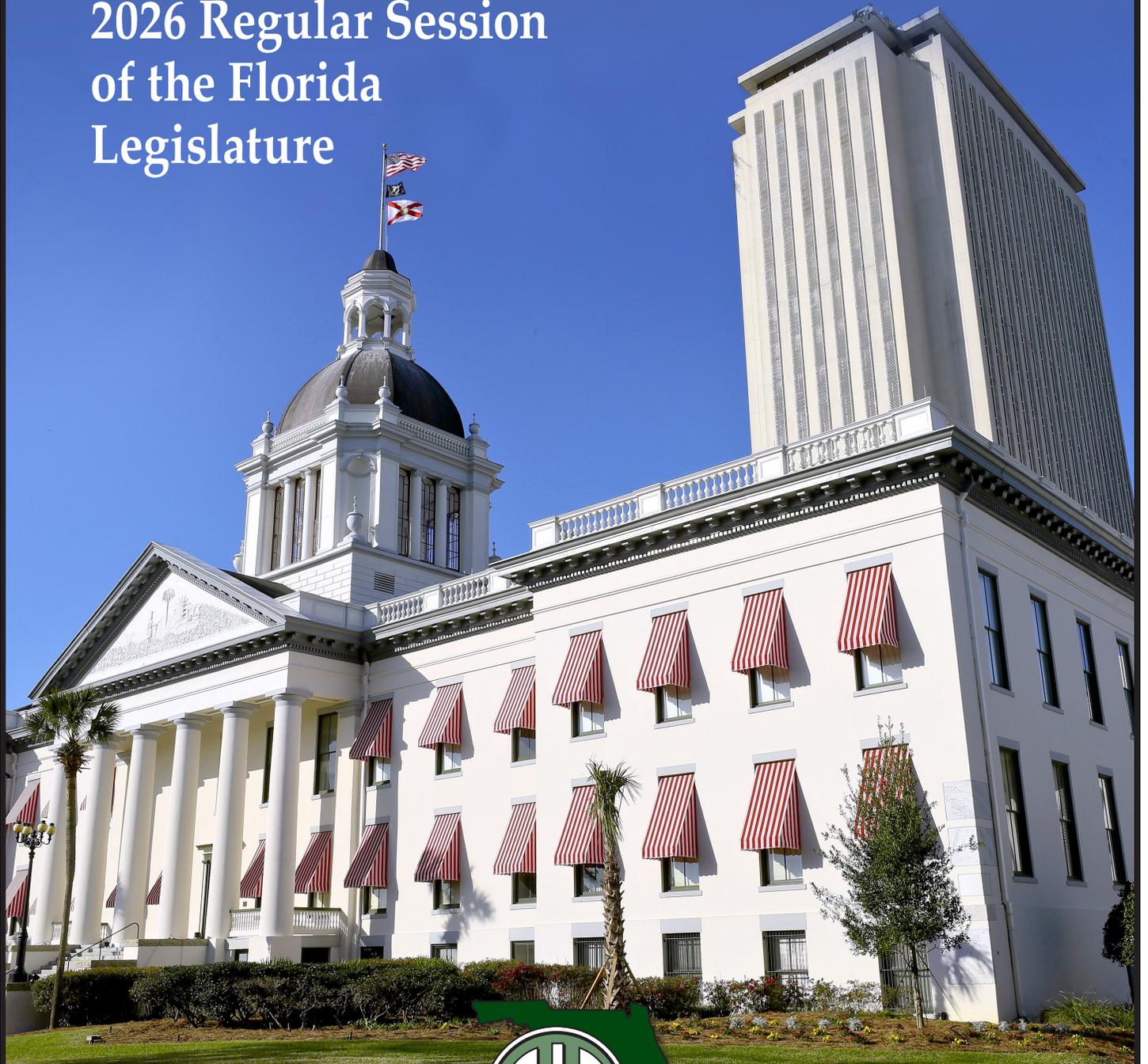


# Legislative WRAP-UP

2026 Regular Session  
of the Florida  
Legislature



ASSOCIATED INDUSTRIES OF FLORIDA



*The Voice of Florida Business Since 1920*

# 2026 Legislative Session Wrap-Up



Brewster Bevis  
President & CEO



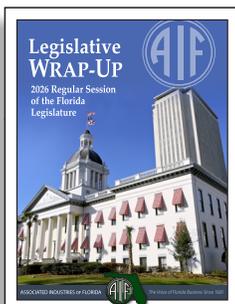
Adam Basford  
Vice President –  
Governmental Affairs

The 2026 Legislative Session has ended with Special Sessions planned for topics including property tax, congressional redistricting, and all budget items. As in recent years, lawmakers addressed a wide range of complex issues, including growth management, insurance and legal reform, artificial intelligence, tax policy, and major infrastructure investments. With dozens of committees meeting throughout Session and a record number of stakeholders engaged in the process, this year once again proved to be fast-paced and highly consequential for Florida’s business community.

