

2025

SESSION HIGHLIGHTS

Although the scheduled last day of the 2025 Florida Regular Legislative Session was Friday, May 2, no one would call this Session “regular.” At the time of this recap, lawmakers are slated to return to Tallahassee on May 12 to finalize the state budget during an extended session. It’s safe to say this year will be remembered as one of the most turbulent and unpredictable in decades. From the start, policy and budget divisions between the House, Senate, and Governor’s Office made consensus hard to come by.

Even as the legislative rollercoaster picked up speed, our staff stayed nimble—never backing down, never giving up, and never considering ourselves out of the fight.

This year wasn’t about easy wins. It was about grit, strategy, and standing firm when others folded. Our Governmental Affairs team worked around the clock to navigate shifting political winds, build coalitions, and keep our priorities front and center—even as many other industries struggled to gain traction.

*As **Governmental Affairs Chair John Riddle** put it, “this session may have been unpredictable, but our mission never changed. We entered focused on impact fee predictability, access to mitigation banking, reducing local housing barriers, and protecting the industry from harmful mandates. Despite the chaos, several of our priorities are now on the Governor’s desk, and we stopped numerous proposals that would have set us back.”*

None of this would’ve been possible without the tireless efforts of our members. Whether you made a call, sent an email, came to Tallahassee, or served on the Governmental Affairs Committee—you helped drive this year’s progress.

As you read this wrap-up, remember: no victory is final until the Governor signs it into law. But one thing is clear—FHBA showed up, stood strong, and delivered results in a session where very little came easy.

Thank you for continuing to trust us to protect the future of Florida’s home building industry.

A handwritten signature in blue ink, appearing to read "Ryan Benson".

RYAN BENSON, PRESIDENT, FLORIDA HOME BUILDERS ASSOCIATION

FHBA PRIORITY ISSUES SIGNED BY THE GOVERNOR



SB 1080 BY SEN. MCCLAIN (HB 579 BY REP. OVERDORF) IMPACT FEES AND EXTRAORDINARY CIRCUMSTANCES

This legislation brings greater discipline to local decisions on impact fee increases. To claim "extraordinary circumstances," a jurisdiction must have raised fees within the last five years, adopt increases by unanimous vote, and phase them in over two to four years. This limits reactive fee hikes that can threaten housing affordability.



SB 492 BY SEN. MCCLAIN (HB 1175 BY REP. DUGGAN) MITIGATION BANKING

A top FHBA priority, this bill enables developers to access mitigation credits from adjacent banks when none are available in the primary service area—offering critical flexibility for projects impacted by wetland permitting constraints.



SB 784 BY SEN. INGOGLIA (HB 381 BY REP. HOLCOMB) PLATTING REFORMS

This bill transforms the platting process by requiring local governments to administratively approve all plats and replats. Governments must acknowledge submissions within seven days and quickly flag missing materials—streamlining an historically slow and inconsistent process.



SB 180 BY SEN. DICEGLIE (HB 1535 BY REP. MCFARLAND) EMERGENCY RECOVERY PROVISIONS

SB 180 supports disaster recovery by removing impact fees for rebuilding homes which do not increase demand on infrastructure. It raises homestead reassessment thresholds and blocks local governments within 100 miles of a storm from halting redevelopment—expediting recovery for affected communities.

FHBA PRIORITY ISSUES SIGNED BY THE GOVERNOR



SB 1730 BY SEN. CALATAYUD (HB 943 BY REP. V. LOPEZ) LIVE LOCAL EXPANSION

This legislation expands the 2023 “Live Local Act” by allowing affordable housing development on religious institution-owned land and within flexible zoning areas such as PUDs. It also restricts local governments from using moratoriums to delay qualified multifamily projects.



HB 683 BY REP. GRIFFITTS (SB 712 BY SEN. GRALL) CONSTRUCTION REGULATIONS

This wide-ranging bill modernizes development by standardizing synthetic turf rules, limiting permit-related financial documentation, and mandating quicker turnaround on change orders. It also expands the authority of private inspectors for qualifying projects and now heads to the Governor.



HB 1137 BY REP. SHOAF (SB 1002 BY SEN. TRUENOW) UTILITY SERVICE RESTRICTIONS

This important bill keeps local governments/utilities from charging a fee for the right to utilize an energy source, such as natural gas.

FHBA-SUPPORTED BILLS THAT DID NOT PASS



FRAUD AND DBPR DEREGULATION

Several bills aimed at simplifying state licensing and enforcement processes failed to pass this year.



PRIVATE PROVIDER EXPANSION (HB 1071)

Continued advocacy is expected for broader roles for private inspectors.



AMENITY/CLUB FEES

Despite strong legislative efforts, a bill establishing clear guidelines for Club Plans—triggered by the Solivita court decision—met significant opposition and stalled before final passage again this session.



ACCESSORY DWELLING UNITS (SB 184)

Although this bill failed late in the process, it would have required local governments to allow ADUs in single-family zones, removed owner-occupancy mandates, and protected homestead exemptions. Despite bipartisan interest, final language could not be agreed upon.

FHBA-OPPOSED BILLS SUCCESSFULLY DEFEATED



HEAT ILLNESS MANDATES (SB 510 / HB 35)

We successfully opposed duplicative state standards on heat illness prevention, maintaining alignment with OSHA and protecting employers from overregulation.



DOOR ALARMS ON MULTIFAMILY UNITS (SB 1788 / HB 207)

These bills would have mandated costly retrofits to install pool-access door alarms across multifamily developments. FHBA pushed back, and the legislation did not advance.



RENTAL NEIGHBORHOOD RESTRICTIONS (SB 634 / HB 401)

This legislation attempted to regulate single-family rental communities through a new “hybrid zoning” category. FHBA successfully advocated against this limitation on property rights and housing options.



LIEN RIGHTS REPEAL (HB 893) AND LIEN WAIVER RESTRICTIONS (SB 658)

FHBA helped stop bills that would have undermined contractors’ and subcontractors’ ability to secure payment through liens or altered waiver practices to the industry’s detriment.

WHAT'S NEXT?

While many FHBA priorities are now headed to the Governor's desk, we remain vigilant. Final passage is not complete until each bill is signed. Our Governmental Affairs team will continue reviewing amendments and monitoring the Governor's actions.

THANK YOU FOR YOUR SUPPORT

This session showed the power of a united home building industry. Thank you for lending your voice—and your time—to make this one of the most impactful sessions in recent years. We look forward to keeping you informed as implementation begins and we prepare for 2026.

★ GOVERNMENTAL AFFAIRS TEAM ★

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