

The bill requires DFS to adopt rules establishing acceptable methods for verifying household income for purposes of Program eligibility, which may include, but is not limited to, owner self-certification, tax returns, income statements, or other documentation deemed sufficient by DFS.

Lawmaking is a legislative power; however, the Legislature may delegate a portion of such power to executive branch agencies to create rules that have the force of law. To exercise this delegated power, an agency must have a grant of rulemaking authority and a law to implement.

FISCAL OR ECONOMIC IMPACT:

STATE GOVERNMENT:

While the Program is subject to annual appropriations, the bill likely has no fiscal impact on state government. The Program was funded in fiscal year 2024-2025 through a nonrecurring appropriation of $30 million from the General Revenue Fund ($27,636,000 for grants; $600,000 for inspections; and $1,764,000 for operations and administration). A request for a formal agency analysis was submitted to DFS on January 16, 2026.

PRIVATE SECTOR:

The bill has an indeterminate positive impact on condominium associations in Florida that are not located within 15 miles inward of a coastline, as the bill make such condominium associations eligible for the Program, provided that such associations meet the new income requirements specified by the bill.

RELEVANT INFORMATION

SUBJECT OVERVIEW:

My Safe Florida Condominium Pilot Program

The Legislature created the My Safe Florida Condominium Pilot Program (Program) within the Department of Financial Services (DFS) in 2024.[2] The Program received a nonrecurring appropriation of $30 million from the General Revenue Fund.[3] The Program provides to condominium associations a program similar to that of the My Safe Florida Home Program for single-family, detached residential properties and townhomes.[4] Implementation of the Program is subject to annual legislative appropriations.[5]

The Program supports eligible condominium associations by providing free inspections and grant funding for wind mitigation improvements, which may have the added benefit of lowering wind insurance premiums. The Program is limited to condominiums[6] located in the "service area," which is the area of the state within 15 miles inward of a coastline.[7]

In its 2024 report on the Program, DFS issued the following findings:

- Tidal Basin was selected to run the Program on August 1, 2024.
- The International Association of Certified Home Inspectors was selected on November 12, 2024, as the inspection company to conduct the inspections.
- Tidal Basin launched the Program's online portal and allowed associations to begin completing applications for inspections, but not grants, on November 14, 2024.

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[2] Chapter 2024-108, Laws of Fla.

[3] Specific Appropriations 2375A, 2375B, and 2375C of the General Appropriations Act, ch. 2024-231, Laws of Fla. ($27,636,000 for grants; $600,000 for inspections; and $1,764,000 for operations and administration).

[4] *See* s. 215.5586, F.S.

[5] *Id.*

[6] For purposes of the Program, "condominium" is currently defined as that form of ownership of real property created pursuant to the Florida Condominium Act, ch. 718, F.S., which is comprised entirely of units that may be owned by one or more persons, and in which there is, appurtenant to each unit, an undivided share in common elements. Ss. 215.55871(1)(d) and 718.103(12), F.S.

[7] "Coastline" means the line of mean low water along the portion of the coast that is in direct contact with the open sea and the line marking the seaward limit of inland waters, as determined under the Convention on Territorial Seas and the Contiguous Zone, 15 U.S.T. (Pt. 2) 1606. S. 376.031(4), F.S.

- The online application portal opened on November 14, 2024, and closed on November 19, 2024, closing within five days of being opened due to funding capacity.
- 174 completed applications were received within the first three days; 165 requests were approved.
- Grant awards are issued upon the completion of inspections.[8]

In its 2025 report on the Program, DFS issued the following findings:

- A second funding round opened on August 18, 2025, during which approximately 1,600 notification emails were sent to registered associations.
- After the first 168 applications were processed, the second-round opening resulted in 56 additional applications, representing 106 buildings with 4,535 residential units, which triggered portal closure within one hour due to funding capacity.
- As of January 2026, approximately 700 initial inspections have been completed across 206 associations, and 42 condominium associations have been fully approved for grants.[9]

Condominium Associations and Unit Owners

Participation in the Program is limited to structures or buildings on condominium property which are three or more stories in height, provided that each structure or building that is the subject of a mitigation grant contains at least two single-family dwellings.[10]

