

## MEMORANDUM

**TO:** NAIOP  
**FROM:** GrayRobinson  
**DATE:** February 13, 2022  
**SUBJECT:** 2022 Legislative Session – Week 5 (February 7-11)

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Reaching the halfway mark, the appropriation process took center stage as the House and Senate both heard their respective budgets in their appropriations committees. As well, the topic of redistricting continues to face complications between the Florida Supreme Court, the Governor and the Legislature. Also in the crosshairs is priority legislation of Senate President Simpson regarding Lake Okeechobee. Measures encompassing data privacy, nursing homes, and construction defect claims are progressing in hopes to hit the desk of Governor DeSantis. These and other topics are covered in our summary of the week in Tallahassee.

### NAIOP Activities

Both the House and Senate's Appropriations Committees reviewed their respective budgets and ultimately approved them. Those budgets will now be reviewed by the entire House and Senate during week 6, which will set up for the eventual budget conference. As reportedly previously, the, the business rent tax issue will be tied up in the tax packages that we expect will debut in weeks 7 or 8.

Below are reports on other issues of important to NAIOP.

Bi-Directional Amplifier Systems – Senate Bill 1190 and HB 785 will create exemptions to fire radio antennas for apartment complexes. Your NAIOP lobbying team is working on a potential amendment to add an additional extension on the deadline to comply with the state's fire radio antenna requirement.

Business Rent Tax – With the major reduction in the business rent tax adopted during the 2021 legislative session, there has not been a major appetite to further reduce the tax during the 2022 legislative session. Nevertheless, the lobbying team has been pushing for an additional cut.

February 13, 2022

Page 2

Government Mandated Electrical Charging Stations – There is no present legislation to preempt the regulation of electrical charging stations. However, there is legislation that would put requirements in for charging infrastructure. As well, there is legislation that pertains to development, which could be amended to restrict these regulations. Both are listed below.

**Electric Vehicle Charging Infrastructure** – SB 918 (Brandes)

**Local Government Land Development Actions** – HB 739 (Borrero) and SB 1248 (Gruters) – The House bill is moving, but the Senate bill is stalled. Lobbying team is working with the sponsors to explore options.

Surfside Legislation – The House finally debuted its response to the Surfside tragedy and it is mainly focused on condominiums. Below is the legislation, as well as its summary.

**Condominium and Cooperative Associations** – HB 7069 - Revises & provides laws for condominium & cooperative associations relating to disciplinary action, official records, reserve accounts & studies, recertification & phase 2 inspections, written recertification & phase 2 inspection reports, transfer of control of association, information that must be provided to potential buyers, & information included in prospectus or offering circular.  
Effective Date: July 1, 2022

Florida Building Commission – After last session's major overhaul of the Florida Building Commission (and NAIOP's successful effort to save the BOMA seat), there has been minimal legislation addressing the Florida Building Commission. This issue appears to be better suited for 2023 legislative session.

Private Provider/Building Inspects/Building Certifications – There is an omnibus bill moving in both the House and Senate that we have been supporting on behalf of NAIOP. The summary of the legislation is below.

**Building Inspection Services/Building Regulation** – HB 423/SB 644 – The legislation does the following:

Relating to building officials, building inspectors, and plans reviewers, the bill:

- Provides that a person may sit for the building inspector or plans examiner licensure test by completing a 4-year internship with a private provider or a private provider's firm, while under the direct supervision of a licensed building official, engineer, or architect.
- Requires the BCAIB to create a rule allowing partial completion of an internship program to be transferred to any other authorized internship.
- Prohibits the BCAIB from issuing a provisional license with a special condition or requirement that such licensee be employed by a municipality, county, or other local government agency.

February 13, 2022

Page 3

Relating to private providers, the bill:

- Provides that if a person uses a private provider, the local government must provide equal access to all permitting and inspection documents and reports to the private provider, the owner, and the contractor.
- Defines “reasonable administrative fee.”
- Provides that if a notice of deficiency is not issued within two business days of receiving a request for a certificate of occupancy from a private provider:
  - A certificate is “automatically” granted, instead of “deemed” granted;
  - The building permit is closed; and
  - Local building officials must provide the permit applicant with a written certificate of occupancy within 10 days.

## **Summary of Week Five (February 7-11)**

### **Workshop Presentations:**

The following presentations were heard by the House:

- Early Learning and Elementary Education
  - New Worlds Reading Initiative
- Pandemics and Public Emergencies Committee
  - Risk protection strategies for Florida

The following presentations were heard by the Senate:

- Children, Families, and Elder Affairs
  - Department of Children and Families and Family First Services of Suncoast – Transition from Eckerd Connects in Pinellas and Pasco Counties

## **Notable Topics**

### **Emergency Funds - \$500 Million for Governor**

Lawmakers were successful in their second attempt to create a rainy-day fund for the Governor’s Office. In its final stop, the House voted 95-22 on an Emergency Preparedness and Response Fund (SB 96) for \$500 million. In this bill, the Governor may use these funds in the case of an emergency before using other sources of money. The House bill sponsor, Rep. Trabulsy, expressed this measure will “gives us time to respond to the emergency while protecting our power to appropriate and protect our reserve.” The bill now awaits the decision of the Governor.

