

A photograph of the Seminole County Courthouse, a large, classical-style building with a central dome and a portico supported by columns. The building is surrounded by trees and a paved walkway leads to the entrance. The image is overlaid with a semi-transparent red filter.

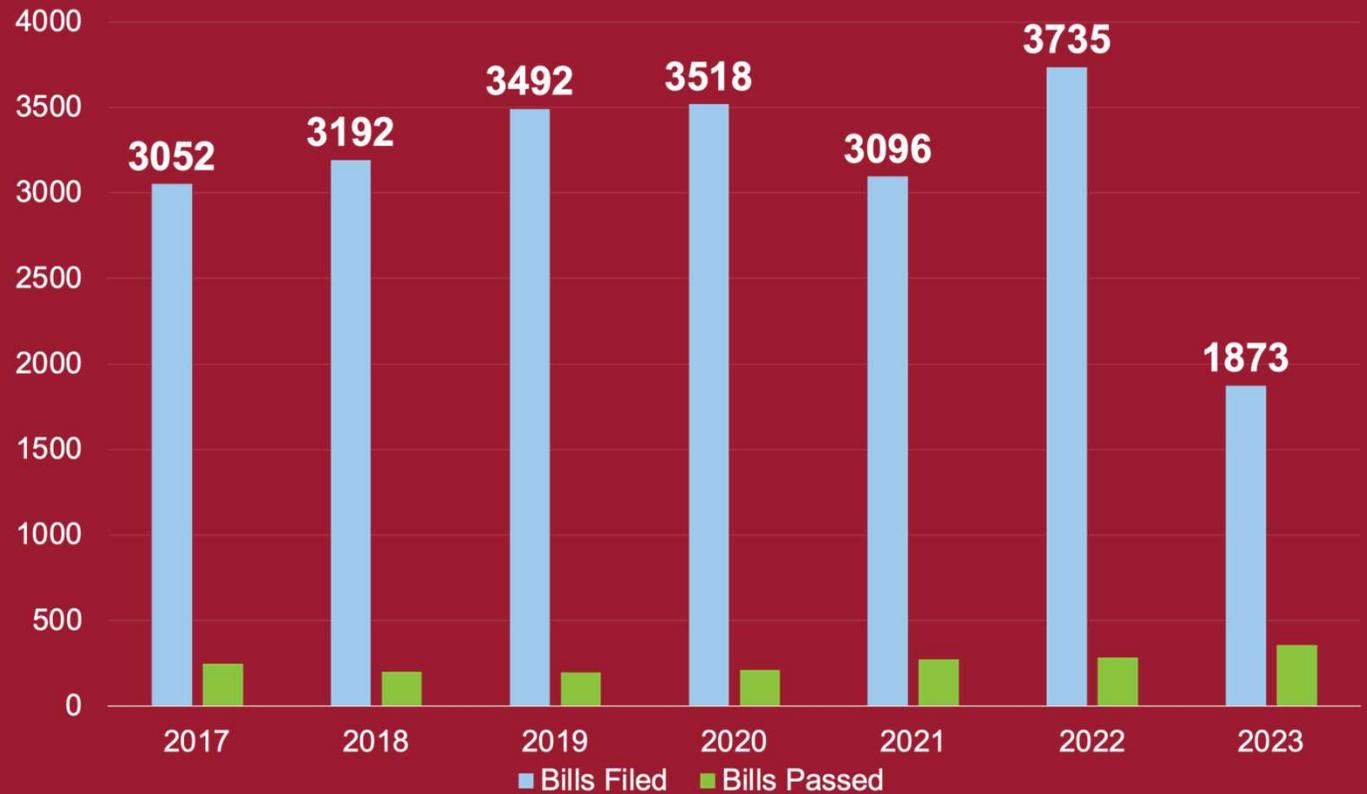
Seminole County 2023 Post-Session Update

THE
SOUTHERN
GROUP

Oscar Anderson
Kaley Slattery

Session Bill Stats

- **1,873** bills were filed this session, a record low.
- **356** bills passed **both** chambers.