Throughout the Session, AIF worked closely with lawmakers to oppose proposals that would have created new regulatory burdens, increased costs for employers, or weakened the legal and economic reforms that have helped make Florida one of the most competitive states in the nation. Thanks to strong advocacy from our team and the continued involvement of our members, many of these proposals were either defeated, amended, or improved before reaching final passage.

While the policy Session has formally ended, legislative leaders have agreed to return later this year in a special session to finalize the state budget and address remaining fiscal matters. As those discussions continue, AIF remains actively engaged to ensure that final decisions support economic growth, protect Florida’s competitive business climate, and maintain the state’s strong fiscal position.

At Associated Industries of Florida (AIF), our mission remains the same: to stand up for the employers, job creators, and industries that power Florida’s economy. We remain fully engaged in the legislative process, carefully monitoring every bill, amendment, and negotiation to ensure that the voice of the business community is heard and that Florida continues to be a place where companies can grow, invest, and succeed.



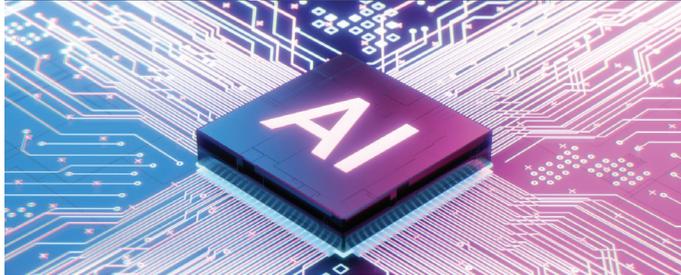
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# The Issues

The *2026 Legislative Wrap-Up* provides a summary of the top issues for the business community during the 2026 Regular Legislative Session. These represent a small portion of all the bills and issues we followed. For more information and to view reports on various other issues, please visit our website at [AIF.com](http://AIF.com).

## Artificial Intelligence



### Artificial Intelligence (AI) Bill of Rights

SB 482 by Senator Tom Leek (R-St. Augustine) ultimately died on the House Calendar. Representative Alex Rizo (R-Hialeah) sponsored the companion bill, HB 1395, which died in the House Information Technology Budget & Policy Subcommittee without receiving a hearing.

This bill would have created the “Artificial Intelligence Bill of Rights” aimed at protecting consumers, especially minors, when using AI chatbots and similar platforms. It would also require chatbot companies to receive parental consent before allowing minors to create or keep accounts, giving parents control over those accounts, and mandating that companies permanently delete a child’s personal data if the account is closed.

**AIF opposed** this legislation as it presents concerns related to overbroad scope due to the definitions throughout the bill, privacy risks from age-verification mandates, duplicative compliance requirements, and expanded litigation exposure that would create uncertainty for Florida businesses. As the federal government and President Trump continue to discuss legislating artificial intelligence on a national scale, AIF believes state patchwork legislation will hinder technological advancements and business operations.

### Mandatory Human Reviews of Insurance Claim Denials

HB 527 by Representative Hillary Cassel (R-Hollywood) ultimately died on the Senate Rules Agenda after being passed on the House Floor. Senator Jennifer Bradley (R-Fleming Island) sponsored the companion bill, SB 202, which died in the Senate Banking and Insurance Committee without receiving a hearing.

This bill would have clarified that insurers, workers’ comp carriers, and HMOs can’t deny or reduce a claim based solely on AI. A qualified human professional must independently review the claim, apply the policy terms, and confirm any AI-generated recommendations before a final decision is made.

**AIF opposed** this legislation as it would have added significant new compliance requirements for insurers and employers. By layering additional documentation, disclosure, and manual review mandates on top of existing regulations, the bill would have reduced the efficiency benefits AI is intended to provide. These requirements could slow claims processing and ultimately raise costs for Florida businesses.

