Florida Board Certified Construction attorney, and FHBA Government Affairs Chair Justin Zinzow provides weekly ongoing insights into the 2026 Florida Legislative Session. His update will focus on how legislative shifts impact the construction industry.

2026 BOOTS ON THE GROUND IN TALLAHASSEE

WEEKLY LEGISLATIVE SESSION UPDATE

FL BOARD CERTIFIED CONSTRUCTION ATTORNEY

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WEEK 2 ISSUE 2

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A Message From Our CEO

Tradition Redefined: A Vision for Florida 2026



Week two of the 2026 legislative session ended with some excellent bills moving swiftly through legislative committees or even a full floor vote, while others slowed, and still others failed to move an inch. The red alert of the week is SB 290/HB 433 which seeks to make criminalize payment to a subcontractor or supplier when it is not made within 30 days of the contractor receiving payment from the owner. This bill is moving dangerously fast through the process, but we are rising to the moment, advocating fiercely against both its concept and its language, and suggesting pragmatic alternatives.

In addition to the bills detailed below, we are tracking well over 100 additional bills which do not presently impact our industry but which could be amended to do so at any moment. If you have questions about these tracked bills or anything else contained in this Report, I hope you will reach out to me.

Stay strong, stay focused, and let's get to work.

Sincerely,



Admitted to Practice Florida & Texas
AV Preeminent® Rated Attorney
Fla. Board Certified in Construction Law

FHBA
FLORIDA HOME BUILDERS ASSOCIATION

JUSTIN R. ZINZOW
GOVERNMENT AFFAIRS
CHAIR

1. Legislative Session-Week 2

This report is intended to summarize relevant bills and issues which could impact the construction and development industry. Each bill referenced below has its official Senate and House Bill number should the reader wish to dive into further detail. Much will change as session progresses, and each week I will provide an updated report, with a detailed and authoritative report called New Laws to Live By following the close of session in March.

a. Permitting Procedures, Timelines, and Requirements (SB 1234/HB 803):

- Week 2: These bills have now cleared their first Senate and House Committees and are headed to Senate Regulated Industries and House Commerce. HB received a strike all amendment which completely restates the HB but differences at this point appear to be trivial.

This bill indicates that a building permit for a single-family dwelling expires either 180 days after permit issue or the effective date of the next edition of the Florida Building Code, whichever is later. It requires modification of the FBC to eliminate building permits for the installation of certain residential hurricane and floor protection walls or barriers. It eliminates building permits for single family residential work valued at less than $7,500 (unless it is plumbing, electrical, or structural). It prohibits local government from interfering, through fees or action, from use of private providers. For example, it prohibits harassing or auditing private providers unless the local building official has actual knowledge that documents submitted by the private provider are incomplete or incorrect or the private provider has failed to perform required inspections and government has first provided notice and an opportunity to cure. Local government can only review private provider submissions for completeness, not for accuracy or compliance with FBC; government must defer to the private provider. It prohibits local government from requiring a copy of the private provider agreement and clarifies how the permit fees must be reduced if a private provider is utilized. It requires the Florida Building Commission to develop a uniform building permit application or use by all jurisdictions. As it concerns single family residential projects, local government must approve, approve with conditions, or deny a permit application within 5 business days where a private provider is not being utilized and where the value of the work is less than $15,000. It prohibits homeowners' associations from requiring an issued building permit before the association performs an architectural review for compliance with association documents.

b. Procuring Vertical Construction Building Permits While Awaiting Approval for Onsite Sewage Treatment and Disposal Systems (SB 698/HB 589):

- Week 2: These bills reported favorably out of their first committees with committee substitutes that made only clerical changes. Next stops are Intergovernmental Affairs in the House and Community Affairs in the Senate.

To eliminate delays in residential construction where onsite sewage treatment and disposal systems will be utilized, this bill prohibits local government from requiring a permit for such systems before the building permit itself can be issued and other construction commenced.

c. Impact Fees (SB 548/HB 1139):

- Week 2: SB was reported favorably out of Community Affairs and is now in Finance and Tax. HB is still in its first committee stop.