Budget Highlights

The budget for Fiscal Year 23-24 totals **\$117 billion**, a **4.5% increase** over last year, and includes nearly \$11 billion in reserves.

Environment

- Everglades Restoration - **\$570 million**
- Innovative Wastewater Technologies Grant Program - **\$10 million**
- Florida Wildlife Corridor Land Purchase - **\$850 million**
- Rural and Family Lands Protection Program - **\$100 million**
- **Florida Forever Recurring - \$100 million**
- Hurricane Ian and Nicole Recovery Grant Program- **\$350 million**
- Hurricane Stormwater and Wastewater Assistance Grant Program (to assist local governments with the repair of hurricane-damaged stormwater or wastewater systems)- **\$100 million**
- Total Florida Forever Programs and Land Acquisition - **\$1.3 billion**

Broadband and Cyber Security

- Local Government Cybersecurity Grants - **\$40 Million**
- Broadband Equity, Access, and Deployment Funding and Broadband Digital Capacity Grant Program - **\$112.9 million**

Budget Highlights (continued)

Social Services

- State Apartment Incentive Loan Program (SAIL) - **\$259 million**
- State Housing Initiative Partnership Program (SHIP) - **\$252 million**
- **Inflation Loan Program (CHIRP) - \$100 million (reverts to SAIL if unused)**
- Florida Hometown Heroes Downpayment Assistance Program - **\$100 million**
- Affordable Housing (Live Local Act)- **\$711 million total**

Other

- Visit Florida- **\$80M**
- Job Growth Grant Fund - **\$75 million**
- Local Transportation Initiatives (Road Fund) Projects - **\$400.7 million**

Currently, there has been no action from Governor DeSantis on the budget for FY 23-24.

Seminole County Budget Wins

Seminole County Septic to Sewer Conversion: Phase 1 Wekiva Priority Focus Area- \$1 million
(Senate Form 1958) (House Form 299)

Seminole County Midway Drainage Improvements- \$1 million
(Senate Form 1957) (House Form 2239)

Seminole County Lake Jesup Watershed Project - \$1 million
(SF 1956) (HB 372)

NOTE: County by County Allocations (FY23-24) will be published once the state budget is approved.

Key Legislation

Local Government Issues

Land Use and Development Regulations- SB 1604/ HB 439

Revises local comprehensive planning requirements by increasing the two required planning periods to a 10-year and 20-year period, from 5 and 10, and prohibiting local governments that fail to update their comprehensive plans in accordance with the 7-year EAR process from initiating or adopting any publicly-initiated plan amendments.

- **Status:** Approved by Governor DeSantis

Land and Water Management - HB 1197 / SB 1240

Would have prohibited local governments from adopting regulations, rules or ordinances relating to water quality, quantity, pollution control, discharge prevention or wetlands regulation and preempts to the State.

- **Status:** Did not pass

School Board Term Limits- HB 477/SB 1110

Reduces the length of consecutive years in office from 12 years to 8 years.

- **Status:** Approved by Governor DeSantis

Key Legislation

Local Government Issues

FL Retirement System/ Special Risk Class Retirement Date- SB 7024/ HB 239

Changes the normal retirement date for Special Risk Class members to age 55 with 8 years of service or at any age with 25 years of service in the Special Risk Class and makes changes to the Deferred Retirement Option Program (DROP).

- **Status:** Passed, waiting for final approval by the Governor

Local Government Comprehensive Plans- SB 540/ HB 359

Bills provide attorneys fees to the prevailing party in a comprehensive plan or plan amendment challenge.