## Economic Development



### Manufacturing

SB 528 by Senator Keith Truenow (R-Tavares) ultimately died in the Senate Appropriations Committee. Representative Nan Cobb (R-Eustis) sponsored the companion bill, HB 483, which died in the House Careers & Workforce Subcommittee.

This bill would have restructured Florida’s approach to encouraging manufacturing investments by creating the role of “Chief Manufacturing Officer” at the Department of Commerce to provide additional resources for manufacturers across the state. The bill would also provide for a “Florida Manufacturers’ Workforce Development Program” designed to encourage small manufacturers with new technologies, cybersecurity protocols, and workforce training.

**AIF supported** this legislation as it would have driven new manufacturing investment to the state and promoted “Made in Florida” products.

## Data Centers

SB 484 by Senator Bryan Avila (R-Hialeah Gardens) was amended multiple times, ultimately passed by both chambers and now awaits action from the Governor. Representative Griff Griffiths (R-Panama City) sponsored the companion bill, HB 1007, which was substituted for SB 484.

This bill establishes a comprehensive regulatory framework for large-scale data centers and other large electric load customers in Florida, focusing on transparency, local land-use authority, utility ratepayer protections, and water resource management. At one point, the bill included a 5-mile restriction on data center development near schools and residential properties. The bill was then amended to include a study, but in the final version all studies or restrictions were removed following industry pushback. The original bill was also restrictive of non-disclosure agreement use for data center developments but was amended to prohibit 12-month extensions on the confidentiality agreements signed between economic development councils and companies.

**AIF originally opposed** the bill as written because of the industry-specific regulations that target data centers but is thankful to the House and Senate for adopting the final amendment, which postures Florida to be in a much better position for future data center development than the original legislation. AIF believes ratepayer protection and resource management is important and was addressed throughout the legislation. AIF will continue to stay actively engaged in data center legislation as we work towards responsible development in Florida.

## Activities of Special Districts

SB 1122 by Senator Joe Gruters (R-Sarasota) ultimately died in the Senate Community Affairs Committee. Representative Hillary Cassel (R-Hollywood) sponsored the companion bill, HB 1047, which died in the House Intergovernmental Affairs Subcommittee.

This bill would have allowed Florida hospital special districts to formally collaborate with one another by jointly creating or participating in shared ventures, such as partnerships, networks, facilities, or other business entities anywhere within their combined district boundaries. The bill would have declared these collaborations a public necessity to improve access to healthcare.

**AIF opposed** this legislation as it would have created uncertainty in the healthcare marketplace. Reduced competition and unclear financial accountability could lead to higher costs and long-term impacts on employers, taxpayers, and the overall business climate.

## Business Regulation



## Consumers' Right to Repair Certain Equipment

SB 806 by Senator Keith Truenow (R-Tavares) was passed by the Senate but ultimately died on the House Calendar. Representative Chad Johnson (R-Newberry) sponsored the companion bill, HB 1255, which died in the House Industries & Professional Activities Subcommittee without receiving a hearing.

This bill would have established new guidelines to mandate manufacturers to share documentation, tools, and parts to device owners and independent repair providers to use on devices. The legislation also would create the "Agriculture Equipment Fair Repair Act" which mandates certain repair and manufacturing information to be available to independent providers and owners.

**AIF opposed** this legislation as it would allow intellectual property that is developed and owned by manufacturers to be readily available for distribution by entities that are not associated with the manufacturer. These reforms could result in higher repair costs for products ranging from smartphones to heavy machinery.

## One-cent Piece

SB 1074 by Senator Don Gaetz (R-Pensacola) ultimately passed both chambers and now awaits action from the Governor. Representative Fiona McFarland (R-Sarasota) sponsored the companion bill, HB 951, which was substituted for SB 1074.

These bills clarify the rounding rules for cash change in the future following the federal government's decision to stop the production of the penny. Depending on the change owed, the business may round up or down to avoid using a penny.

**AIF supports** this legislation as it adds clarifying language in Florida Statutes for the business community to follow while dispensing cash change. As the penny becomes less common, ensuring the state has clear and concise procedures will become increasingly important.