### **Data Privacy – Business Put in Crosshairs over Data**

The issue over data privacy is faced once more in the legislature. At its first committee stop (Commerce), HB 9 advanced with a unanimous vote after receiving concerns over the financial

February 13, 2022

Page 4

aspect from business owners. This measure gives consumers the right to determine what information is collected, the option to delete or correct the data, and opt-out of the sale or sharing of personal information. The bill sponsor, Rep. McFarland and proponents argue for the necessity of this proposal, mentioning consumers should have a say in sales for digital advertising or manipulation. Representative Clemons criticized business lobbyists who spoke against the bill and gave “specious arguments.” McFarland removed the opportunity for class action lawsuits, but opponents still worry over the private cause of action that they believe would allow for frivolous lawsuits.

### **Construction Defect Claims – Homebuilders and Trial Bar Square Off**

The statute of repose for construction claims may be shortened. Senate Bill 736 (Hutson) hit the Senate floor on Thursday, and was amended in an effort to find compromise amongst the various stakeholders. The bill, as amended, changes the number of years that homeowners have to file claims over all defects to seven years except when fraud is involved. The amendment saves the ten-year period for cases when a homeowner alleges builders fraudulently concealed the reported defect. Originally, the proposal gave five years to file construction defects claims over single-family residences and maintained a ten-year repose period for all other defects. Senator Hutson, the bill sponsor, stated the importance to “establish a clear and fair process for addressing a construction defect.” Senators will vote on the full measure in their next meeting while the companion bill, HB 583 (Yarborough), awaits its final committee hearing (Judiciary). Both versions have yet to define material violations in statute.

### **Term Limits & Textbook Limitations – Don’t Read This**

A bill that includes an eight-year term limit for school board members combined with a requirement for schools to post library and classroom books online was passed by the House. House Bill 1467 also includes a training program for library staff led by the Florida Department of Education and mandates local meetings on instructional material to be put on notice and open to the public. Representative Garrison’s reasoning for this bill was to “provide transparency to reinforce for parents the security and confidence that comes with knowing they can drop their kids off at the local library and be comfortable where they are.” Democratic members viewed it as an attempt to “ban books and silence narratives of marginalized populations.” Their argument referenced the banning of a book about the Holocaust and stated this measure would cause more of these kinds of bans. After a 78-40 vote, it is now up to the Senate to revise their version that includes discrepancies with key issues.

### **Nursing Homes – Wanted Ads Get Boost**

Aiming to address the nursing staff shortage, SB 804 requires nursing homes to provide a resident with two hours of certified nursing assistant care. Debate arises from the amended version which requires 3.6 hours of “direct care” to the resident instead of “nursing care.” Direct care staff is defined by individuals who supply care and services to allow residents to reach or maintain their highest physical, mental, and psychosocial well-being. Staff can include physicians, occupational



February 13, 2022

Page 5

therapy, mental health service workers, etc. With only one no vote by Sen. Jones, this measure advanced to its next hearing in Community Affairs.

### **Public Records Exemption – Presidential Searches**

Senate Bill 520 by Sen. Brandes classifies candidate's personal information who seek college or university presidential positions. However, 21 days before a final selection, details must be released to the public. On the Senate floor, a supermajority vote was needed as it pertains to changing the state's sunshine laws. After years tackling this issue, a 28-11 vote was recorded. The House version, HB 703, awaits its last committee but differs with a 14-day unveiling candidates. Brandes says the Senate will not budge on the time limit.

### **Congressional Redistricting – Will a Jax to Tallahassee District Unwind the Process?**

Work on congressional maps were put on a hold while awaiting an important verdict. After submitting his own map proposal, Gov. DeSantis asked for an advisory opinion regarding whether a 200-mile congressional district that links black neighborhoods must be kept intact. This district stretches from downtown Jacksonville to Tallahassee and is labeled as a minority access district. In a unanimous decision, the Florida Supreme Court rejected his request. The opinion stated the question was too broad and dealt with complex issues involving federal and state constitutional matters as well as the interpretation of the Voting Rights Act of 1965. Evidence would be needed to conduct a review of Florida's 5<sup>th</sup> congressional district. A House map dropped on Thursday that keeps Rep. Lawson's district mostly intact. Some differences arise between the Senate maps including a likely turn of a Central Florida Democratic seat into Republican. During a press availability on Friday, the Governor indicated he would veto any map that preserved the disputed district. The cartography on these maps appears to be far from done.

### **Lake Okeechobee – A Tale of the Senate and the Governor**

Filled last Friday as one of several conforming bills to SB 2500 (General Appropriations Act), SB 2508 demands the South Florida Water Management District (SFWMD) give recommendations to the U.S. Army Corps of Engineers regarding the amount of existing water legal users hold and states that it should not be reduced. Environmental advocates and small business owners suggest the bill intends to protect sugar farmers and ensures the industry gets the necessary water needed even when levels in the Okeechobee drop. In response to the arguments against the bill, Chair of Senate's Agriculture and Natural Resources Appropriations Committee Albritton asserts the measure is only asking for greater accountability from the SFWMD to follow policies and laws. The measure passed with a 16-4 vote and is now a part of the budget measures that will be negotiated on both sides. While environmentalists sought opposition to this bill, they found a major ally: the Governor. On Thursday, Governor DeSantis released a statement admonishing the process and substance of SB 2508 and stated that he rejects "any attempt to deprioritize the EAA Reservoir project south of Lake Okeechobee."