- **Status:** Passed, waiting for final approval by the Governor

Affordable Housing – “Live Local Act” (SB 102)

With regards to Florida Housing Finance Corporation (FHFC), the bill:

- Provides up to a \$5,000 refund for sales tax paid on building materials used to construct a state subsidized affordable housing unit.
- Creates a new tax donation program to allow corporate taxpayers to direct certain tax payments to the FHFC, up to \$100 million annually, to fund the SAIL program. Of these funds, up to \$25 million annually can be dedicated to loans for the construction of large-scale projects of significant regional impact.
- Adds two members to the FHFC Board of Directors, one appointed by the leader of each chamber of the Legislature.
- Broadens the ability for the FHFC to invest in affordable housing developments for those in or aging out of foster care.
- Establishes the Florida Hometown Hero down payment assistance program for first-time homebuyers with incomes at or below 150 percent of the area median income (AMI) and employed by a Florida-based employer. The bill appropriates \$100 million in non-recurring funds from the General Revenue Fund to implement this program.

With regards to other state-level resources, the bill:

- Revises the State Housing Strategy to align with current best practices and goals.
- Requires managers of state non-conservation lands to analyze whether such lands would be more appropriately transferred to a local government for affordable housing related purposes.
- Expands Job Growth Grant Fund eligibility to specifically authorize public infrastructure projects that support affordable housing.
- Increases the amount of tax credits available through the Community Contribution Tax Credit Program for affordable housing from \$14.5 million to \$25 million annually.

Status: Approved by Governor DeSantis on March 29th

Affordable Housing – “Live Local Act” (cont.)

With regards to local governments, the bill:

- Preempts local governments' requirements regarding zoning, density, and height to allow for streamlined development of affordable multifamily rental housing in commercial, industrial, and mixed-use zoned areas under certain circumstances.
- Removes a local government's ability to approve affordable housing on residential parcels by bypassing state and local laws that may otherwise preclude such development, while retaining such right for commercial and industrial parcels.
- Removes provision in current law allowing local governments to impose rent control under certain emergency circumstances, preempting rent control ordinances entirely.
- Requires counties and cities to update and electronically publish the inventory of publicly owned properties which may be appropriate for affordable housing development.
- Authorizes the FHFC, through contract with the Florida Housing Coalition, to provide technical assistance to local governments to facilitate the use or lease of county or municipal property for affordable housing purposes.
- Requires local governments to maintain a public written policy outlining procedures for expediting building permits and development orders for affordable housing projects.

The bill also introduces three ad valorem property tax exemptions, which first apply to the 2024 tax roll:

- An ad valorem tax exemption for land owned by a nonprofit entity that is leased for a minimum of 99 years for the purpose of providing affordable housing.
- An ad valorem tax exemption that applies to rent-restricted units within newly constructed or substantially rehabilitated developments setting aside at least 70 units for affordable housing for households earning 120 percent of the AMI or less.
- Authorizes counties and municipalities to offer, through ordinance, an ad valorem tax exemption to property owners who dedicate units for affordable housing for households earning 60 percent of the AMI or less.

Tax Package

HB 7063- Taxation

Contains provisions for tax relief and changes to tax policy including:

- Reduces the **sales tax rate on commercial leases** from 5.5 percent to 4.5 percent beginning December 2023 (lasting until the rate is permanently reduced to 2 percent).
- **6 sales tax holidays**
- 1-year sales tax exemption for certain **ENERGY STAR certified appliances** from July 1, 2023, through June 30, 2024.
- Requires future levies of **tourist development tax to be by referendum and increases the population cap (from 225,000 to 275,000)** under which certain counties are authorized to use up to **10 percent** of their **tourist development tax** receipts on **public safety expenses** necessitated by tourism.
- Freezes the **local communications services tax rates** until January 1, 2026
- Appropriates **\$35 million** to reimburse **local governments** for the property tax refunds issued to property owners whose residential property was rendered **uninhabitable by Hurricane Ian or Hurricane Nicole** during calendar year 2022

Tax Relief

2023-2024 TAX PACKAGE

FREEDOM SUMMER

INCLUDES



NEW CHILDREN'S ATHLETIC EQUIPMENT (under \$100)
& **TOYS** (under \$75)



ADMISSIONS TO LIVE MUSIC EVENTS, LIVE SPORTING EVENTS, MOVIE THEATERS & STATE PARKS (for use or events scheduled to be held before the end of the year)



FITNESS FACILITY DUES & FEES

OUTDOOR RECREATION ITEMS
(under certain dollar amounts)



BOATING/WATER SPORTS
(snorkels, masks, life jackets, inflatable tubes, etc.)