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## Foreign Influence

HB 905 by Representative Jenna Persons-Mulicka (R-Fort Myers) was ultimately passed by both chambers after being amended and now awaits action from the Governor. Senator Erin Grall (R-Fort Pierce) sponsored the companion bill, SB 1178.

HB 905 creates new rules for agents of foreign countries of concern and foreign-supported political organizations. The bill was amended due to stakeholder feedback and now focuses most of the efforts on political organizations by requiring entities to register with the Division of Elections and regularly update the state about their activities. The bill also defines what counts as a “foreign country of concern” and a “foreign terrorist organization.”

**AIF opposed** the original bill because it was broad in nature, affecting certain industries that continue to develop critical infrastructure throughout the state from sourcing goods and parts overseas. Companies with even minor foreign investment could have faced restrictions on public contracts, especially in utility and telecommunications industries. The amended bill was passed without the issues raised by the business community.

## Growth Management



## Growth Management

SB 548 by Senator Stan McClain (R-Ocala) ultimately died in the Senate Finance and Tax Committee. Representative Richard Gentry (R-Astor) sponsored the companion bill, HB 1139, which died in the Senate Rules Committee.

This bill would have created requirements for local governments that impose impact fee increases under extraordinary circumstances; specifically, mandating local governments to justify each increase through a plan-based method. Although the underlying bills failed, much of the language regarding impact fees did make it onto HB 1329, which was passed and now awaits action from the Governor.

**AIF supported** this bill as it would have created clear

and reasonable pathways for landowners to develop their land responsibly. Ensuring local governments are using collected impact fees correctly is important in lowering home costs and creating housing throughout the state.

## Local Government Finances

HB 1329 by Representative Yvette Benarroch (R-Naples) passed both chambers and now awaits action from the Governor. Senator Nick DiCeglie (R-St. Petersburg) sponsored the companion bill, SB 1566, which was substituted for HB 1329.

This legislation makes changes to local budgeting transparency, transportation concurrency, and Florida’s impact fee framework. It also adds safeguards before impact fees can exceed phase-in limits, providing greater predictability and protection against excessive local fees to support long-term planning and investment.

**AIF supports** this legislation as it increases transparency, consistency, and predictability in local government fees and budgeting. Clear impact fee standards and safeguards against excessive charges help businesses plan, invest, and grow in Florida with confidence.

## Local Government Land Development Regulations and Orders

SB 948 by Senator Stan McClain (R-Ocala) ultimately died in the Senate Judiciary Committee. Representative Danny Nix (R-Port Charlotte) sponsored the companion bill, HB 1143, which died in the House Commerce Committee.

This bill would have required local governments to use uniform procedures for development applications and permits to streamline processes statewide. It also would have created the “Florida Starter Homes Act” to simplify homebuilding and cap certain development fees.

**AIF supported** this bill as it would have made permitting faster and easier, helping increase housing supply and keep homes more affordable for Florida families.

## Infill Redevelopment

SB 1434 by Senator Alexis Calatayud (R-Miami) was ultimately passed by both chambers and now awaits action from the Governor. Representative David Borrero (R-Doral) sponsored the companion bill, HB 979, which was substituted for SB 1434.

This bill allows environmentally impacted land in dense urban counties to be used by streamlining redevelopment and removing local regulatory barriers that

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restrict housing supply. The legislation preempts restrictive zoning rules, limits local interference, and creates uniform development standards.

**AIF supports** this bill as it streamlines permitting, reduces regulatory delays, and helps ensure Florida remains a competitive, business-friendly environment while supporting needed housing growth.

## Construction Regulations

SB 526 by Senator Erin Grall (R-Fort Pierce) ultimately died in the Senate Rules Committee. Representative Griff Griffiths (R-Panama City) sponsored the companion bill, HB 405, which passed the House but ultimately died in the Senate Rules Committee.

These bills would have made reforms to Florida's home construction process by regulating permitting and reducing local government delays. It preempted purely aesthetic design requirements, standardized construction procedures, and made it easier for responsible developers to build on their property. Although these bills didn't pass, much of the language was amended in HB 803 that was supported by the business community.

**AIF supported** this legislation as it limited unnecessary local permitting barriers, encouraged responsible development, and helped address Florida's affordability challenges while maintaining a strong business climate.