### **Current Bill Statistics**

February 13, 2022  
Page 6

Total Bills Filed: 3687 (2708 House; 979 Senate)

Appropriations Bills Filed: 1729

### **Schedule for Week Five (February 7-11)**

The Senate's schedule can be viewed [here](#).

The House's schedule can be viewed [here](#).

#### **Week Schedule**

Week 6 – February 14 – 18

Week 7 – February 21 – 25

Week 8 – February 28 – March 4

Week 9 – March 7 – 11

#### **Key Dates**

- March 1, 2022
  - Last day for regularly scheduled committee meetings (50<sup>th</sup> day rule – Senate)
- March 11, 2022
  - Last day of Regular Session

### **Bill Tracking**

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
Economic Development														
<a href="#">SB 382</a>	Minimum Training Wage	Brandes	9/29/2021		Minimum Training Wage; Proposing an amendment to the State Constitution to authorize the Legislature to establish a minimum training wage rate lower than the Florida minimum wage rate which employers may elect to pay employees for the first 6 months of employment, etc.	Economic Development	None at this time.	Commerce and Tourism	Appropriations	Rules				
<a href="#">SB 800</a>	Economic Development	Albritton	11/3/2021		Economic Development; Authorizing municipalities to exempt by ordinance the public service tax that specified users would pay on electrical energy purchases; providing an exemption from the state tax on sales, use, and other transactions for building materials used in the rehabilitation of real property in an opportunity zone; revising the qualification criteria and tax credit amounts for new and existing businesses under the Rural Job Tax Credit Program; establishing a rural opportunity tax refund program for qualified target industry businesses in rural areas, etc. Effective Date: 7/1/2022	Economic Development	None at this time.	Commerce and Tourism (voted favorably on 11/30/21)	Finance & Tax - Approved 7-0	Appropriations				
<a href="#">SB 612</a>	Apprenticeship Contracts	Hutson	11/3/2021		Apprenticeship Contracts; Authorizing an apprentice to enter into a contract with a business organization for a specified duration; requiring such contracts to be signed by specified individuals, etc. Effective Date: 7/1/2022	Economic Development	None at this time.	Commerce and Tourism	Regulated Industries	Rules				



Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
<a href="#">SB 918</a>	Electric Vehicle Charging Infrastructure	Brandes	11/15/2021	SB 908	Electric Vehicle Charging Infrastructure; Revising a requirement for the Department of Transportation's goals relating to mobility; requiring that certain funds be used for specified purposes relating to the Electric Vehicle Infrastructure Grant Program, beginning in a specified fiscal year; requiring the department to establish the Electric Vehicle Infrastructure Grant Program; providing the purpose of the program; requiring the Department of Transportation to seek programmatic federal approval for the issuance of permits and for the accommodation as a utility of the installation of electric vehicle charging stations in highway rights-of-way, etc. Effective Date: Except as otherwise expressly provided in this act, this act shall take effect July 1, 2022	Infrastructure	None at this time.	Transportation	Appropriations Subcommittee on Transportation, Tourism, and Economic Development	Appropriations				
<a href="#">SB 920</a>	Electric Vehicle Transportation Electrification Plan	Perry	11/16/2021	HB 737	Requiring the Public Service Commission to adopt rules for an electric vehicle transportation electrification plan that meet certain requirements; providing timeframes for the commission to propose the plan's rules and for final rule adoption; authorizing entities that provide electric vehicle charging stations to the public to intervene and participate in certain commission proceedings involving rates, terms, or conditions for offering electric vehicle charging to the public, etc. Effective Date: 7/1/2022	Infrastructure	None at this time.	Regulated Industries - Voted favorably 1/18/22	Transportation	Rules				

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
<a href="#">HB 737</a>	Electric Vehicle Transportation Electrification Plan	Borrero	11/24/2021	SB 920	Requires PSC to adopt rules for electric vehicle transportation electrification plan; provides timeframes for PSC to propose plan's rules & for final rule adoption; authorizes entities that provide electric vehicle charging stations to intervene & participate in certain commission proceedings involving rates, terms, or conditions; provides construction; requires investor-owned electric utilities in violation of certain provisions to take certain actions to come into compliance. Effective Date: July 1, 2022	Infrastructure	None at this time.	Tourism, Infrastructure & Energy Subcommittee - On Agenda 2/15/22	State Administration & Technology Appropriations Subcommittee	Commerce Committee				
<a href="#">HB 741</a>	Net Metering	McClure	11/29/2021	SB 1024	Revises & provides legislative findings relating to redesign of net metering to avoid cross-subsidization of electric service costs between classes of ratepayers; requires PSC to propose new net metering that complies with specified; authorizes customers who own or lease renewable generation before specified date to remain under existing net metering for specified time; requires public utilities to provide specified report to PSC. Effective Date: July 1, 2022	Infrastructure	None at this time.	Tourism, Infrastructure & Energy Subcommittee - Approved 2/3/22	State Administration & Technology Appropriations Subcommittee	Commerce Committee				
<a href="#">SB 1024</a>	Net Metering	Bradley	11/22/2021	HB 741	Revises & provides legislative findings relating to redesign of net metering to avoid cross-subsidization of electric service costs between classes of ratepayers; requires PSC to propose new net metering that complies with specified; authorizes customers who own or lease renewable generation before specified date to remain under existing net metering for specified time; requires public utilities to provide specified report to PSC. Effective Date: July 1, 2022	Infrastructure	None at this time.	Regulated Industries - Approved 1/11/22 (1/13/22 Committee Substitute Text C1 filed)	Community Affairs - Approved 2/8/22 (2/10/22 Committee Substitute Text C2 filed)	Rules				

