

FHBA

IMPROVING FLORIDA'S

BUILDING INDUSTRY

Impact Fees:

**HB 207 by Rep. Donalds
(SB 144 by Sen. Gruters)**

HB 207 prohibits local governments (Govts) from collecting impact fees prior to the issuance of a building permit. They codify the dual rational nexus test for impact fees as defined in case law. The bills also prohibit Govts from using impact fees to pay for existing debt unless certain conditions are met.

Growth Management Package:

**HB 7103 by Rep. Fischer
(SB 1730 by Sen. Lee)**

HB 7103 addresses impact fees by clarifying Govts cannot require collection prior to issuance of a permit and provide recovery of legal fees for a person who successfully sues a Govt for inappropriately administering impact fees. It codifies the dual rational nexus test for impact fees as defined in case law. The bill also requires Govts to respond in a timely manner to requested permit orders and requires Govts to provide incentives to fully offset all costs to a developer of its affordable housing contribution.

Workforce Education:

**HB 7071 by Rep. Mariano
(SB 770 by Sen. Hutson)**

HB 7101 strives to increase the state's workforce by helping students pursue vocational and technical training in high school by creating an alternative pathway to obtain a high school diploma. The bill also provides funds for apprenticeship programs in public schools in addition to state colleges and universities.

Mitigation Banking:

**HB 521 by Rep. McClure
(SB 532 by Sen. Lee)**

HB 521 will alleviate the shortage of lands used for mitigation banking.

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Sadowski Affordable Housing Trust Fund: Budget Issue



FHBA seeks full funding of the Sadowski affordable housing Trust Fund. While the Governor and Senate supported full funding, the House did not. The current balance of the Sadowski Trust Fund is \$331.96 million. After budget negotiations, the legislature leaves \$200 million for affordable housing programs but earmarks \$115 million of that amount for Hurricane Michael recovery.



HB 1103 by Rep. Silvers / SB 70 by Sen. Mayfield

These bills attempt to stop the legislature from raiding the Trust Fund by stating all monies shall be used for their intended purpose, which is to fund affordable housing.



Onsite Treatment and Disposal Systems: HB 973 by Rep. Payne (SB 1278 by Sen. Mayfield)

These bills will transfer the onsite sewage program currently within the Department of Health to the Department of Environmental Protection to facilitate adoption of new nitrogen reducing septic tank technologies.



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