To apply for an inspection of association or condominium property under the Program, the association must receive approval by a majority vote of the board or a majority vote of the total voting interests of the association.[11]

To apply for a grant which improves one or more units within a condominium, the association must receive both of the following:

- Approval by a majority vote of the board, or a majority vote of the total voting interests of the association, to participate in a mitigation grant; and
- Approval by at least 75 percent of all unit owners who reside within the structure or building that is the subject of a mitigation grant.[12]

Associations may vote to participate in the Program at the annual budget meeting or a unit owner meeting called for that purpose.[13] The association must provide unit owners with clear disclosure of the Program prior to taking a vote on the issue.[14] The president and treasurer of the board are required to sign the disclosure form indicating a copy of the disclosure form was provided to each unit owner.[15]

An association may not apply for an inspection or grant for association property or condominium property unless the association has complied with milestone inspection requirements[16] and structural integrity reserve requirements.[17] Additionally, an association may not apply for a grant for association property or condominium property unless the windows of the association property or condominium property are established as common elements in the association's declaration.[18]

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[8] Email from Morgan Husbands, Deputy Director of Policy, Department of Financial Services (DFS), RE: *My Safe Florida Condominium Pilot Activities Report* (Jan. 30, 2025).
[9] Email from Morgan Husbands, Deputy Director of Policy, DFS, *RE: My Safe Florida Condo Pilot Program 2025 Annual Report* (Jan. 16, 2026), (on file with the Housing, Agriculture, and Tourism Subcommittee).
[10] S. 215.55871(2)(a), F.S.
[11] S. 215.55871(2)(b), F.S.
[12] *Id.*
[13] S. 215.55871(2)(d), F.S.
[14] *Id.*
[15] *Id.*
[16] See s. 553.899, F.S.
[17] *See* s. 718.112(2)(g) and (h), F.S. S. 215.55871(2)(b), F.S.
[18] S. 215.55871(2)(b), F.S.

Hurricane Mitigation Inspectors

Only a licensed inspector may perform inspections of a condominium property under the Program.[19] The licensed inspector must determine the mitigation measures that are needed, the insurance premium discounts that may be available, and identify which improvements may be taken to mitigate hurricane damage.[20] DFS must contract with wind certification entities to provide the inspections.[21] Eligible wind certification entities must, at a minimum:

- Use inspectors who are licensed or certified as:
  - A building inspector under s. 468.607, F.S.;[22]
  - A general, building, or residential contractor under s. 489.111, F.S.;[23]
  - A professional engineer under s. 471.015, F.S.;[24]
  - A professional architect under s. 481.213, F.S.;[25] or
  - A home inspector under s. 468.8314, F.S.,[26] who has completed at least three hours of hurricane mitigation training approved by the Construction Industry Licensing Board,[27] which must include hurricane mitigation techniques, compliance with the uniform mitigation verification form, and completion of a proficiency exam;
- Use inspectors who have undergone drug testing and a background screening that includes submission and processing of fingerprints; and
- Provide a quality assurance program, including a reinspection component.[28]

Hurricane Mitigation Inspections

Hurricane mitigation inspections provided to a condominium association, must, at a minimum, include:

- An inspection of the property, and a report that summarizes the results of the inspection and identifies recommended improvements the association may take to mitigate hurricane damage;
- A range of cost estimates regarding the recommended mitigation improvements; and
- Information regarding estimated insurance premium discounts, correlated to the current mitigation features and the recommended mitigation improvements identified by the inspection.[29]

An application for an inspection must contain a signed or electronically verified statement, made under penalty of perjury by a board's president, that the association has submitted only a single application for each property that the association operates or maintains.[30] An association may apply for and receive an inspection without also applying for a grant.[31]

