



▶ LEGISLATIVE UPDATE

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Hillsborough
County Florida



Recent & Upcoming Legislative Dates





▶ Budget & Appropriation Requests

Budget & Appropriation Requests

- Final Budget Total = **\$114.5 Billion**
 - Reduction compared to Fiscal Year 2025-2026 in both total budget and per capita funding
- Transportation & Economic Development = **\$15.8 Billion**
 - Affordable Housing:
 - Hometown Heroes Housing Program = \$50 Million
 - SAIL = \$70.77 Million
 - SHIP = \$165.7 Million
 - Transportation Work Program = \$11.56 Billion
 - Emergency Management Critical Facility Needs = \$56.5 Million
- Agriculture, Environment, & General Government = **\$8.9 Billion**
 - Land Management = \$33.2 Million
 - Water Quality Improvements = \$584.4 Million
 - Beach Management Projects = \$64.1 Million
 - Resilient Florida = \$170 Million



▶ Property Taxes

Property Tax Relief

- Governor Ron DeSantis called a Special Session for June 1-3 to consider a bill to increase the homestead property tax exemption to \$250,000.
 - This proposal would eliminate property taxes for 60% of homeowners.
- Revenue can only be used for First Responders, Schools, and other core services.
- Local governments will only be able to raise non-residential property taxes by 5% (lowered from 10%).
- People who establish residence after the voters approve this exemption will have a 5-year period where they will have to pay taxes under the old system.
- The implementing language will have to be approved by the Legislature after the exemption is approved during the November election



Bills That Passed





▶ General Government

Sovereign Immunity & Budget Transparency

Sovereign Immunity

HB 145 – Rep. Fiona McFarland (SB 1366 – Sen. Jason Brodeur)

The bill raises sovereign immunity tort caps from \$200,000 per person and \$300,000 per incident to \$350,000 and \$500,000. The bill also revises claims procedures and litigation timelines, potentially increasing liability exposure and prompting counties to review insurance coverage, reserves, claims administration, and risk-management practices before the October 1, 2026, applicability date.

Bill has not been sent to the Governor

Local Government Finances

HB 1329 – Rep. Yvette Benarroch (SB 1566 – Sen. Nick DiCeglie)

The bill requires counties to expand online budget transparency, extend posting timelines, and conduct annual 10% budget reduction exercises. The bill creates new administrative duties and potential costs tied to compliance, data systems, and public reporting requirements.

Bill has not been sent to the Governor



▶ Land Use, Development, & Zoning

Land Use, Development, and Zoning

Live Local 4.0

HB 1389 – Rep. Mike Redondo (SB 1548 – Sen. Alexis Calatayud)

The bill expands affordable housing preemption, limits county zoning discretion, revises local opt-out rules for property-tax exemptions, preserves airport-zoning authority, and increases potential county legal and administrative exposure related to housing development approvals.

Bill has not been sent to the Governor

Local Land Planning and Development

HB 927 – Rep. Judson Sapp (SB 1138 – Sen. Ralph Massullo Jr.)

The bill requires larger counties and municipalities to establish development preapplication consultation programs, expands the use of private contractors in development review, and imposes strict deadlines for permit decisions. Applications may be deemed approved if local governments fail to act within statutory timelines. Effective July 1, 2026.

Approved by the Governor (5/6/2026)

Land Use, Development, and Zoning Continued

Land Use and Development Regulations

HB 399 – Rep. David Borrero (SB 208 – Sen. Stan McClain)

The bill limits local fee-setting, tightens standards for denying residential projects on compatibility grounds, streamlines certain resort approvals, restricts compost-permit conditions, and requires parity for off-site constructed homes.

Approved by the Governor (3/27/2026)

Building Permits and Inspections

HB 803 – Rep. Dana Trabulsy (SB 1234 – Sen. Nick DiCeglie)

The bill standardizes permitting, expands exemptions, and limits local control, but explicitly preserves county authority to enforce floodplain regulations required for National Flood Insurance Program (NFIP) participation, protecting flood insurance eligibility and community ratings.

