



2024 Legislative Update

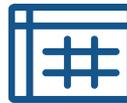
By Sunrise Consulting Group

Session Statistics



**60 Day Legislative Session
Ended March 8th, 2024**

2025 Session, March/April



**Almost 2,000 Bills Filed
~17% of bills passed**



**Other Significant
Legislation**
Health Care
Social Media
School Deregulation

Highlights from the FY 24/25 budget

- ~~\$117.46~~ \$116.5 billion state budget.
 - \$49.4 billion from the General Revenue Fund (GR),
- 113,000 state employees (3% pay raise for employees)
- Total Reserves: \$17 billion

Live Local:

- State Housing Initiatives Partnership (SHIP) Program - \$174 million
- Affordable Housing (SAIL) Program - \$84 million

Transportation

- DOT Work Program - \$13.98 billion

Environment

- Water Quality Improvements - \$1.7 billion
- Wastewater Grant Programs - \$135 million
- Water Supply Grant Programs - \$25 million
- Water Projects - \$410.4 million (pre-veto)

525 pages!

Vetoed

This year, the Governor vetoed approx. \$1 Billion.

Over a dozen public safety or emergency operations centers.

16 pages of vetoes, 2 ½ pages of water projects!

At least 10 other Brevard projects.

Also...the Governor vetoed 14 policy bills.

Palm Bay's Appropriations

Palm Bay Indian River Lagoon Baffle Boxes
- **\$750,000**

Indian River Lagoon Water Baseflow and
Pond Improvements - **\$550,000**

Emergency Operation Center Funds –
Vetoed

HB 1365

Unauthorized Public Camping and Public Sleeping

Preempts local governments from authorizing people to regularly sleep or camp on public property.

Local gov *can* designate public property for sleeping by majority vote. Property must undergo a DCF certification process and the property may not be used continuously for more than 1 year

Not valid during gubernatorially declared state of emergency.

Signed into law,
03/20

SB 328

“Affordable” Housing

Preempts a local government’s floor area ratio.

Requires that qualifying developments be treated as a conforming use.

A local government must reduce parking requirements for qualifying developments by at least 20 % for certain developments.

Clarifies density, height, and floor area ratio entitlements for qualifying developments

Modifies the building height entitlement to address situations where a qualifying development is adjacent to single family parcels.

Clarifies that only the affordable units in a qualifying development must be rental units.

\$100,000,000 cost to the state.

HB 7073

Taxation

**Property Tax
Adjustments**

**Local Tax
Provisions**

**Various Tax
Incentives and
Adjustments**

**Insurance Premium
Tax Deductions**

**Sales Tax Holidays
and Reforms**

**Doc Stamp Tax and
Corporate Income
Tax Adjustments**

Building Permit Legislation

SB 812

- Requires local governments to create an expedited residential building permits program.
- By 10/01 an applicant must be able to request up to 50 % of the permits for a subdivision or planned community.
- A developer may contract for sale, but may not close before a final plat is approved.
- An applicant can use a private provider to expedite the permit application process after a preliminary plat is approved.
- Local governments must keep a list of vendors that can be used for assistance in processing and expediting the review of applications for preliminary plats.

HB 267

- Requires local governments to act on a complete and sufficient permit application within shortened timeframes:
 - 30 days less than 7,500sqft
 - 60 days above 7,500 sqft
 - 60 days for multifamily less under 50
 - 12 days for master building permits
 - 10 days for CDBG recovery dollars
- If deadlines are missed permit fees must be reduced by 10% per day.
- Shortens timeframe for local governments to provide written notice to an applicant stating the reasons the permit application is not complete and an opportunity to resubmit revisions.
- ...and more...

SB 1628

Local Government Actions

Follow up to last year's SB 170.

Local governments must now complete a business impact statement for comprehensive plan or land development amendment (except private).

ALSO, provides that a referendum on approving a bond greater than \$500 million must be done at a general election, versus a special election.