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[19] S. 215.55871(3), F.S.
[20] S. 215.55871(3)(a), F.S.
[21] S. 215.55871(3)(b), F.S.
[22] S. 468.607, F.S., relates to certification of building code administration and inspection personnel.
[23] S. 489.111, F.S., relates to licensure by examination for certain contractors, including, but not limited to, residential contractors, building contractors, air-conditioning contractors, and swimming pool servicing contractors.
[24] S. 471.015, F.S., relates to licensure of engineers.
[25] S. 481.213, F.S., relates to licensure of architects and interior designers.
[26] S. 468.8314, F.S., relates to licensure of home inspectors.
[27] The Construction Industry Licensing Board, housed within the Department of Business and Professional Regulation, is responsible for licensing and regulating the construction industry in Florida. *See* Department of Business and Professional Regulation, *Construction Industry*, https://www2.myfloridalicense.com/construction-industry/ (last visited Jan. 27, 2026). *See also* s. 489.107, F.S.
[28] S. 215.5587(3)(b), F.S.
[29] S. 215.55871(4)(a), F.S.
[30] S. 215.55871(4)(b), F.S.
[31] S. 215.55871(4)(c), F.S.

Mitigation Grants

Grants must be used by associations to make improvements recommended by an inspection which increases the condominium property's resistance to hurricane damage.[32] An application for a grant must:

- Contain a signed or electronically verified statement made under penalty of perjury by the president of the board that the association has submitted only a single application for each property that the association operates or maintains;
- Include a notarized statement from the president that contains the name and license number of the contractor it intends to use for the mitigation project; and
- Include a notarized statement from the president which commits to DFS that the association will complete the mitigation improvements. If the grant will be used to improve units, the application must also include an acknowledged statement from each unit owner who is required to provide approval for a grant.[33]

An association may select its own contractor for the mitigation project as long as the contractor meets all qualification, certification, or licensing requirements under current law.[34] A mitigation project must be performed by a properly licensed contractor who has secured all local permits required for the project.[35] DFS must electronically verify that the contractor's state license number is accurate and up to date before approving a grant application.[36]

All grants must be matched on the basis of $1 provided by the association for $2 provided by the state toward the actual cost of the project.[37] An association may receive grant funds for both roof-related and opening protection-related projects, but the total grant award may not exceed $175,000 per association.[38] DFS may not accept grant applications or maintain a waiting list for grants after the cumulative value of the grants awarded have fully obligated the appropriation, unless otherwise expressly authorized by the Legislature.[39]

An association awarded a grant must complete the entire mitigation project in order to receive the final grant award, and must agree to make the property available for a final inspection once the mitigation project is completed.[40] The mitigation project must be completed in a manner consistent with the intent of the Program and must meet or exceed applicable Florida Building Code requirements.[41] The association must submit a request to DFS for a final inspection, or request an extension of time, within one year after receiving grant approval; otherwise the application is deemed abandoned and the grant money reverts back to DFS.[42]

Grant funds may only be used for water intrusion mitigation devices or mitigation improvements that will result in a mitigation credit, discount, or other rate differential for the building or structure to which such device or improvement is applied or made.[43] When recommended by a hurricane mitigation inspection report, grants may be used for the following improvements:

- Opening protection, including exterior doors, garage doors, windows, and skylights;
- Roof improvements, including reinforcing roof-to-wall connections, improving the strength of roof-deck attachment, installing secondary water resistance for a roof, and replacing a roof's covering.[44]

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[32] S. 215.55871(5), F.S.
[33] S. 215.55871(5)(a), F.S.
[34] S. 215.55871(5)(b), F.S.
[35] *Id.*
[36] *Id.*
[37] S. 215.55871(5)(d)1., F.S.
[38] S. 215.55871(5)(d)2., F.S.
[39] S. 215.55871(5)(d)3., F.S.
[40] S. 215.55871(5)(c), F.S.
[41] *Id.*
[42] *Id.*
[43] S. 215.55871(5)(e), F.S.
[44] *Id.*

For an association to receive grant funds, improvements must be identified in the final hurricane mitigation inspection.[45] If improvements to protect the property which complied with the current applicable building code at the time have been previously installed, the association must use a mitigation grant to install improvements that do both of the following:

- Comply with or exceed the applicable building code in effect at the time the association applied for the grant; and
- Provide more protection than the improvements that the association previously installed.[46]

The association may not use a mitigation grant to:

- Install the same type of improvements that were previously installed; or
- Pay a deductible for a pending insurance claim for damage that is part of the property for which grant funds are being received.[47]

As a condition to awarding a grant, DFS must require mitigation improvements to be made to all openings (including exterior doors, garage doors, windows, and skylights), if doing so is necessary for a building or structure to qualify for a mitigation credit, discount or other rate differential.[48]

Contract Management

DFS is charged with developing a process that ensures the most efficient means to collect and verify eligibility for grant applications, and may direct hurricane mitigation inspectors to collect and verify grant application information or use the internet or other electronic means to collect information and determine eligibility.[49] DFS may contract with third parties for grant management, inspection services, contractor services, information technology, educational outreach, and auditing services.[50] Such contracts are:

- Considered direct costs of the Program and are not subject to administrative cost limits.[51]
- Must be with providers that have a demonstrated record of successful business operations in areas directly related to the services to be provided and must ensure the highest accountability for use of state funds.[52]

DFS is required to implement a quality assurance and reinspection program that determines whether initial inspections and mitigation improvements are completed in a manner consistent with the intent of the Program.[53] DFS may use a valid random sampling in order to perform the quality assurance portion of the Program.[54]

Reports

By February 1 of each year, DFS must submit a report to the President of the Senate and the Speaker of the House of Representatives on the activities of the Program and the use of state funds.[55] The report must include:

- The number of inspections requested;
- The number of inspections performed;
- The number of grant applications received;
- The number of grants approved and the monetary value of each grant;
- The estimated average annual amount of insurance premium discounts each association received and the total estimated annual amount of insurance premium discounts received by all associations participating in the Program; and

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[45] S. 215.55871(7)(f), F.S.
[46] S. 215.55871(5)(g)1., F.S.
[47] S. 215.55871(5)(h), F.S.
[48] S. 215.55871(5)(j), F.S.
[49] S. 215.55871(5)(j), F.S.
[50] S. 215.55871(6)(a), F.S.
[51] *Id.*
[52] *Id.*
[53] S. 215.55871(6)(b), F.S.
[54] *Id.*
[55] S. 215.55871(7), F.S.

- The estimated average annual amount of insurance premium discounts each unit owner received as a result of the improvements to the building or structure.[56]

RECENT LEGISLATION:

YEAR	BILL #/SUBJECT	HOUSE/*SENATE* SPONSOR(S)	OTHER INFORMATION
2024	CS/CS/CS/HB 1029 - My Safe Florida Condominium Pilot Program	Lopez, V., Hunschofsky/ *DiCeglie*	Created the Program. Approved by the Governor.
2025	CS/CS/HB 393 - My Safe Florida Condominium Pilot Program	Lopez, V., Hunschofsky/ *Leek*	Amended certain provisions under the Program. Approved by the Governor.

OTHER RESOURCES:

My Safe Florida Condominium Pilot Program

BILL HISTORY

COMMITTEE REFERENCE	ACTION	DATE	STAFF DIRECTOR/ POLICY CHIEF	ANALYSIS PREPARED BY
Housing, Agriculture & Tourism Subcommittee			Curtin	Fletcher
State Administration Budget Subcommittee				
Commerce Committee				

[56] *Id.*

A bill to be entitled

An act relating to the My Safe Florida Condominium Pilot Program; amending s. 215.55871, F.S.; defining the term "area median income"; removing the definition of the term "service area"; revising eligibility requirements for the My Safe Florida Condominium Pilot Program; requiring the Department of Financial Services to adopt rules to verify household income; authorizing condominiums with mixed-income occupancies to participate in the pilot program under certain circumstances; requiring an application for a mitigation grant to include documentation to verify household income; limiting the award of grant funds; requiring an association to complete a certain percentage of opening protection improvements; providing an effective date.