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
<a href="#">SB 198</a>	Seagrass Mitigation Banks	Rodrigues (A)	9/21/2021	HB 349	Authorizing the Board of Trustees of the Internal Improvement Trust Fund to establish seagrass mitigation banks under certain conditions; providing construction, etc. Effective Date: 7/1/2022	Land Use/Permitting	None at this time.	Environmental and Natural Resources - Voted favorably 1/18/22 (1/19/22 Committee Substitute Text C1 filed)	Community Affairs	Appropriations				
<a href="#">HB 263</a>	Notice of Commencement Requirements	Bell	10/12/2021	SB 352	Notice of Commencement Requirements: Exempts specified direct contracts from certain notice of commencement requirements. Effective Date: July 1, 2022	Land Use/Permitting	None at this time.	Civil Justice & Property Rights Sub - Approved 12/1/21	Regulatory Reform Subcommittee - Approved 1/13/22 (1/13/22 Committee Substitute Text C1 filed)	Judiciary Committee - voted favorably with CS 1/20/22 (Committee Substitute Text C2 filed)		Placed on calendar, on 2nd reading		
<a href="#">SB 644</a>	Building Inspection Services	Brodeur	10/26/2021	HB 423	Building Inspection Services; Revising eligibility requirements for a person applying to become certified as a building code inspector or plans examiner; revising the special conditions or requirements that the Florida Building Code Administrators and Inspectors Board may impose on provisional certificates; requiring the board to authorize, by rule, the transfer of a partial completion of an internship program between private entities; requiring the local jurisdiction to provide access to certain documents to a private provider, contractor, and owner; providing that a certificate of occupancy or certificate of completion is automatically granted and issued, and the permit application closed, under certain circumstances, etc. Effective Date: 7/1/2022	Land Use/Permitting	None at this time.	Community Affairs - voted favorably with CS 1/25/22 (Committee Substitute Text C1 filed)	Regulated Industries - Approved on 2/1/22	Rules - Approved 2/10/22				

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<a href="#">HB 423</a>	Building Inspection Services	LaMarca	11/5/2021	SB 644	Building Inspection Services: Revises eligibility requirements for building code inspector or plans examiner; revises special conditions that may be imposed on provisional certificates; authorizes partial completion of internship program to be transferred between jurisdictions & private entities; limits administrative fee that local jurisdiction can charge; provides certificate of occupancy or completion is automatically granted & issued; requires local building official to provide written certificate of occupancy or completion within specified time. Effective Date: July 1, 2022	Land Use/Permitting	None at this time.	Regulatory Reform Subcommittee - voted favorably with CS 12/2/21 (Committee Substitute Text C1 filed 12/3/21)	Local Administration & Veterans Affairs - Approved 2/2/22	Commerce				
<a href="#">SB 182</a>	Renewable Energy	Brandes	9/14/2021		Authorizing owners of commercial or industrial businesses, or third parties contracted by such owners, to install, maintain, and operate a renewable energy source device on or about the structure in which the business operates or on a property that the business owns or leases; authorizing owners or contracted third parties to sell electricity generated from the device to certain businesses regardless of whether the device is located in a utility's service territory; exempting the sale of electricity produced by such devices from regulation, etc. Effective Date: 7/1/2022	Land Use/Permitting	None at this time.	Regulated Industries	Commerce & Tourism	Rules				



Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
<a href="#">HB 349</a>	Water Resources Management	Sirois	10/19/2021	SB 198	Authorizes Board of Trustees of Internal Improvement Trust Fund to grant easements for specified mitigation banks; directs DEP to create & modify specified rules; exempts certain docks on recorded easements from certain permit & verification requirements; granting certain docks authorization to use submerged lands upon approval of board. Effective Date: upon becoming a law	Land Use/Permitting	None at this time.	Environment, Agriculture & Flood Subcommittee - voted favorably with CS 12/1/21 (Committee Substitute Text C1 filed 12/6/21)	Agriculture & Natural Resources Appropriations	State Affairs				
<a href="#">SB 882</a>	Inventories of Critical Wetlands	Brodeur	11/8/2021	HB 761	Inventories of Critical Wetlands; Requiring each water management district governing board, in cooperation with local governments, to develop a list of critical wetlands for acquisition using funds from the Land Acquisition Trust Fund; requiring the boards to consider certain criteria when including wetlands on the list, etc. Effective Date: 7/1/2022	Land Use/Permitting	None at this time.	Environment and Natural Resources - Approved 1/10/22	Community Affairs - Approved 2/2/22	Rules - Approved 2/10/22				
<a href="#">HB 635</a>	Building Permits	Maggard	11/17/2021	SB 1020 - SB 644 - SB 976 - HB 1281	Prohibits local building code administrators or inspectors & firesafety marshals or inspectors from making changes to certain building plans under specified circumstances. Effective Date: July 1, 2022	Land Use/Permitting	None at this time.	Regulatory Reform Subcommittee - voted favorably with CS 1/21/22 (Committee Substitute Text C1 filed)	Local Administration & Veterans Affairs - Approved 2/7/22	Commerce				
<a href="#">SB 1020</a>	Building Plans	Perry	11/22/2021	HB 635 - SB 976 - HB 1281	Specifying that local building code administrators and certain marshals and inspectors do not have discretionary authority to change certain building plans under specified circumstances, etc. Effective Date: 7/1/2022	Land Use/Permitting		Community Affairs	Banking and Insurance	Rules				

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
<a href="#">SB 1020</a>	Building Plans	Perry	11/22/2021	HB 635 - SB 976 - HB 1281	Specifying that local building code administrators and certain marshals and inspectors do not have discretionary authority to change certain building plans under specified circumstances, etc. Effective Date: 7/1/2022	Land Use/Permitting	None at this time.	Community Affairs	Banking and Insurance	Rules				
<a href="#">HB 681</a>	Impact Fee Credits	Rodriguez (Ant)	11/22/2021	SB 1030	Revises area within which impact fee credits are assignable & transferable. Effective Date: July 1, 2022	Land Use/Permitting	None at this time.	Local Administration & Veterans Affairs	Ways & Means	State Affairs				
<a href="#">SB 1030</a>	Impact Fee Credits	Taddeo	11/22/2021	HB 681	Revising the area within which impact fee credits are assignable or transferable, etc. Effective Date: 7/1/2022	Land Use/Permitting	None at this time.	Community Affairs	Transportation	Rules				
<a href="#">HB 7069</a>	Condominium and Cooperative Associations	Pandemics and Public Emergencies Committee	2/10/2021	SB 1942/SB 7042	Revises & provides laws for condominium & cooperative associations relating to disciplinary action, official records, reserve accounts & studies, recertification & phase 2 inspections, written recertification & phase 2 inspection reports, transfer of control of association, information that must be provided to potential buyers, & information included in prospectus or offering circular. Effective Date: July 1, 2022	Land Use/Permitting	None at this time.	Appropriations						

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
<a href="#">HB 739</a>	Local Government Land Development Actions	Borrero	11/24/2021	SB 1248	Specifies deficiencies county or municipality may provide comments on regarding applications for development permits or development orders; requires local governments to adopt residential infill development standards; provides guidelines for local governments in developing residential infill development standards; requires local governments to adopt regulations to be used by applicants seeking designations as residential infill development; prohibits local government from denying applications if applicant has generally complied with regulations; requires local governments to amend their development regulations & comprehensive plans to incorporate residential infill developments as zoning classifications; specifies deficiencies over which local government may provide comments or request information on regarding applications for building permits. Effective Date: July 1, 2022	Land Use/Permitting	None at this time.	Local Administration & Veterans Affairs - Approved 2/7/22	Commerce Committee	State Affairs				
Legal														
<a href="#">SB 352</a>	Construction Liens	Hooper	9/27/2021	HB 263	Construction Liens; Revising the threshold for determining whether certain direct contracts to repair or replace an existing heating or air-conditioning system are exempt from specified notice of commencement and applicability of lien requirements for authorities issuing building permits, etc. Effective Date: 7/1/2022	Legal	None at this time.	Community Affairs - Approved 11/3/21	Regulated Industries - Approved 1/11/22	Rules - voted favorably 1/20/22			Placed on calendar, on 2nd reading	