Approved by the Governor (5/6/2026)

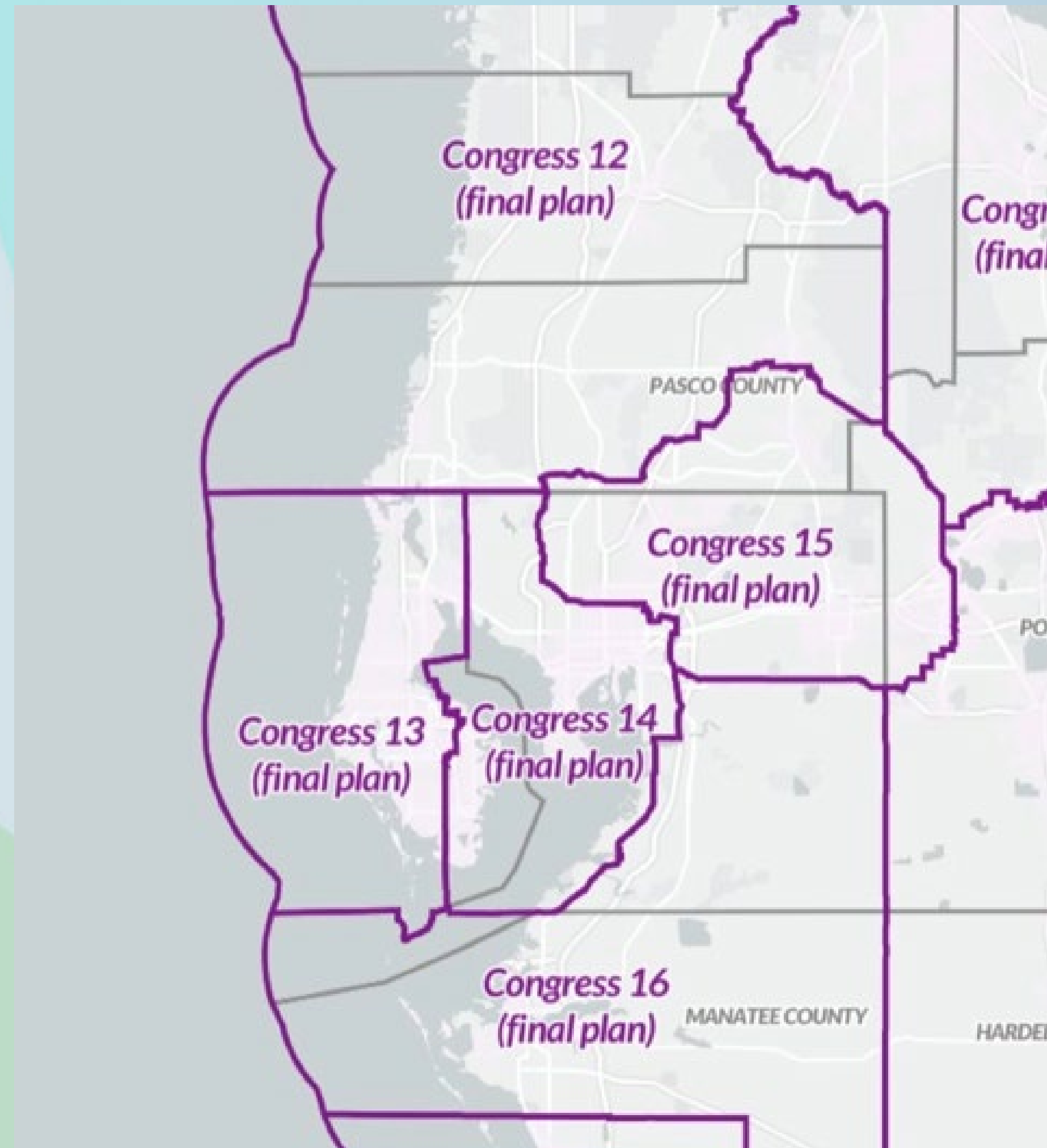


Elections

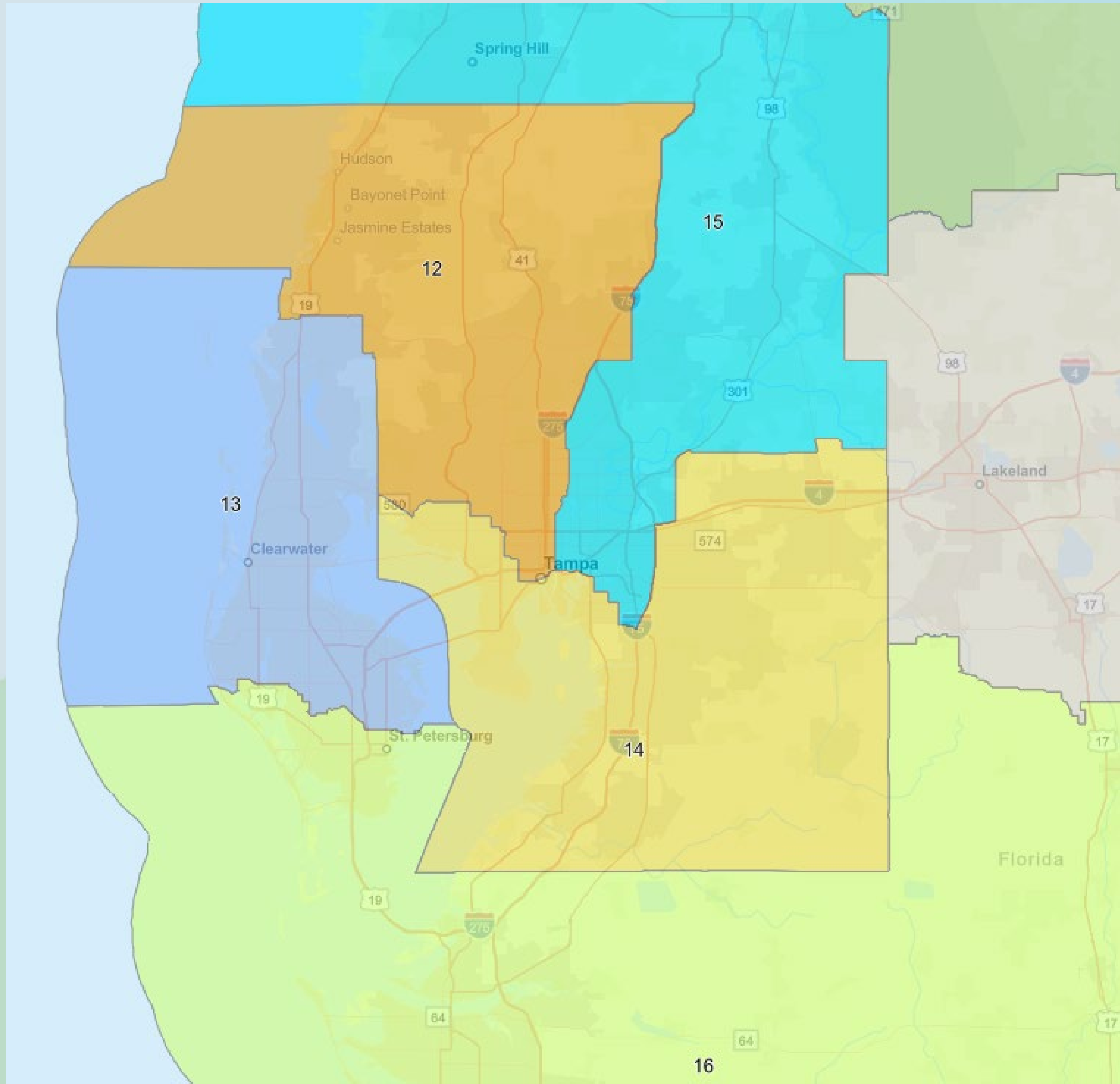
Congressional Reapportionment

- Governor DeSantis called a Special Session to address mid-decade Congressional Reapportionment the week of April 27th.
- The Legislature filed the Governor's proposed map and ultimately passed HB 1D which restructured our 28 single-member districts.

*Previous Map
(Isolating Tampa Bay):*



New Map (Isolating Tampa Bay):



Election Reform Package

HB 991 – Rep. Persons-Mulicka (SB 1334 – Sen. Grall)

Strengthens voter registration citizenship verification, tightens candidate eligibility requirements, revises acceptable voter identification, and codifies new procedures for election administration.