This bill revises SB 1080 (2025) by defining extraordinary circumstances, requiring a plan based methodology and defining what that means, and indicating that for extraordinary circumstances to exist at least four of seven conditions must be proven to exist. Local government is prohibited from using data older than 4 years. The bill provides for prevailing party's attorney's fees in litigation against local government which violates the impact fee restrictions.

d. Public Sector Commercial Construction (SB 526/HB 405):

- Week 2: SB reported favorably out of its first committee stop and is now in Government Oversight and Accountability. HB has reported favorably out of several committees and is now in the Commerce Committee.

This bill declares as unenforceable provisions in public construction contracts that waive, release, or extinguish the rights of a contractor to obtain time extensions and additional compensation caused by certain delays. The bill also requires the Florida Building Commission to develop a uniform building permit application or use by all jurisdictions. It authorizes relevant agencies to perform simultaneous plan reviews to speed up the permitting process. Where private providers are used, it specifies a 50% or 75% reduction in permit fee depending on the private provider's scope of services.

e. Affordable Housing (SB 048/HB 313):

- Week 2: SB reported favorably out of Community Affairs and Appropriations on Transportation, Tourism, and Economic Development and must now be heard by the Rules committee. HB reported favorably out of its first committee, with substitute, and is now in Intergovernmental Affairs. The committee substitute mostly makes clerical changes, but it does also now ban the imposition of discretionary review or hearing standards, such as requiring a conditional use approval or special exception to construct an accessory dwelling unit.

To aid in the creation of more affordable housing solutions, this bill grants the right to build an accessory dwelling unit in any area zoned for single family housing and prohibits local government from enacting or enforcing rules which prohibit renting or leasing, require that the owner of the parcel resides in the primary dwelling unit, or require increased parking requirements or replacement of parking if an existing garage is converted to a dwelling unit.

f. Stormwater Systems Standards, Permitting, and Requirements (SB 848/HB 1457):

- Week 2: SB passed its first committee of reference, Environment and Natural Resources, and is now in Community Affairs. HB has not moved and remains in its first committee, Natural Resources & Disasters. It remains on first reading and has not yet been scheduled for hearing.

This bill defines "compensating stormwater treatment" and "total land area", requires compensating stormwater treatment to comply with certain provisions unless certain circumstances exist, authorizes entities to apply for a water quality enhancement area provisional permit under certain circumstances, and authorizes mitigation measures or enhancement credits intended to address certain impacts to be generated by third parties and sold and transferred to environmental resource permit applicants pursuant to specified provisions.

g. Florida Building Code & Use of Excess Building Permit Fees for Stormwater (SB 1614/HB 1169):

- Week 2: Neither bill has moved out of their first committees of reference and neither are presently scheduled for hearing. It remains too early to tell whether these bills will start moving.

Among other things, this bill upends the longstanding rule that excess building permit fees cannot be used outside of the building department. It seeks to let such excess be used by local government to perform service and repair to stormwater management systems. FHBA and other associations are opposing these bills.

h. Qualified Contractor Pre-Application Reviews (SB 1138/HB 927):

- Week 2: SB reported favorably out of Community Affairs and is now in Judiciary. HB remains in its first committee of reference, Intergovernmental Affairs, and has not yet been scheduled for hearing.

This bill aims to reduce delays in local government planning and permitting decisions by requiring local government to create a program that authorizes an applicant to use a "qualified contractor" to conduct preapplication review of an application, requiring the development services office of a local government to establish a registry of a specified number of qualified contractors to be used to conduct preapplication reviews, prohibiting a local government from enforcing any additional criteria for qualified contractors beyond what is authorized by the act, and prohibiting local governments from creating or establishing additional regulations for the approval of a final plat.

i. Home Backup Power Supply (SB 968/HB 1049):

- Week 2: Neither bill has moved out of their first committees of reference and neither are presently scheduled for hearing. It remains too early to tell whether these bills will start moving.

This bill prohibits local government from adopting a technical amendment to the Florida Building Code which requires a permit or any functionally equivalent local review or approval for certain backup power systems, prohibits a local government that issues building permits from requiring an owner or contractor of a single-family dwelling to obtain a building permit to perform work valued at less than $7,500, and prohibits a local

enforcement agency from requiring a permit or any functionally equivalent local review or approval for the installation, relocation, replacement, or repair of an eligible residential backup power system.

j. Immigration & Employment Eligibility (SB 1278/HB 197):

- Week 2: SB remains in its first committee of reference, Commerce and Tourism. However, HB passed favorably on the House floor, 80 yeas to 30 nays. If any measure is to pass, either the SB must move through committee or the HB must be taken up in the Senate. It presently seems unlikely either will occur, but it remains too early to tell.