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
<a href="#">HB 411</a>	Evidentiary Standards for Actions Arising During an Emergency	Melo	11/5/2021	SB 542	Evidentiary Standards for Actions Arising During an Emergency: Provides specified actions taken by business during declared emergencies may not be used as evidence in certain civil causes of action. Effective Date: July 1, 2022	Legal	None at this time.	Civil Justice & Property Rights Sub - Approved 12/1/21	Pandemic & Public Emergencies Committee - voted favorably 1/19/22	Judiciary Committee - voted favorably 1/26/22		placed on calendar, on 2nd reading		
<a href="#">HB 345</a>	Liens and Bonds	Overdorf	10/19/2021	SB 1272	Revises liens and bonds laws, including provisions relating to when notices must be served; notarizing forms; alternative forms of security; direct contracts; computation of time; priority of liens; requirements for notice of commencement, notice of termination, & notice of contest of lien; transferring lien to security; service of documents; immunity to issuing authority; release of liens; & authorizes attorney fees in certain actions. Effective Date: July 1, 2022	Legal	None at this time.	Civil Justice & Property Rights Sub - voted favorably with CS 1/27/22	Regulatory Reform Subcommittee - Approved 2/3/22	Judiciary Committee				
<a href="#">HB 583</a>	Construction Defect Claims	Yarborough	11/15/2021	SB 736	Construction Defect Claims: Requires claimant to provide written reasons for rejecting settlement offer; authorizes supplemental offer; provides notice requirements for supplemental offer; requires court to stay action under certain circumstances; limits attorney fees under certain circumstances; requires certain claimants to complete repairs of construction defect within specified time; provides requirements for payment of repairs; requires expert to examine defect & prepare report; provides report requirements; provides for compensation of expert; provides liability; requires certain notices of construction defects be sent to mortgagee or assignee. Effective Date: July 1, 2022	Legal		Civil Justice & Property Rights Subcommittee - voted favorably 1/19/22 (Committee Substitute Text C1 filed 1/20/22)	Regulatory Reform Subcommittee - Approved on 2/8/22	Judiciary Committee				

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
<a href="#">SB 736</a>	Construction Defect Claims	Hutson	11/2/2021	HB 583	Construction Defect Claims; Revising the limitations period for certain actions founded on the design, planning, or construction of an improvement on real property; requiring a claimant to include the reasons for rejecting an offer in a notice rejecting a settlement offer to remedy a construction defect; requiring the court to stay an action if a claimant initiates an action without first accepting or rejecting a supplemental offer; requiring a court to appoint an expert to examine certain alleged construction defects and to prepare an examination report, under certain circumstances; requiring a claimant to repair a construction defect if the claimant receives compensation for an alleged construction defect from specified persons, etc. Effective Date: 7/1/2022	Legal	None at this time.	Judiciary - Approved 11/30/21	Community Affairs - Approved 1/12/22	Rules - Approved 2/3/22			Second reading on 2/10/22 - awaiting third reading	
<a href="#">SB 976</a>	Construction	Perry	11/18/2021	HB 635 - HB 1281	Prohibiting specified governmental entities from requiring participation in a paid subscription service to access solicitations of competitive bids or proposals which must be publicly advertised; requiring that such solicitations be available on the publicly accessible website of the applicable governmental entity after the solicitation has been advertised; prohibiting the local enforcing agency from requiring a substantive change to plans and specifications once they have been found to be in compliance and a permit is issued, if such change would result in more than a de minimis increase in the overall cost of the project, etc. Effective Date: 7/1/2022	Legal	None at this time.	Community Affairs	Governmental Oversight and Accountability	Rules				
Regulatory														

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
<a href="#">SB 468</a>	Insurance	Perry	10/13/2021	HB 503	General Omnibus Insurance Bill; monitoring for any issues affecting commercial development	Regulatory	None at this time.	Banking & Insurance - voted favorably with CS 12/1/21	Judiciary - voted favorably with CS 1/10/22	Appropriations - voted favorably			Approved 2/3/22	
<a href="#">SB 714</a>	Department of Business and Professional Regulation	Hooper	11/1/2021	HB 667	Department of Business and Professional Regulation; Requiring the department to certify for licensure qualified individuals who practice mold assessment or mold remediation and hold certain licenses issued by other states or territories; requiring the department to certify asbestos consultants and asbestos contractors for licensure who meet certain exam and other state licensure requirements; removing a time limitation for applying for certain contracting licenses under certain provisions; deleting a requirement limiting the types of boxing exhibitions which require a specified maximum difference in participant weights, etc. Effective Date: 7/1/2022	Regulatory	None at this time.	Regulated Industries - voted favorably with CS 1/25/22	Appropriations Subcommittee on Agriculture, Environment, and General Government	Appropriations				

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
<a href="#">HB 75</a>	Limiting COVID-19 Restrictions	Sabatini	9/17/2021		Limiting COVID-19 Restrictions: Prohibits state or any political subdivision from enacting mask mandate; provides any such mandate is void; prohibits state & local governments from requiring COVID-19 vaccinations, issuing vaccine passports or other standardized documentation to third parties, or otherwise publishing or sharing COVID-19 vaccination records; prohibits businesses from requiring customers to provide documentation certifying COVID-19 vaccination or COVID-19 post-transmission recovery or discriminating against customers on basis of their COVID-19 vaccination status or COVID-19 post-transmission recovery status; declares certain actions based on vaccination status or having immunity passport are unlawful discriminatory practices. Effective Date: upon becoming a law	Regulatory	None at this time.	Pandemics & Public Emergencies Committee	Commerce Committee	Health & Human Services Committee				
<a href="#">SB 594</a>	Discrimination on the Basis of COVID-19 Vaccination or Postinfection Recovery Status	Perry	10/21/2021	HB 75	Discrimination on the Basis of COVID-19 Vaccination or Postinfection Recovery Status; Prohibiting governmental entities from requiring proof of COVID-19 vaccination or postinfection recovery status as a condition of licensure or certification in this state; prohibiting employers from requiring COVID-19 vaccination or proof of COVID-19 vaccination or postinfection recovery as a condition of employment, promotion, or continued employment or from discriminating against employees on the basis of such status unless certain conditions are met; providing a right of action for aggrieved persons, etc. Effective Date: Upon becoming a law	Regulatory	None at this time.	Community Affairs	Commerce & Tourism	Rules				

