



# 2024 Legislative Update

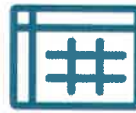
By Sunrise Consulting Group

# Session Statistics



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

2025 Session, March/April



**Almost 2,000 Bills Filed  
16.6% of bills passed**



**Other Significant  
Legislation  
Health Care  
Social Media**

# Highlights from the FY 24/25 budget

- \$117.46 billion state budget.
  - Around \$400 million *increase* over current year budget (pre-veto).
- \$49.4 billion from the General Revenue Fund (GR),
- 113,000 state employees (3% pay raise for employees)
- Total Reserves: \$10 billion

## Live Local:

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

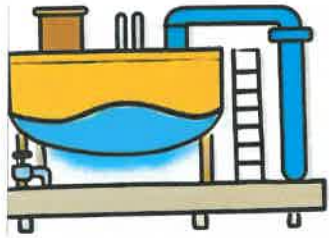
## Transportation

- DOT Work Program - \$13.98 billion

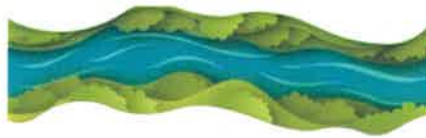
## Environment

- Water Quality Improvements - \$1.7 billion
- Wastewater Grant Program - \$135 million
- Water Supply Grant Program - \$25 million
- Water Projects - \$410.4 million

# Hernando County Appropriations



**Hernando County Beach  
Wastewater Resiliency  
Project**



**Canal Feasibility Study**



**Public Safety Facility**

# Vetoed

- **Governor vetoed almost \$1 BILLION**
- **Multiple public safety facilities.**
- **Multiple “resiliency” projects.**
- ***Dozens* of wastewater projects.**

# 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 such 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 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.

# 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.



# 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**

# 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 812

- Requires local governments to have expedited residential building permits.
- 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 plat is finalized.
- 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

- Shortens timeframes in which a local government must act on a complete and sufficient permit application:
  - 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
- permit fees will be reduced by 10% per day for late actions.
- Shortens timeframe for local governments to provide written notice to an applicant stating why the permit application is not complete with an opportunity to resubmit.
- ...and more...

# 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.

# 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 473

## Cybersecurity Incident Liability

This legislation establishes liability protections for local governments in the event of cybersecurity incidents.

Local governments must comply with specific cybersecurity protocols issued by the Florida Digital Service and promptly report serious cybersecurity incidents are exempt from civil damages.

Protections apply to lawsuits filed after the bill's effective date and un-certified class actions as of the same date.

\$40 million grant opportunity for local governments to develop and enhance cybersecurity risk management programs.

## 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 151

## Florida Retirement System

Allows FRS retirees to receive both compensation from an FRS employer and retirement benefits, after six month break in service.

Adjusts the employer contribution rates for the FRS...as usual.

Closes the FRS Preservation of Benefits Plan to new members effective July 1, 2026



# 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).



## **Bills that did not make it.**

1. Sovereign Immunity.
2. Repeal of local business taxes under ch 205.
3. Government Accountability
4. Tourist Development Tax Changes
5. County Commission Term Limits

Thank you

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Any  
Questions?



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