This bill requires all employers, regardless of size, to use E-Verify for all new employees hired on and after July 1, 2026.

k. Deregulating the DBPR (SB 1666/HB 607):

- Week 2: SB remains in its first committee of reference, Regulated Industries, and has not been scheduled for hearing. HB remains in its second committee of reference, Commerce. It remains unclear if this bill will get over the finish line, but it remains too early to tell.

This bill represents a renewed effort to restructure the Department of Business and Professional Regulation by removing many of its oversight functions and consolidating boards for more efficiency and transparency. It eliminates continuing education requirements, expands reciprocity for construction licenses, and extends the valid duration of licenses before renewal is required. Most building associations support the objective but have expressed concerns over the level of de-regulating the construction industry. For example, this bill would eliminate continuing education requirements. We are monitoring these bills and will work to ensure a fair balance is achieved; one which brings efficiency and accountability to government while still protecting the public.

l. Modifications to 2025's SB 180 on Land Use Following Natural Disasters (SB 840/HB 1465):

- Week 2: SB and HB are vastly different. SB passed favorably out of its first two committees and is now in its last committee stop: Rules. HB remains in its first committee stop, Intergovernmental Affairs, with no present indication of movement.

The Senate bill modifies SB 180 (2025) which prohibited local government from imposing more burdensome regulations in areas recovering from a named storm. The bill reduces this prohibition from 100 to 50 miles from the track of the storm. It modifies the statute such that the restraints on local government do not apply to new construction or redevelopment. It now allows local government to impose a moratorium for the purpose of addressing stormwater or flood water management, potable water supply, or necessary repairs to or replacement of sanitary sewer systems. It would now allow local government to perform a more restrictive review of contemplated repair and reconstruction provided it does not extend the time for review. It would also now allow local government to enforce a more restrictive comprehensive plan amendment, land development regulation amendment, site plan, development permit, or development order approved or adopted by an impacted local government if certain requirements are met. At present it seems unlikely the

House will tinker with SB 180 so the bill may go nowhere. However, FHBA is presently monitoring this bill and will take action to oppose or improve it as appropriate.

m. Criminalizing Delayed Payments to Subcontractors and Material Suppliers (SB 290/HB 433):

- Week 2: SB passed favorably out of its first two committees of reference, and is now in its last stop: Rules. HB passed its first committee stop and has since been laid on table and replaced with a committee substitute that makes no change to the criminal aspects of this bill. However, the House Commerce Committee has FHBA's proposed alternate language to consider. This alternate language, among other things, defines "reasonable cause" to exist where funds are withheld for disputes, pursuant to a contract, or for other legitimate reasons. Nearly every major construction association has opposed these bills through lobbying efforts and direct communication by their members to senators and representatives. We continue our fight against criminalizing legitimate behavior.

These bills criminalize the failure of a contractor to pay its subcontractors and suppliers within 30 days of receiving funds for them, absent "reasonable cause," an undefined term. This statute is being vigorously opposed by FHBA, ABC, and others because it conflicts with existing law, contract timelines, and the realities of sophisticated construction and development. We have offered alternative legislation aimed solely at penalizing the truly criminal bad actors and will continue to work vigorously to ensure that SB 290/HB 433 do not pass in their current form.

n. Modifications to Florida Building Code Requirements (SB 1218 /HB911):

- Week 2: Neither SB nor HB have been heard in their first committees of reference. This does not mean they are dead, as there is still a lot of runway left in session. We will continue to remain vigilant in our opposition of this bill.

This bill directs the Florida Building Commission to require that the entire building envelope of certain structures meet the impact resistance requirements of the Florida Building Code and be constructed with wind-resistant materials designed and built to withstand a specified wind speed. FHBA is opposing this bill as it seeks to greatly expand the areas which must meet these requirements, including R-1 and R-2 multistory residential occupancies containing sleeping units and new residences constructed within 5 miles of the coastal mean high-water line.

o. Community Association Governance (SB none/HB 657):

- Week 2: HB made it through its first committee stop and is now in Civil Justice & Claims. There remains no companion bill in the senate but if HB passes a floor vote in the House, the Senate could decide to take up the HB.