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
<a href="#">HB 659</a>	Florida Building Code and Florida Fire Prevention Code Rules	Harding	11/18/2021	SB 626	Florida Building Code and Florida Fire Prevention Code Rules: Provides that updates to the Florida Building Code & Florida Fire Prevention Code take effect by specified period upon approval by certain entities. Effective Date: July 1, 2022	Regulatory	None at this time.	Regulatory Reform Subcommittee	Local Administration & Veterans Affairs	Commerce Committee				
<a href="#">SB 626</a>	Standards for Buildings and Firesafety	Wright	10/25/2021	HB 659	Standards for Buildings and Firesafety; Providing for a contingent effective date of updates to the Florida Building Code; providing for a contingent effective date of updates to the Florida Fire Prevention Code, etc. Effective Date: 7/1/2022	Regulatory	None at this time.	Community Affairs	Banking and Insurance	Rules				
<a href="#">HB 667</a>	Department of Business and Professional Regulation	McClain	11/19/2021	SB 714	Department of Business and Professional Regulation: Requires department to certify for licensure qualified individuals who practice mold assessment or mold remediation & hold certain licenses issued by other states or territories; requires department to certify asbestos consultants & asbestos contractors for licensure who meet certain exam & other state licensure requirements; removes time limitation for applying for certain contracting licenses under certain provisions; deletes requirement limiting types of boxing exhibitions which require specified maximum difference in participant weights.	Regulatory	None at this time.	Regulatory Reform Subcommittee - voted favorably 1/20/22	State Administration & Technology Appropriations Subcommittee - Approved 2/3/22	Commerce				
<a href="#">SB 626</a>	Standards for Buildings and Firesafety	Wright	11/3/2021	HB 659	Providing for a contingent effective date of updates to the Florida Building Code; providing for a contingent effective date of updates to the Florida Fire Prevention Code, etc. Effective Date: 7/1/2022	Regulatory	None at this time.	Community Affairs	Banking and Insurance	Rules				



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<a href="#">HB 771</a>	Powers of the Florida Building Commisison	Andrade	11/30/2021	SB 1604	Requires Florida Building Commission to develop certain uniform standards for existing building structures or facilities; provides requirements for such standards; authorizes commission to adopt certain rules that deviate from statewide standards. Effective Date: July 1, 2022	Regulatory	None at this time.	Regulatory Reform Subcommittee	State Administration & Technology Appropriations Subcommittee	Commerce				
<a href="#">SB 1190</a>	Two-way Radio Communication Enhancement Systems	Boyd	12/8/2021	HB 785	Authorizing the use of two-way radio communication enhancement systems to comply with certain radio signal strength requirements in the Florida Fire Prevention Code; specifying that such systems or equivalent systems are not required in certain apartment buildings, etc. Effective Date: 7/1/2022	Regulatory	None at this time.	Community Affairs - voted favorably 1/18/22	Banking and Insurance - Approved on 2/2/22	Rules - On Agenda 2/15/22				
<a href="#">HB 785</a>	Two-way Radio Communication Enhancement Systems	Botana	11/30/2021	SB 1190	Authorizes use of two-way radio communication enhancement systems to comply with certain radio signal strength requirements in Florida Fire Prevention Code; exempts certain apartment buildings from requiring two-way radio communication enhancement systems. Effective Date: July 1, 2022	Regulatory	None at this time.	Insurance and Banking Subcommittee - Approved 2/2/22	Commerce					
Taxation														
<a href="#">HB 119</a>	Appeals by Property Appraisers	Borrero	9/16/2021	HB 417	Revises upward percent variance that must exist for property appraiser to appeal value adjustment board assessment of property value. Effective Date: July 1, 2022	Taxation	None at this time.	Local Administration & Veterans Affairs	Ways & Means	State Affairs		Withdrawn prior to introduction		