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

Section 1. Subsections (1) and (2) and paragraphs (a) and (j) of subsection (5) of section 215.55871, Florida Statutes, are amended to read:

215.55871 My Safe Florida Condominium Pilot Program.—There is established within the Department of Financial Services the My Safe Florida Condominium Pilot Program to be implemented

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

pursuant to appropriations. The department shall provide fiscal accountability, contract management, and strategic leadership for the pilot program, consistent with this section. This section does not create an entitlement for associations or unit owners or obligate the state in any way to fund the inspection or retrofitting of condominiums in the state. Implementation of this pilot program is subject to annual legislative appropriations. It is the intent of the Legislature that the My Safe Florida Condominium Pilot Program provide licensed inspectors to perform inspections for and grants to eligible associations as funding allows.

(1) DEFINITIONS.—As used in this section, the term:

(a) "Area median income" means the median household income, as published annually by the United States Department of Housing and Urban Development, for the county in which the condominium property is located.

(b) ~~(a)~~ "Association" has the same meaning as in s. 718.103.

(c) ~~(b)~~ "Association property" means property, real and personal, which is owned or leased by, or is dedicated by a recorded plat to, an association for the use and benefit of its members ~~and is located in the service area~~.

(d) ~~(c)~~ "Board of administration" has the same meaning as in s. 718.103.

(e) ~~(d)~~ "Condominium" has the same meaning as in s.

718.103. For purposes of this section, the term does not include detached units on individual parcels of land.

(f) ~~(e)~~ "Condominium property" means the lands, leaseholds, and personal property that are subjected to condominium ownership, whether or not contiguous, and all improvements thereon and all easements and rights appurtenant thereto intended for use in connection with the condominium ~~and are located in the service area~~.

(g) ~~(f)~~ "Department" means the Department of Financial Services.

(h) ~~(g)~~ "Property" means association property and condominium property, as applicable~~, located in the service area~~.

~~(h) "Service area" means the area of the state which is 15 miles inward of a coastline, as that term is defined in s. 376.031.~~

(i) "Unit" has the same meaning as in s. 718.103.

(j) "Unit owner" has the same meaning as in s. 718.103.

(2) PARTICIPATION.—

(a) Participation in the pilot program is limited to:

1. Condominium associations in which the structures or buildings on the condominium property were constructed before January 1, 2008.

2. Condominium associations in which at least 80 percent of the occupied units within the condominium are owned or

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

occupied by a person or family whose annual income is at or below 80 percent of the area median income, adjusted for household size, applicable to the county in which the condominium is located. Eligibility must be determined using the area median income published at the time an application is submitted. For purposes of determining if a condominium association meets the 80 percent unit-occupied threshold:

a. Only occupied residential units may be counted.

b. Both owner-occupied and tenant-occupied residential units may be counted as long as the persons or families living in such residential units provide income documentation to the department and the department has verified that such person or family meets the income requirements of this subparagraph.

3. Structures or buildings on the condominium property which are three or more stories in height, provided that each structure or building that is the subject of a mitigation grant contains at least two single-family dwellings.

(b) The department shall adopt rules establishing acceptable methods for verifying household income, including, but not limited to, owner self-certification, tax returns, income statements, or other documentation deemed sufficient by the department. The department may require periodic recertification of income eligibility to ensure compliance with this section.

(c) A condominium with mixed-income occupancies is

eligible to participate in the pilot program under this section if the income threshold in subparagraph (a)2. is met.

(d) ~~(b)~~ In order to apply for an inspection under subsection (4) or a grant under subsection (5) for association property or condominium property, an association must receive approval by a majority vote of the board of administration or a majority vote of the total voting interests of the association to participate in the pilot program. An association may not apply for an inspection under subsection (4) or a grant under subsection (5) for association property or condominium property unless the association has complied with the inspection requirements in ss. 553.899 and 718.112(2)(g) and (h). An association may not apply for a grant under subparagraph (5)(e)1. for association property or condominium property unless the windows of the association property or condominium property are established as common elements in the declaration.

(e) ~~(c)~~ In order to apply for a grant under subsection (5) which improves one or more units within a condominium, an association must receive both of the following:

1. Approval by a majority vote of the board of administration or a majority vote of the total voting interests of the association to participate in a mitigation inspection.

2. Approval by at least 75 percent of all unit owners who reside within the structure or building that is the subject of the mitigation grant.