## Building Permits and Inspections

HB 803 by Representatives Dana Trabulsy (R-Fort Pierce) and Toby Overdorf (R-Stuart) passed both chambers and now awaits action from the Governor. Senator Nick DiCeglie (R-St. Petersburg) sponsored the companion bill, SB 1234, which was substituted for HB 803.

This bill streamlines Florida's permitting and inspection process to make approvals more predictable and reduce red tape for property owners and contractors. It clarifies permit timelines, limits local requirements, expands private provider inspections, and preempts purely aesthetic design mandates to make development easier and more consistent statewide.

**AIF supports** this legislation as it promotes streamlining the permitting and inspection process while expanding reliable options like private providers. Faster, more predictable approvals help reduce delays and costs while supporting housing supply, resilience, and Florida's pro-business growth.

## Agricultural Enclaves

SB 686 by Senator Stan McClain (R-Ocala) was ultimately passed by both chambers and now awaits action

from the Governor. Representative Adam Botana (R-Bonita Springs) sponsored the companion bill, HB 691, which was substituted for SB 686.

This bill expands and clarifies Florida's agricultural enclave framework by creating a faster, more predictable path for certain agricultural parcels surrounded by development to transition to residential use while limiting local government discretion. It allows landowners to seek enclave certification, set firm deadlines for local action, and provide automatic approval or judicial review if deadlines are missed or applications are denied.

**AIF supports** this legislation as it promotes responsible growth by allowing limited, well-planned development on land surrounded by existing infrastructure to help ease the housing shortage in Florida.

## Land Use and Development Regulations

HB 399 by Representative David Borrero (R-Doral) ultimately passed both chambers and now awaits action from the Governor. Senator Stan McClain (R-Ocala) sponsored the companion bill, SB 208, which was substituted for HB 399.

This bill revises Florida's development review process to improve predictability and transparency for property owners and businesses. It requires application fees to reflect actual costs, sets clearer standards for project compatibility, and limits unreasonable denials, creating a more consistent statewide permitting framework. During the last week of Session, legislators from both chambers attempted to amend the bill to include rollbacks from important post-storm legislation passed in 2025, which ultimately was not amended onto the bill.

**AIF supports** this legislation as it streamlines the development approval process to provide greater predictability for businesses. Tying fees to actual costs and clarifying review standards reduces uncertainty and delays while supporting responsible development and helping Florida's affordability challenges.

## Local Government Enforcement Actions

HB 105 by Representative Robert Brackett (R-Vero Beach) passed the House but ultimately died in the Senate Rules Committee. Senator Stan McClain (R-Ocala) sponsored the companion bill, SB 588, which died in the Senate Community Affairs Committee without receiving a hearing.

These bills would have created the "Local Government Regulatory Accountability Act" to limit inconsistent local development policies, establish a review process for enforcement actions, add whistleblower protections, and

preempt conflicting local regulations.

**AIF supported** this legislation as it would have made permitting faster and more predictable, helping increase housing supply, control costs, and maintain Florida's pro-business growth.

## Local Land Planning and Development

HB 927 by Representative Judson Sapp (R-Palatka) passed both chambers and now awaits action from the Governor. Senator Ralph Massullo (R-Inverness) sponsored the companion bill, SB 1138, which was substituted for HB 927.

This bill streamlines Florida's land planning and development review process to improve predictability and efficiency while maintaining oversight. It allows the use of qualified contractors for preapplication reviews, sets timelines, limits extra local requirements, and reduces delays and fees for applicants.

**AIF supports** this legislation as it promotes streamlining development regulations to create a clearer pathway for builders statewide. Encouraging responsible growth helps expand housing supply and address Florida's affordability challenges while supporting a strong business climate.

## Agriculture



### Department of Agriculture and Consumer Services

SB 290 by Senator Keith Truenow (R-Tavares) passed both chambers and now awaits action from the Governor. Representative Danny Alvarez (R-Riverview) sponsored the companion bill, HB 433, which was substituted for SB 290.

This bill strengthens Florida's agricultural regulatory framework, creates the "Farmers Feeding Florida Program" to expand access to local products, and preempts local limits on gas-powered equipment used for lawn care and agriculture. The bill was amended multiple times during the 2026 Session, including an amendment to remove product disparagement language on certain agricultural products. **AIF supported** that language to protect agricultural producers throughout the state and will con-

tinue to work with the industry on future protections.