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
<a href="#">HB 247</a>	Florida Main Street Programs	Salzman	10/11/2021	SB 1310	Florida Main Street Program and Historic Preservation Tax Credits: Specifies eligibility requirements for receiving specified tax credits for taxpayers that rehabilitate certified historic structures; specifies amount of tax credits; authorizes carryforward, sale, & transfer of tax credits; provides DOR audit & examination powers; requires return of forfeited tax credits; requires DOR to provide annual reports to Legislature. Effective Date: July 1, 2022	Taxation	None at this time.	Tourism, Infrastructure & Energy Subcommittee - On Agenda 2/15/22	Ways & Means	Commerce				
<a href="#">SB 712</a>	Small Business Saturday Sales Tax Holiday	Taddeo	11/1/2021	HB 439	Small Business Saturday Sales Tax Holiday; Defining the term “small business”; providing that small businesses are not required to collect the sales and use tax on the retail sale of certain items of tangible personal property during a specified timeframe; authorizing certain dealers to opt out of participating in the tax holiday, subject to certain requirements, etc. Effective Date: 7/1/2022	Taxation	None at this time.	Commerce and Tourism	Finance & Tax	Appropriations				
<a href="#">HB 439</a>	Small Business Saturday Sales Tax Holiday	Smith ©	11/1/2021	SB 712	Small Business Saturday Sales Tax Holiday: Provides small businesses are not required to collect sales & use tax on retail sale of certain items during specified timeframe; authorizes certain dealers to opt out of participating in tax holiday. Effective Date: July 1, 2022	Taxation	None at this time.	Ways & Means Committee	Commerce Committee	Appropriations				
<a href="#">HB 417</a>	Property Appraisers	Fernandez-Barquin	11/5/2021	SB 572	Property Appraisers: Revises factors that property appraiser must consider in deriving just valuation; revises thresholds for variance in assessed value which allow property appraiser to appeal decisions of value adjustment board. Effective Date: July 1, 2022	Taxation	None at this time.	Ways & Means Committee - Approved 2/14/22	Local Administration & Veterans Affairs	State Affairs				

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
<a href="#">HB 6057</a>	Repeal of Developer Incentive Requirements	Eskamani	10/20/2021	SB 1900 - HB 6113	Repeal of Developer Incentive Requirements: Removes provisions requiring counties & municipalities to provide incentives to fully offset costs of certain affordable housing contributions or linkage fees. Effective Date: July 1, 2022	Taxation	None at this time.	Local Administration & Veterans Affairs	Commerce Committee	State Affairs				
<a href="#">SB 572</a>	Property Appraisers	Garcia	10/20/2021	HB 417	Revising factors that a property appraiser must consider in deriving just valuation; revising the thresholds for variance in assessed value which allow a property appraiser to appeal decisions of the value adjustment board, etc. Effective Date: 7/1/2022	Taxation	None at this time.	Community Affairs	Finance & Tax	Appropriations				
<a href="#">HB 839</a>	Tax Discount Percentage Rates	Fischer	12/3/2021	SB 1152	Revises tax discount percentage rates for all taxes assessed on county tax rolls. Effective Date: July 1, 2022	Taxation	None at this time.	Local Administration & Veterans Affairs	Ways & Means	State Affairs				
<a href="#">SB 1152</a>	Tax Discount Percentage Rates	Rodriguez (A)	12/2/2021	HB 839	Revises tax discount percentage rates for all taxes assessed on county tax rolls. Effective Date: July 1, 2022	Taxation	None at this time.	Community Affairs	Finance & Tax	Appropriations				
<a href="#">SB 1470</a>	Taxation of Fees for the Use of Real Property	Stewart	1/5/2022		Specifying tax rates of 2.75% for certain businesses with revenue not exceeding \$100,000 on rental or license fees for the use of real property during a specified tax year; specifying the types of personal property not subject to the tax, etc. Effective Date: 7/1/2022	Taxation	None at this time.	Commerce and Tourism	Finance & Tax	Appropriations				
<a href="#">SB 1250</a>	Sales Tax Refunds for Building Mitigation Retrofit Improvements	Gruters	12/14/2021	HB 863	Exempting materials used for building mitigation retrofit improvements from the sales and use tax; requiring the owner of a qualified building to electronically file certain documents within a certain timeframe with the Department of Revenue to receive a refund of previously paid taxes; prohibiting such an owner from applying for the refund more than one time annually; requiring the department to make a certain determination and issue the refund within certain timeframes, etc. Effective Date: 7/1/2022	Taxation	None at this time.	Community Affairs	Finance & Tax	Appropriations				

Bill	Title	Sponsor	Date Filed	Related Bills	Summary	Category	Action Needed	Committee of Reference	Committee of Reference	Committee of Reference	Committee of Reference	House Floor Action	Senate Floor Action	Governor's Actions
<a href="#">HB 863</a>	Sales Tax Refunds for Building Mitigation Retrofit Improvements	DiCeglie	12/7/2021	SB 1250	Exempts materials used for building mitigation retrofit improvements from sales & use tax; requires owner of qualified building to electronically file documents with DOR to receive refund; prohibits owner from applying for refund more than one time annually; prohibits authorized mitigation inspector from committing misconduct; authorizes licensing board to take actions against authorized mitigation inspectors. Effective Date: July 1, 2022	Taxation	None at this time.	Regulatory Reform Subcommittee	Ways & Means	Commerce				
<a href="#">SB 1558</a>	Tax on the Rental or Lease of Real Property	Gruters	1/5/2022	HB 6093	Repealing a provision relating to the tax on the rental or license fee for use of real property; repealing a provision relating to tax credits for contributions to eligible nonprofit scholarship-funding organizations, etc. Effective Date: 7/1/2026	Taxation	None at this time.	Commerce and Tourism	Finance & Tax	Appropriations				
<a href="#">HB 6093</a>	Tax on the Rental or Lease of Real Property	Gregory	12/16/2021	SB 1558	Removes provisions relating to tax on and tax credits for having paid rental or license fee for use of real property. Effective Date: July 1, 2026	Taxation	None at this time.	Ways & Means Committee	Commerce					