CAMPING SUPPLIES
(collapsible chairs, sleeping bags, binoculars, tents, etc.)



FISHING SUPPLIES
(rods, reels, bait, tackle, etc.)



GENERAL OUTDOOR SUPPLIES
(sunscreen, insect repellent, water bottles, etc.)



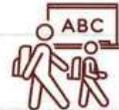
POOL TOYS, SUPPLIES & CHEMICALS



2023-2024 TAX PACKAGE

SALES TAX HOLIDAYS

INCLUDES



BACK TO SCHOOL

14 DAYS (JULY 24-AUGUST 6) & 14 DAYS (JANUARY 1-14)

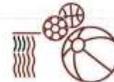
- Clothing Items priced \$100 or less
- School Supplies priced \$50 or less
- Computers and Related Accessories priced \$1,500 or less
- Learning Aids and Puzzles priced \$30 or less



DISASTER PREPAREDNESS

14 DAYS (MAY 27-JUNE 9) & 14 DAYS (AUGUST 26-SEPTEMBER 8)

- **NEW** Over-The-Counter Pet Medication priced \$100 or less and Common Household Consumables priced \$30 or less
- Increases Eligible Generators Pricing From \$1,000 to \$3,000



FREEDOM SUMMER

14 WEEKS (MAY 29-SEPTEMBER 4)

- **NEW** Children's Athletic Equipment priced \$100 or less & Toys priced \$75 or less



TOOLS FOR SKILLED WORKERS

7 DAYS (SEPTEMBER 2-8)

- Tools Used In Trades—Power Tools, Tool Belts and Boxes, etc.



THE
SOUTHERN
GROUP

Other Legislative Issues

Vacation Rentals- SB 714/ HB 833

These bills gave more power to local governments to regulate vacation rentals in their communities. Specifically, the bills give the option for local governments to require registration and the collection of sales tax by renters.

- **Status:** Did not pass. The Senate bill passed and was sent to the House. House amended it and the Senate refused to concur with the House amendment so it Died in Messages.

HB 401 / SB 604 - Sovereign Immunity

The legislation would have significantly increase liability limits for state and local governments from \$200k per person and \$300k per incident.

- **Status:** Did not pass. The House Bill was only heard in 1 committee, while the Senate Bill was not heard in any committees.

HB 671 / SB 682- Residential Building Permits

Both bills would have shortened timeframes for local governments to approve or deny building permits and reduce permit fees in certain circumstances.

- **Status:** Did not pass. The House Bill was only heard in 1 committee, while the Senate Bill was not heard in any committees

Other Issues

The Legislature addressed **several key policy issues** this Session and passed legislation on the following issues:

- Immigration and E-verify
- Environmental, social, and corporate governance (ESG)
- Constitutional Carry
- Pharmacy benefit managers (PBM) Reform
- Tort Reform
- Tik Tok Bans
- Abortion Rights
- Fentanyl-related offenses
- Abandoned and historic cemeteries
- Enforcement of school zone speed limits

What's Next?

Freshmen class Leadership to be announced this summer

2024 Session Dates:

- Committee Weeks (7 total)
 - September 18-22
 - October 9-13
 - October 16-20
 - November 6-9
 - November 13-17
 - December 4-7
 - December 11-15
- **Regular Session begins January 9th**



Questions?

THE
SOUTHERN
GROUP