**AIF supports** this legislation as it promotes policies that strengthen Florida's agricultural community and prevents burdensome local ordinances that can disrupt business practices and make working lands less affordable.

## Legal Judicial



### Public Adjuster Contracts

SB 266 by Senator Colleen Burton (R-Winterhaven) ultimately died in the Senate Children, Families, and Elder Affairs Committee. Representative Lauren Melo (R-Naples) sponsored its companion bill, HB 427, which died in the House Civil Justice & Claims Subcommittee.

This legislation would have strengthened consumer protections for public adjuster contracts by expanding cancellation rights for vulnerable adults, extending rescission periods after emergencies, and increasing penalties for adjusters who violate contract or practice standards.

**AIF supported** this bill as it would have strengthened consumer protections, increased accountability in the public adjuster industry, and reduced fraud-driven costs to help stabilize Florida's insurance market.

### Rural Communities

SB 250 by Senator Corey Simon (R-Tallahassee) was passed in the Senate but ultimately died on the House Calendar. Representative Shane Abbott (R-DeFuniak Springs) sponsored the companion bill, HB 723, which died in the House Ways & Means Committee without receiving a hearing.

SB 250 was part of Senate President Albritton's Rural Renaissance plan to strengthen rural communities through grants for broadband expansion, improved healthcare access, and new economic development tools for underserved counties.

**AIF supported** this bill as it would have boosted economic vitality in Florida's rural communities. The efforts throughout this legislation would have created jobs and allowed businesses more opportunities for investment in the Sunshine State.

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## Advertisement of a Harmful Vaccine

SB 408 by Senator Erin Grall (R-Fort Pierce) ultimately died in the Senate Health Policy Committee. Representative Monique Miller (R-Palm Bay) sponsored the companion bill, HB 339, which died in the House Health & Human Services Committee.

This bill would have created a new personal injury cause of action against vaccine manufacturers that advertise in Florida, imposing strict liability even without a defect. Federal law already limits liability and provides compensation programs, while still allowing lawsuits for vaccines not covered by those programs.

**AIF opposed** this legislation as it would have allowed for frivolous lawsuits to be filed despite existing federal protections, increasing legal costs and driving up health-care expenses for Floridians.

## Sealing of Criminal History Records

SB 810 by Senator Corey Simon (R-Tallahassee) died in the Senate Appropriations Committee on Criminal and Civil Justice. Representative Traci Koster (R-Safety Harbor) sponsored the companion bill, HB 745, which died in the House Judiciary Committee.

This bill would have expanded Florida's access to court-ordered sealing for individuals with a criminal record by reworking the existing laws for record sealing in a way that permits those with non-serious offenses greater opportunities to have a record officially sealed.

**AIF supported** this legislation as it would increase a non-serious offender's access to record sealing abilities. Florida, like many other states, continues to face issues with labor shortages. These initiatives will help more people enter the workforce and alleviate ongoing labor issues for businesses throughout the state.

## Cybersecurity Standards and Liability

SB 692 by Senator Tom Leek (R-St. Augustine) ultimately died in the Senate Appropriations Committee. Representative Mike Giallombardo (R-Cape Coral) sponsored the companion bill, HB 635, which died in the House State Affairs Committee.

This bill would have addressed civil liability for cybersecurity incidents by setting standards that protect businesses from frivolous lawsuits after data breaches and creating clearer requirements for safeguarding consumer data.

**AIF supported** this legislation as it focused on creating clear standards for protecting consumer data and reducing frivolous litigation, helping ensure a fair business climate and encouraging investment in Florida.

## Litigation Financing Consumer Protection

SB 1396 by Senator Colleen Burton (R-Winter Haven) ultimately died on the Senate Calendar. Representative Fabian Basabe (R-Miami Beach) sponsored the companion bill, HB 1157, which died in the House Civil Justice & Claims Subcommittee without receiving a hearing.

These bills would have established the "Litigation Investment Safeguards and Transparency Act" to limit third-party litigation financing by adding transparency and safeguards to a largely unregulated practice that allows outside investors to profit from lawsuits.

**AIF supported** this legislation as it would have improved Florida's legal climate and reduced frivolous lawsuits, which drive up costs for businesses and consumers through what is often called a "tort tax" on goods and services.

## Former Phosphate Mining Lands

HB 167 by Representative Lawrence McClure (R-Plant City) passed both chambers and now awaits action from the Governor.