(f) ~~(d)~~ A unit owner may participate in the pilot program through a mitigation grant awarded to the association but may not participate individually in the pilot program.

(g) ~~(e)~~ The votes required under this subsection may take place at the annual budget meeting of the association or at a unit owner meeting called for the purpose of taking such vote. Before a vote of the unit owners may be taken, the association must provide to the unit owners a clear disclosure of the pilot program on a form created by the department. The president and the treasurer of the board of administration must sign the disclosure form indicating that a copy of the form was provided to each unit owner of the association. The signed disclosure form and the minutes from the meeting at which the unit owners voted to participate in the pilot program must be maintained as part of the official records of the association. Within 14 days after an affirmative vote to participate in the pilot program, the association must provide written notice in the same manner as required under s. 718.112(2)(d) to all unit owners of the decision to participate in the pilot program.

(5) MITIGATION GRANTS.—Financial grants may be used by associations to make improvements recommended in a hurricane mitigation inspection report which increase the condominium's resistance to hurricane damage.

(a) An application for a mitigation grant must:

1. Contain a signed or electronically verified statement

made under penalty of perjury by the president of the board of administration that the association has submitted only a single application for each property that the association operates or maintains.

2. Include a notarized statement from the president of the board of administration containing the name and license number of each contractor the association intends to use for the mitigation project.

3. Include a notarized statement from the president of the board of administration which commits to the department that the association will complete the mitigation improvements. If the grant will be used to improve units, the application must also include an acknowledged statement from each unit owner who is required to provide approval for a grant under paragraph (2)(d) ~~(2)(c)~~.

4. Include documentation deemed sufficient by the department under paragraph (2)(b) for verifying household income.

(j) Grant funds may only be awarded for a mitigation improvement that addresses the common elements of the condominium property ~~that will result in a mitigation credit, discount, or other rate differential for the building or structure to which the improvement is made~~. As a condition of receiving ~~awarding~~ a grant, the association ~~department~~ must complete 100 percent of the opening protection improvements to

the common elements which were recommended in the final hurricane mitigation inspection report ~~require mitigation improvements to be made to all openings~~, including exterior doors, garage doors, windows, and skylights that are a part of the common elements~~, if doing so is necessary for the building or structure to qualify for a mitigation credit, discount, or other rate differential~~.

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

HOUSING, AGRICULTURE & TOURISM SUBCOMMITTEE

HB 1497 by Rep. Hunschofsky
My Safe Florida Condominium Pilot Program

AMENDMENT SUMMARY
January 29, 2026

Amendment #638451 by Rep. Hunschofsky (Lines 71-73): The amendment removes the provision that limits participation in the My Safe Florida Condominium Pilot Program (Program) to condominium associations with structures or buildings that were constructed before January 1, 2008.

Amendment #558381 by Rep. Hunschofsky (Line 182): The amendment provides that the bill's changes to the Program only apply to applications submitted to the Department of Financial Services on or after July 1, 2026.

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED	__	(Y/N)
ADOPTED AS AMENDED	__	(Y/N)
ADOPTED W/O OBJECTION	__	(Y/N)
FAILED TO ADOPT	__	(Y/N)
WITHDRAWN	__	(Y/N)
OTHER	_____	

Committee/Subcommittee hearing bill: Housing, Agriculture & Tourism Subcommittee

Representative Hunschofsky offered the following:

Amendment

Remove lines 71-73

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED	____	(Y/N)
ADOPTED AS AMENDED	____	(Y/N)
ADOPTED W/O OBJECTION	____	(Y/N)
FAILED TO ADOPT	____	(Y/N)
WITHDRAWN	____	(Y/N)
OTHER		

Committee/Subcommittee hearing bill: Housing, Agriculture & Tourism Subcommittee

Representative Hunschofsky offered the following:

Amendment (with title amendment)

Between lines 182 and 183, insert:

Section 2. The amendments made by this act to s. 215.55871, Florida Statutes, apply to inspection and grant applications submitted to the Department of Financial Services by a condominium association on or after July 1, 2026.

T I T L E A M E N D M E N T

Between lines 15 and 16, insert:

providing applicability;