- Defines acceptable documents proving United States citizenship and records a voter's citizenship status in the statewide system.
- Revises the meaning of "official ballot" to require a pen-compatible printed sheet, except for certain accessible voting options.
- Enhances online and paper registration processes by notifying supervisors when an applicant's citizenship cannot be verified and requires timely submission of acceptable evidence.
- Streamlines procedures for updating voter registration information by linking the effective date of changes to verification of required documents.
- Requires the Department of Highway Safety and Motor Vehicles and election officials to exchange and record data showing whether driver license and ID card holders are U.S. citizens.
- Allows supervisors to close the elections office on holidays if it does not conflict with election duties.
- Requires all voting, except on accessible devices, to use official printed ballots marked with a pen for tabulation.
- Implements new candidate oath requirements, including declaration of any additional foreign citizenship and compliance with a 365-day party affiliation or no-party registration rule.
- Authorizes legal challenges to a candidate's compliance with name-change and party-affiliation requirements in certain courts.
- Removes certain ID types, tightens identification requirements at the polls, and requires a valid signature match for voter verification.
- Adjusts canvassing timelines, including regular upload intervals of early and vote-by-mail returns and new meeting times for state certification.
- Prohibits political entities from soliciting or accepting contributions from foreign nationals, adding enforcement under revised racketeering provisions.
- Enacts a 5-year statute of limitations period for felony election fraud offenses and require citizenship updates on Florida-issued driver licenses or ID cards.

Effective Date: January 1, 2027

Approved by the Governor (4/1/2026).



Bills That Failed



SB 180 Glitch Bill (SB 840)

SB 180 | Current Law Pertaining to Construction Moratoriums

- Applies to counties within 100 miles of the declared storms: “impacted local governments.”
 - Bi-partisan debate on the House and Senate floor argued this would apply to the entire state.
- After 1 year of any hurricane making landfall, an impacted local government may not propose or adopt moratoriums on construction, reconstruction, or redevelopment.
- ✓ After 1 year of any hurricane making landfall, an impacted local government may not propose or adopt more restrictive or burdensome amendments to comprehensive plans or land development regulations.
- ✓ After 1 year of any hurricane making landfall, an impacted local government may not propose or adopt more restrictive or burdensome procedures concerning reviews, approvals, or issuance of site plan, development permits, or development orders.
 - Basically, this applies to all Building & Development Review Services operations and comprehensive plan updates formulated by Housing & Community Development.
- Counties impacted by Hurricanes Debby, Helene, and Milton specifically may not propose or adopt any of the aforementioned restrictions before October 1 of 2027.
 - The section applies retroactively to August 1, 2024.
 - The full section of law expires June 30, 2028.

SB 840, by Sen. DiCeglie | Glitch Bill to Fix SB 180

- Removed all restrictive and burdensome language.
- Narrowed the scope of impacted local governments after general hurricanes from 100 miles to 50 miles.
- Amended the general moratorium language to narrow the focus on reconstruction after a storm.
 - Rather than applying to future construction as well.
- Removes the lawsuit language allowing individuals to sue local governments to enforce the law.
- Provided a sunset of the law applying to Hurricanes Debby, Helene, and Milton by June 30, 2026.
 - Provided a sunset of the full law for June 30, 2026.

✓ = most significant operational impact.

Beach Management


SB 636 and HB 1297 – Beach Management, Sen. Leek and Rep. Greco

- Requires beaches to be designated as critically eroded if they have perpetual easements and geological features of dune, beach, and seabed combined with insufficient space between the erosion control and upland assets that results in repeated inland flooding or structural damage.
- Allows the Department of Environmental Protection (DEP) to require local governments to develop strategic beach management plans so the local government can assist DEP with beach and shore preservation by requiring the local government to cover 75% of the cost for restoring and renourishing a critically eroded beach.

Large-Scale Developments

HB 299 and SB 354 – Blue Ribbon Projects, by Rep. Melo and Sen. McClain

- Created a state framework allowing extremely large developments (15,000+ acres) to proceed under a “Blue Ribbon Plan,” potentially overriding local comprehensive plans and zoning while reserving 60% of land for conservation or similar uses.
- Bills passed all committee references but were never taken up on Special Order.



Questions & Discussion