This bill modifies the manner in which associates govern themselves, and therefore the requirements infill housing may have to deal with, and developers may need to address in governing documents. Among other things, it removes pre-suit mediation requirements, authorizes HOA's to be terminated, and specifies unlawful actions by association or its officers or directors (critical issue for developers who control the association pre-turnover) in connection with termination of the association.

p. Landscape Irrigation Requirements & Restrictions (SB 508/HB 611):

- Week 2: Both SB and HB remain in their first committees of reference but there is some internal movement in the House so this may begin moving forward.

This bill aims to prohibit anyone other than a licensed irrigation contractor from performing certain activities, and restricts the type of components which may be installed by builder developers and use of systems. Among other things, it prohibits a person from taking certain actions regarding a landscape irrigation system unless such person is a licensed irrigation contractor or the property owner, specifies that only a licensed irrigation contractor may connect an irrigation system to a water supply, provides landscape irrigation system design standards and restrictions, creates a landscape irrigation watering schedule, and provides mechanisms for enforcement of the act by government.

q. Affordable Housing/Live Local (SB 1548/HB1389):

- Week 2: Neither the SB nor HB have yet to make it out of the first committees of reference.

Among other things, this bill requires counties and municipalities to authorize certain residential use on property owned by a county, municipality, or school district under certain circumstances, revises a prohibition on discriminatory practices in land use decisions and in permitting of development to include housing that is affordable, and waives the state's sovereign immunity protection aganst certain lawsuits based upon housing discrimination.

r. Construction Defect (SB 1592/HB 705):

- Week 2: Thankfully both bills remain in their first committees of reference with no meaningful movement yet. Perhaps these will die, but it is too soon to place that wager. We will remain vigilant in guarding against any effort to expand construction defect liability.

Attorneys of the Florida Bar are pushing for changes to construction defect law. These lawyers represent owners, developers, and contractors, so it is unclear precisely what the angle is. These proposed changes are almost certain to open up pandoras box for other changes which could expand liability. The concept of this bill is allegedly to clarify when the clock to bring a lawsuit for construction defect starts ticking. This bill aims to clarify certain definitions and, perhaps, eliminate loopholes property owners might attempt to exploit. However, FHBA sees this as a risky proposition and is opposing the bill in all respects at this point.

2. Tracked Bills

The bills list is the total repository of bills we are tracking, some of which are explained in the above section. If the bill has not been summarized in this Report, it provides no immediate concern. Any of these, however, could be used as trojan horses to bring forth new anti-construction and development measures. We are monitoring them closely.

Number	Title	Sponsor
SB 0030	Rate Filings for Property Insurers	Sharief

SB 0048	Housing	Gaetz
HB 0051	Tax Credits for Housing for Homeless Employees	Hinson
HB 0065	Home Inspectors	Gentry
HB 0067	Reduction of Annual Assessment Increases for	Holcomb
HB 0069	Assessment of Homestead Property	Holcomb
HB 0071	Distribution of Funds to Homestead Property	Holcomb
SB 0078	Home Hardening Products	Osgood
HB 0079	Water Safety Requirements for the Rental of	Maggard
HB 0105	Local Government Enforcement Actions	Brackett
SB 0108	Resolution of Disputed Property Insurance Claims	Polsky
HB 0117	Residential Swimming Pool Requirements	López, J.
SB 0128	Homeowners' Insurance Policies	Bracy Davis
HB 0185	Sales Tax Exemption for Home Hardening	Dunkley
HB 0193	Utilities	Boyles
HB 0197	Employment Eligibility	Jacques
SB 0200	Utilities	Bradley
HB 0201	Elimination of Non-school Property Tax for	Steele
HB 0203	Phased Out Elimination of Non-school Property	Miller
HB 0205	Elimination of Non-School Property Tax for	Porras
HB 0207	Assessed Home Value Homestead Exemption of	Abbott
SB 0208	Land Use and Development Regulations	McClain
HB 0209	Property Insurance Relief Homestead Exemption	Busatta
HB 0211	Accrued Save-Our-Homes Property Tax Benefit for	Overdorf
HB 0213	Modification of Limitations on Property Assessment	Griffitts Jr.
HB 0215	Ad Valorem Taxation	Albert
HB 0217	Land Use Regulations	Abbott
SB 0218	Land Use Regulations	Gaetz
HB 0225	Consumer Fairness in Utility Rates	Robinson, F.
HB 0239	Standards for Storm Water Systems	Grow
HB 0241	Landlord Obligations and Construction Contracting	Albert
SB 0244	Residential Swimming Pool Requirements	Rodriguez
SB 0250	Rural Communities	Simon
HB 0255	Condominium Associations	Snyder
SB 0266	Public Adjuster Contracts	Burton
HB 0267	Local Housing Assistance Plans	Stark
SB 0270	Homestead Property Exemption for Persons Age	Bernard
SB 0272	Homestead Exemption for Persons 65 and Older	Bernard
SB 0274	Homestead Property Tax Benefits for Long-term	Bernard
SB 0276	Homestead Property Tax Benefits For Long-term	Bernard
SB 0278	Limitation on the Assessed Value of New	Bernard
SB 0280	Assessment of Homestead Property	Bernard
SB 0282	Owned and Used for Commercial Purposes by	Bernard
SB 0284	Assessment of Property Owned and Used by	Bernard

