



PBC – Quick Legislative Update by Paul Linton



Joint WRTF – May 9, 2025

Legislative Update

Session Not Done

- The 2025 Legislative Session was scheduled to adjourn “sine die” on Friday, May 2, 2025
- On the last day of the session it was extended until June 6, 2025 due to unfinished business.
- The extension is to consider and pass several appropriations bills, including a tax relief package and the FY 25-26 State Budget. Currently historically large difference in budgets between the House and the Senate
- Also included in the extension is SB 110, the Senate President’s priority legislation that included economic programs and infrastructure support for rural communities

Legislative Update

Select Committee on Property Taxes

- Requiring referendum on eliminating property taxes on homestead properties.
- Creating a new \$500,000 homestead exemption, as well as a \$1 million homestead exemption for owners 65 and older or with 30 years of ownership.
- Authorizing the Legislature to increase the homestead exemption.
- Modifying the allowed assessment increases
- Eliminating the ability to foreclose on a homestead property due to a property tax lien.
- HB 211, Farm Products: Amends the definition of “farm product” to include plants and plant products, regardless of whether the plants and plant products are edible or nonedible.

Legislative Update

Highlights of Bills That Passed

- On May 6th Governor Ron DeSantis signed SB 700 "Florida Farm Bill" (SB 700), which include law that prohibits local municipalities from adding fluoride to their water.
- SB 180, Emergencies: Makes various changes relating to the preparation and response activities of state and local government during emergencies.
- HB 209, State Land Management: Creates the State Park Preservation Act; requires state parks to be managed for conservation-based recreational uses and in a manner that provides the greatest combination of benefits to the public and the land's natural resources.
- HB 703, Utility Relocation: Modifies the process under which communications services providers must relocate facilities located in a public right-of-way.

Legislative Update

Highlights of Bills That Passed

- HB 481, Anchoring Limitation Areas: Creates a new exception for large counties from the general prohibition against local governments enacting or enforcing regulations related to the anchoring of vessels outside the marked boundaries of mooring fields.
- HB 913, Condominiums and Cooperative Associations: Makes several modifications to the allowed actions of condo associations regarding structural integrity reserve studies and special assessments related to these studies.
- HB 987, Transportation Facility Designations: Designates several transportation facilities after individuals, including two in Palm Beach County: PBSO Motorman Highway and President Donald J. Trump Boulevard.

Legislative Update

Highlights of Bills That Passed

- HB 4011, Palm Beach County: Amends the special act creating the Palm Beach County Building Code Advisory Board to expand the definition of “local building official”.
- SB 492, Mitigation Banks: Standardizes the schedule for releasing environmental mitigation credits, removing the need for case-by-case determinations by DEP and water management districts. Credits are released in stages allowing early release of freshwater wetland creation credits and permits one-time use of credits from outside a bank’s service area when local credits are insufficient, with multipliers applied based on location and credit type.
- SB 948, Flood Disclosures: Requires disclose of flood risks and past flooding to tenants and buyers. Tenants who aren't properly informed and suffer flood-related losses can terminate leases and receive refunds. Expands seller disclosure requirements for residential property.

Legislative Update

Highlights of Bills That Died

- HB 301, Sovereign Immunity: Increases sovereign immunity caps.
- HB 365, Rent of Affordable Housing Units: Prohibits landlords of qualifying affordable housing units, who benefit from federal, state, or local support, from increasing rent during the term of a rental agreement.
- SB 852, Study on the Elimination of Property Taxes: Requires the Office of Economic and Demographic Research to study the elimination and replacement of property taxes.
- HB 991, Community Redevelopment Agencies: Terminates community redevelopment agencies by July 1, 2025, with limitations on new projects, exceptions for outstanding bonds, and no future expansions or creations of such agencies.

Legislative Update

Highlights of Bills That Died

- HB 1221, Local Option Taxes: Expands uses local option tourist taxes, eliminates certain tourism bodies, redirects revenues for existing projects and ad valorem tax relief, and expands auditing and compliance requirements.
- HB 1609, Waste Incineration Prohibition: Prohibits the issuance of construction permits for new waste incineration or waste-to-energy facilities within one-half mile of residential properties or schools.
- SB 1694, Prohibited Preferences in Government Contracting: Amends existing statutes to eliminate preferences based on race, ethnicity, or minority status in government contracting and related activities across various sectors.

THANK YOU!



and thanks to PBC
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and Kasey Denny

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