As phosphate mining remains a critical component in Florida's economy, this bill protects landowners and producers from unsupported claims related to former mining sites by requiring radiation surveys to be conducted by the Department of Health and allowing those reports to be used as evidence in lawsuits.

**AIF supports** this legislation as it adds good-faith protections to strict liability laws, helping protect businesses and landowners following environmental guidelines from frivolous lawsuits and allowing productive use of available land.

## Recovery of Damages for Medical Negligence Resulting in Death

HB 6003 by Representative Dana Trabulsy (R-Fort Pierce) passed the House but ultimately died in the Senate Rules Committee. Senator Erin Grall (R-Fort Pierce) sponsored the companion bill, SB 1700, which died in the Senate Judiciary Committee without receiving a hearing.

This bill would have repealed parts of Florida's wrongful death law to allow adult children and parents of adult children to seek non-economic damages in medical malpractice cases, removing prior guardrails meant to limit lawsuits and control insurance costs.

**AIF opposed** this bill as it would have expanded litigation to noneconomic damages for medical malpractice without monetary caps, which would destabilize insurance markets and raise costs of malpractice premiums throughout the state. AIF will continue to oppose any legislation expanding litigation risk that does

not include monetary caps to limit nuclear verdicts.

## Presumption Against Liability for Owners and Principal Operators of Multifamily Residential Properties

HB 1423 by Representative Michelle Salzman (R-Cantonment) ultimately died in the House Judiciary Committee. Senator Jennifer Bradley (R-Fleming Island) sponsored the companion bill, SB 956, which died in the Senate Judiciary Committee without receiving a hearing.

This bill would have revised Florida's liability framework for apartment and multifamily property owners by limiting existing legal protections established in the 2022-23 legal reforms. The bill removed the presumption against liability for properties with recent criminal activity, increasing litigation risks even for owners who followed required safety standards.

**AIF opposed** this legislation as it exposed compliant property owners to increased litigation for criminal acts committed by third parties, which could raise insurance costs and increase housing expenses for residents across the state.

## Admissibility of Evidence in Civil Cases

HB 1553 by Representative Robert Brackett (R-Vero Beach) ultimately died in the House Judiciary Committee. Senator Ralph Massullo (R-Inverness) sponsored the companion bill, SB 1558, which died in the Senate Judiciary Committee without receiving a hearing.

This bill would have rolled back key provisions of the 2022-23 tort reforms that helped stabilize insurance rates. It revised evidentiary standards for medical expenses in personal injury cases and removed requirements courts use to limit inflated medical billing claims, increasing the risk of higher lawsuit costs.

**AIF opposed** this legislation as it would have weakened transparency in civil damage claims and undone prior reforms, increasing the risk of frivolous lawsuits, nuclear verdicts, and higher insurance costs for Florida businesses.

## Transportation

SB 1220 by Senator Ralph Massullo (R-Inverness) was amended by the House and sent back to the Senate. Ultimately, SB 1220 died in the House on Returning Messages after bouncing multiple times. Representative Griff Griffiths (R-Panama City) sponsored the companion bill, HB 1233, which was substituted for SB 1220.

This bill would have updated Florida's transportation and infrastructure laws by consolidating authority

within the Department of Transportation, modernizing planning requirements for seaports and airports, and expanding support for workforce development and emerging technologies. It also set rules for delivery drones and mobile devices and limited local restrictions. Importantly, the bill strengthened state preemption over communications facilities that work in critical rights-of-way to best serve their communities.

**AIF supported** this legislation as it would have provided clearer right-of-way rules and reduced burdens on utility providers, helping create predictable permitting standards so projects can move forward efficiently.

## Transportation

SB 488 by Senator Ralph Massullo (R-Inverness) passed in both chambers and now awaits action from the Governor. Representative Taylor Yarkosky (R-Clermont) sponsored its companion bill, HB 937, which was substituted for SB 488.

This bill updates Florida's motor vehicle and fuel tax laws by replacing the registration requirement for motor carriers with a licensing system, revising motor fuel tax reporting deadlines, and aligning state definitions with federal standards. The bill also raises the property damage threshold for crash reporting from \$500 to \$2,000, allows license plate frames that do not obscure required information, expands certain registration and identification flexibilities, and authorizes more electronic notifications for driver license and vehicle registration matters. Importantly the bill strengthens state preemption over communications facilities that work in critical rights-of-way to best serve their communities.