SB 0286	Assessment of Changes, Additions, or	Bernard
SB 0290	Department of Agriculture and Consumer Services	Truenow
SB 0302	Nature-based Solutions for Improving Coastal	García
HB 0311	Tax Credits for Contributions to Assist Homebuyers	Edmonds
HB 0313	Housing	Nix, Jr.
HB 0319	Property Insurance Interstate Compact	Skidmore
SB 0322	Construction	McClain
HB 0341	Resolution of Disputed Property Insurance Claims	Spencer
SB 0360	Home Inspectors	Martin
SB 0366	Initiating a Property Insurance Interstate Compact	Bernard
HB 0399	Land Use and Development Regulations	Borrero
HB 0405	Commercial Construction Projects	Griffitts Jr.
HB 0417	Career and Academic Planning For Middle and	Tant
HB 0425	Historic Cemeteries Program	Aristide
HB 0431	Air-conditioning and Mechanical Contractors	Albert
HB 0433	Department of Agriculture and Consumer Services	Alvarez, D.
SB 0434	Assessment of Property Used for Residential	Leek
HB 0441	Conservation Lands	Kendall
SB 0448	Career and Academic Planning for Middle and	Arrington
SB 0454	Tourist Development Taxes	Smith
SB 0458	Tourist Development Tax	Smith
HB 0459	Property Insurance Claims	Maggard
HB 0465	Community Association Management	Nix, Jr.
HB 0479	Land and Water Management	Maggard
SB 0492	Contracting	Arrington
HB 0501	Construction Disruption Assistance	Eskamani
SB 0508	Landscape Irrigation	Truenow
SB 0526	Commercial Construction Projects	Grall
SB 0546	Conservation Lands	Mayfield
SB 0548	Growth Management	McClain
SB 0554	Nonprofit Corporations	Bernard
SB 0558	Standards for Storm Water Systems	Burgess
SB 0588	Local Government Enforcement Actions	McClain
HB 0589	Onsite Sewage Treatment and Disposal System	Nix, Jr.
HB 0593	Governmental Agencies and Personnel	Andrade
SB 0594	Local Housing Assistance Plans	Burton
SB 0602	Watercraft Restrictions Based on Energy Source	Bernard
HB 0605	Prohibited Uses of Public Funds by Political	Steele
HB 0607	Industries and Professional Activities	Yarkosky
SB 0610	Residential Swimming Pool Requirements	Smith
SB 0612	Construction Disruption Assistance	Smith
HB 0633	Public Swimming and Bathing Places	Berfield
SB 0636	Beach Management	Leek