HB 479

Alternative Mobility Funding Systems

Requires local governments that charge developers a fee for transportation capacity impacts to enter interlocal agreements to coordinate the mitigation of their respective transportation capacity impacts.

Ensure that any new development or redevelopment is not charged twice for the same impact fees.

Calculation of impact fee must use data available within 4 years of the current impact fee update.

Provide method for the proportionate distribution of the revenue collected to address transportation

Local government that is issuing the permit must be the one to charge the fee.

HB 7013

Special Districts

Creates a 12-year term limit for elected members of most special districts.

Only the legislature may now change the boundaries of independent special districts.

Removes language allowing for conversion to a city.

Requiring all special districts to adopt goals and objectives.

Reduces the maximum ad valorem millage rate that may be levied by a mosquito control district from 10 mills to one mill.

Prohibiting the creation of new safe neighborhood improvement districts.

SB 280

Vacation Rentals

The bill permits “grandfathered” all local laws, ordinances, or regulations adopted on or before June 1, 2011, and any county-specific one before Jan 1, 2016

Allows a local government to impose a \$500 fine on a vacation rental operator for violations of the local registration requirements.

A local government may require vacation rentals to be registered and charge a reasonable fee

preempts the licensing of vacation rentals and regulation of advertising platforms to the State, DPBR.

May suspend a registration for violations that are related to the vacation rental property.

SB 770

PACE Programs

Enhances the Property Assessed Clean Energy (PACE) program to now also include wastewater treatment, flood mitigation, and sustainable building enhancements.

The bill enforces contractor registration and oversight, and establishes specific solicitation, advertising, and financing agreement standards.

Finally, it mandates annual operational audits and reporting for program administrators, ensuring consumer protection and oversight while allowing existing contracts to persist.

SB 382

Professional Continuing Education

Professional oversight boards and/or DPBR must allow distance learning as an alternative to classroom courses for satisfying continuing education requirements.

CE requirements are exempt *if* the licensee:

- holds an active license issued by the board or DBPR
- has continuously held the license for at least 10 years; and
- There is no disciplinary action against individual's license.

This does not apply to:

engineers (ch 471), CPA's, real estate licensees under part I of ch. 475, appraisers under part II of ch. 475, architects or interior designers, and contractors regulated under ch. 489, F.S.

Homestead Exemptions

HB 7019

- If HJR 7017 is approved by the
- voters, this bill amends current law to add an annual positive inflation adjustment to the current exemption on the assessed value for all levies other than school district levies of \$50,000 up to \$75,000.

HJR 7017

- Proposes a constitutional amendment to annually adjust the \$25,000 homestead exemption value between \$50,000 and \$75,000 for inflation. This adjustment, applicable to ad valorem taxes excluding school district taxes.
- This amendment will be voted on in the 2024 general election, requiring 60% approval for enactment. If approved, it's estimated to reduce local non-school government property tax revenues by approximately \$22.8 million in FY 2025-26, increasing to around \$111.8 million by FY 2028-29.

HB 149

Continuing Contracts

Increases the maximum limit for continuing contracts covered by CCNA from an estimated per-project construction cost of \$4 million to \$7.5 million.

Plus, an annual increase based on the Consumer Price Index (CPI).

HB 1557

Dept of Environmental Protection



Directs Water Management Districts to promulgate new rules encouraging reclaimed water use

Broadens the types of eligible projects for resilient Florida Grants

Make minor changes with how the state tracks and prepares for sea level rise (Flood Hub).



Clarifies that the Legislature intends to transfer the regulation of septic tanks from DOH to DEP. It requires that DEP and DOH need to coordinate identify and transfer capital resources to carry out the program in each county.



Requires DEP to establish an enhanced nutrient-reducing OSTDS approval program for quick approval such systems for use in this state.



Bills that did not make it.

1. Sovereign Immunity.
2. Repeal of local business taxes under ch 205.
3. Government Accountability
4. Municipal Utilities
5. County Commission Term Limits

Thank you

Any
Questions?



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