**AIF supports** this legislation as it will provide clearer right-of-way rules and reduce burdens on utility providers, helping create predictable permitting standards so projects can move forward efficiently.

## Property Tax



This year, the Florida House took the lead in drafting legislation related to property taxes. While the House moved forward with several proposals, their counterparts in the Senate indicated they did not plan to pursue property tax legislation during the 2026 Regular Session.

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In total, eight different proposals were filed in the House aimed at addressing constituent concerns about rising property taxes. **These eight proposals were:**

### **HB 201 – Elimination of Non-school Property Tax for Homesteads**

House Joint Resolution (HJR) 201 by Representatives Kevin Steele (R-Hudson) and Monique Miller (R-Palm Bay) would exempt the state's 5.1 million homesteaded properties from all property taxes other than school district collections. Florida's Revenue Estimating Conference (REC) estimates HJR 201 would cost local governments (excluding school districts) \$18.3 billion annually. This bill ultimately died in the House Ways & Means Committee.

### **HB 203 – Elimination of Non-school Property for Homesteads**

HJR 203 by Representative Monique Miller (R-Palm Bay) would add \$100,000 to the state's second homestead exemption each year for 10 years to phase out property taxes. Then, beginning in 2037, homesteads would be exempt from all non-school property taxes. The REC estimates that HJR 203 would cost local governments (excluding school districts) \$13.3 billion annually. This bill ultimately died on the House Second Reading Calendar.

### **HB 205 – Elimination of Non-school Property Tax for Homesteads for Persons Age 65 or Older**

HJR 205 by Representative Juan Porras (R-Miami) would eliminate non-school property taxes for Floridians aged 65 or older with a homestead exemption. The REC estimates HJR 205 would cost localities (excluding school districts) \$6.7 billion annually. This bill ultimately died in the House Ways & Means Committee.

### **HB 207 – Assessed Home Value Homestead Exemption of Non-school Property Tax**

HJR 207 by Representative Shane Abbott (R-DeFuniak Springs) would create a new homestead exemption for non-school property taxes equal to 25 percent of the remaining assessed value after subtracting homestead exemptions. According to the REC, this new homestead exemption would cost localities (excluding school districts) \$4.6 billion annually. This bill would ultimately die in the House State Affairs Committee.

### **HB 209 – Property Insurance Relief Homestead Exemption Non-school Property Tax**

HJR 209 by Representative Demi Busatta (R-Coral Gables) would create an alternative \$200,000 second homestead exemption for homeowners who have comprehensive homeowners' insurance, for which approximately 83 percent of homeowners would qualify. The REC estimates that this alternative homestead exemption would cost local governments (excluding school districts) \$8.6 billion annually. This bill would ultimately die on the House Second Reading Calendar.

### **HB 211 – Accrued Save-Our-Homes Property Tax Benefit for Non-school Property Tax**

Under current law, homeowners can transfer their Save Our Homes (SOH) benefit to a new property if it is made their new homestead within three years of abandoning their prior home. For both school and non-school property taxes, the maximum portable benefit equals \$500,000. HJR 211 by Representative Toby Overdorf (R-Stuart) would allow property owners to transfer their full benefit. The REC estimates this would cost localities (excluding school districts) \$364 million annually. This bill would ultimately die in the House Ways & Means Committee.

### **HB 213 – Modification of Limitations on Property Assessment Increases**

HJR 213 by Representative Griff Griffiths (R-Panama City) aimed to change the Save Our Homes (SOH) process by requiring assessments to happen once every three years instead of annually. Per the Florida Constitution, the assessed value of homesteads, which is the value of a home once differentials like Save Our Homes (SOH) are considered, must change annually on January 1 of each year. The REC estimates this would cost localities (excluding school districts) \$5.3 billion on a recurring basis. This bill would ultimately die in the House Ways & Means Committee.

### **HB 215 – Ad Valorem Taxation**

HJR 215 by Representative Jon Albert (R-Winter Haven) aimed to revise Save Our Homes portability rules for married couples by establishing a joint homestead and limit property tax increases. The bill also authorized the Department of Revenue to adopt emergency rules to implement the changes and included a future expiration date. This bill ultimately died in the House State Affairs Committee.

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