SB 0638	Condominium Associations	Trumbull
HB 0657	Community Associations	Porras
SB 0664	Rent of Affordable Housing Dwelling Units	Bernard
HB 0673	Release of Conservation Easements	Duggan
HB 0675	Affordable Housing	Driskell
SB 0686	Agricultural Enclaves	McClain
HB 0691	Agricultural Enclaves	Botana
SB 0698	Onsite Sewage Treatment and Disposal System	Martin
HB 0699	Design Professional Contracts	Conerly
HB 0701	Water Management Districts	Conerly
HB 0705	Causes of Action Based on Improvements to Real	Owen
SB 0718	Water Management	McClain
SB 0750	Alternative Plans Review and Building Inspection	DiCeglie
HB 0751	Infrastructure and Resiliency	LaMarca
SB 0752	Taxation of First-time Buyers	DiCeglie
HB 0755	Areas of Critical State Concern	Mooney, Jr.
SB 0756	Affordable Housing	Davis
HB 0767	Residential Property Insurance	Benarroch
HB 0793	Assessment of Inherited Homestead Property	Alvarez, J.
HB 0795	Transfer of Homestead Property by Inheritance	Alvarez, J.
HB 0799	Ad Valorem Tax Revenue in Fiscally Constrained	Tuck
SB 0800	Engineering	Mayfield
HB 0803	Building Permits and Inspections	Trabulsy
SB 0808	Roofing Requirements for Property Insurance	Simon
HB 0815	Roofing Requirements for Property Insurance	Gottlieb
SB 0822	Community Association Management	Gruters
SB 0832	Residential Property Insurance	Ávila
HB 0837	Affordable Housing	Busatta
SB 0840	Land Use Regulations for Local Governments	DiCeglie
SB 0848	Stormwater Treatment	Truenow
SB 0856	Disclosure Of Estimated Ad Valorem Taxes	DiCeglie
SB 0888	Professional Services Contracts	Martin
HB 0903	Assessed Value of Nonhomestead Property	Grow
SB 0906	Homeowners' Associations	García
SB 0908	Fees/Homeowners' Associations	García
HB 0911	Florida Building Code Construction Requirements	Mooney, Jr.
HB 0927	Local Land Planning and Development	Sapp
HB 0929	Local Government Regulation of Chickees	Cobb
SB 0938	Conservation Easements	McClain
SB 0940	Municipal Water and Sewer Utility Rates, Fees,	McClain
SB 0944	Causes of Action Based on Improvements to Real	McClain
SB 0948	Local Government Land Development Regulations	McClain
SB 0950	Financial Crimes Intelligence Center	Truenow

SB 0956	Multifamily Residential Properties	Bradley
SB 0962	Affordable Housing	Bradley
SB 0968	Home Backup Power Systems	McClain
HB 0979	Infill Redevelopment	Borrero
SB 0992	Resilient Buildings	Rodriguez
SB 1014	Provision of Municipal Utility Service to Owners	Mayfield
SB 1020	Regulation of Chickees	Truenow
HB 1035	Nature-based Coastal Resiliency	Mooney, Jr.
HB 1049	Building Permit Requirements	Esposito
HB 1075	Municipal Utility Connections	Sirois
SB 1120	Water Management Districts	Brodeur
SB 1138	Qualified Contractors	Massullo, Jr.
HB 1169	Enforcement of the Florida Building Code	Tramont
SB 1184	Homestead Assessment Limitation Transfer	Rodriguez
SB 1188	Municipal Water and Sewer Utility Rates	Grall
HB 1189	Diversity, Equity, and Inclusion and Affirmative	Sapp
SB 1200	Regulation of Public Swimming Pools and Bathing	Massullo, Jr.
HB 1217	Prohibited Governmental Policies Regulating	Snyder
SB 1218	Building Requirements of Certain Structures	Rodriguez
SB 1234	Building Permits and Inspections	DiCeglie
HB 1305	Resilient Buildings	Barnaby
HB 1341	Department of Business and Professional	Plakon
HB 1359	My Safe Florida Home Program	Hodgers
HB 1389	Affordable Housing	Redondo
SB 1394	Department of Business and Professional	Martin
HB 1411	Assessment of Property with Decreasing Just	Hunschofsky
HB 1413	Assessment of Property with Decreasing Just	Hunschofsky
HB 1417	Department of Environmental Protection	LaMarca
SB 1420	Local Utility Revenues	DiCeglie
HB 1423	Principal Operators of Multifamily Residential	Salzman
SB 1434	Infill Redevelopment	Calatayud
HB 1457	Stormwater Treatment	Gonzalez
HB 1463	Financial Fraud	Hodgers
HB 1465	Restrictions on Local Government Regulations	Andrade
HB 1481	Housing for Veterans	Rosenwald
HB 1483	and Risk Mitigation Trust Fund/Florida Housing	Rosenwald
HB 1493	Housing	Joseph
HB 1497	My Safe Florida Condominium Pilot Program	Hunschofsky
SB 1502	My Safe Florida Home Program	Truenow
SB 1510	Department of Environmental Protection	Massullo, Jr.
SB 1520	Affordable Housing Property Tax Exemption	Calatayud
SB 1548	Affordable Housing	Calatayud
SB 1592	Causes of Action Based on Improvements to Real	Gruters

SB 1602	Housing For Veterans	Wright
SB 1604	Trust Funds/Vacancy Relief Trust Fund/Risk	Wright
SB 1608	Assessment of Property with Decreasing Just	Polsky
SB 1610	Assessment of Property with Decreasing Just	Polsky
SB 1614	Florida Building Code	Leek

3. Local Government Litigation

a. **Impact Fee Increases & Burdensome Land Use Regulations:** Thanks to FHBA priority legislation passed last year, building associations now have standing to bring certain legal challenges against local government, thus giving builder developers political cover from bringing suit in their-own names. There are a number of such lawsuits throughout the state challenging huge impact fee increases and newly burdensome land use regulations. FHBA is monitoring these efforts, and in some cases, even funding portions of the fights. If you become aware of a brewing battle FHBA should know about, please let me know. Not happy with having their hands tied on burdensome land use regulations tztzby SB 1080 (2025), one local government has actually sued the Florida legislature claiming that the state had no right to impose those restrictions. FHBA has stepped into the litigation to defend the legislature. FHBA has also found in Florida's Attorney General an individual who insists that local government follow the law. General Uthmeier has just recently authored a formal opinion explaining that population growth is not the type of "extraordinary circumstance" which allows impact fee increases beyond the statutory cap. A copy of that short and powerful opinion is attached to this report.

b. **FDEP Septic Permits in Portions of Volusia & Broward Counties:** A court has temporarily stopped FDEP from issuing septic tank permits in the Northern Indian River Lagoon watershed unless or until it obtains an incidental take permit from the U.S. Fish and Wildlife Service. Until this injunction is lifted, development in this area is effectively halted. FHBA has joined forces with FDEP in appellate litigation arguing that the injunction be overturned.

4. Zinzow's Upcoming Events

- January 23 & Every Friday During Session: Join me at 11 a.m. for our weekly FHBA Government Affairs Committee Meeting to learn more about the progress of legislation and to voice your expertise.
- February 2-4: Legislative Conference in Tallahassee. As FHBA Government Affairs Chair it is my honor and privilege to lead our incredible industry through the halls in Tallahassee, educating and advocating to protect those who Build America. Please join us and make your voice heard. It will be an incredible experience you will never forget!
- February 11: Legal Seminar at Charlotte-Desoto Building Industry Association at 9 a.m. I will be sharing pro tips on liens, collection strategies, and dealing with construction defect claims.

- February 19: Legal Seminar at Polk County Building Association at 4 p.m. We will dive into critical industry legalities to help protect your business.
- Coming to a town near you . . . Want a private government affairs update or seminar? Please contact us at info@zinzowlaw.com

About Us

WHY WE DO IT

Each member of Team Z believes in liberty and in building the American Dream. We honor Her traditions, uphold Her foundations, and protect Her People. It is this higher purpose that drives everything we do. We are patriots through and through and can think of no more important calling than serving those who build America.

WHAT WE DO

Zinzow Law is a full-service Construction, Real Estate, and Business Law Firm with combined expertise of over two centuries. Our holistic approach to representation means that we cover every conceivable business and legal need you may experience to ensure your experience is seamless. We take pride and joy in representing business owners and helping them grow and foster their American Dream.

HOW WE DO IT

Why Partner with the Team at Zinzow Law? With an overabundance of Law Firms out there, why should you choose the team at Zinzow Law? Every law firm will tell you how hard they will work for you and how much expertise they have in a given field. We can tell you the same things, and we mean it. But our unique approach to solution delivery coupled with our unwavering values set us apart from other law firms and lawyers.

You will not find any pretentious attitudes when you meet our team or team members. Unless we are going to court, you will not find us in suits and ties; you will not be told the law says: X, Y, and Z, so you have to do it this way. Instead, you will find us to be salt of the earth people who understand your struggles in the Construction, Real Estate, or Business world. We will advise you and recommend solutions, always with a keen eye on your business objectives.

OUR AFFILIATES

Team Z enjoys giving back. Over a decade ago we founded ZinDocs, a cost-effective option for construction companies to procure Notice to Owner, Notice to Contractor, Claim of Lien, and Notice of Non-Payment services. And we would not have the freedom to serve the construction industry if not for our armed forces and their families who have and continue to make great sacrifices to preserve our way of life; we are honored to support them through our all-volunteer 501(c)(3) charity, the Zinzow Law Foundation.

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