



2026 Legislative Session Weekly Update- Week 7

Week 7

Week 7 of the 2026 Florida Legislative Session was marked by significant movement on tax policy, land use, housing, and local government authority. Both chambers released their tax packages, while several major policy bills affecting local governments advanced through committees or passed their respective chambers.

The House and Senate introduced their tax packages, **HB 7031** and **SB 7046**, outlining proposed tax policy changes for the session. The Senate package includes revisions to the Live Local Act's Missing Middle property tax exemption opt-out process, changes to eligibility and distribution for fiscally constrained counties, and restrictions on reestablishing millage after a prior-year zero rate. Additional provisions limit non-ad valorem assessments on recreational vehicle parks, prohibit local governments from adopting net-zero policies beginning in 2027, and establish a 3.5-month hunting, fishing, and camping sales tax holiday that will also apply to local discretionary surtaxes.

The House tax package mirrors the Senate's millage rate restrictions but also proposes limiting annual assessment increases for certain mobile home parks to three percent beginning in 2027. It includes provisions requiring property tax estimates on online real estate listings, expanding certain ad valorem exemptions related to Space Florida and state-owned lands, and requiring advertising platforms to collect and remit tourist development taxes and discretionary sales surtaxes on vacation rental transactions.

Several major land use and development bills also advanced during the week. **CS/CS/CS/HB 299** relating to Blue Ribbon Projects passed the House State Affairs Committee and now heads to the House floor. The bill increases the minimum acreage requirement for these large-scale developments to 15,000 acres and establishes a statutory presumption that qualifying projects are consistent with local comprehensive plans unless a county demonstrates substantial inconsistency.

Affordable housing legislation also moved forward as **CS/CS/HB 1389** passed the House Commerce Committee. The bill expands development opportunities under the Live Local Act, authorizes certain housing projects on publicly owned or religious institution property, requires local governments to allow accessory dwelling units by right in single-family areas by December 2026, and removes the ability for local governments to opt out of the Missing Middle property tax exemption for qualifying affordable housing developments.

Land use preemption legislation continued to advance as **CS/CS/SB 208** and **CS/CS/HB 399** addressing compatibility standards and development regulations moved through committees in both chambers. The legislation limits when local governments may deny development applications on compatibility grounds and requires written findings identifying specific incompatibilities before denial. Another development-related bill, **CS/CS/HB 927** and **CS/CS/SB 1138**, restructures development review by requiring certain local



governments to establish qualified contractor registries and preapplication consulting programs to review permit applications before formal submission.

Local government transparency and oversight proposals also progressed. **CS/CS/SB 1566** and **CS/CS/HB 1329** addressing local government spending accountability advanced in both chambers. The bills require counties and municipalities to post detailed budget information online in searchable formats and expand public notice requirements for budget amendments. The House version also requires an annual 10 percent budget-cutting exercise prior to final budget adoption.

Several additional bills affecting local government authority and regulation saw movement. **CS/CS/HB 803** passed the House unanimously and, along with **CS/CS/SB 1234**, makes major revisions to building permit processes, private provider regulations, and inspection fees. **CS/CS/HB 979** and **CS/CS/SB 1434** establishing the Infill Redevelopment Act advanced in both chambers and would require administrative approval of qualifying redevelopment projects on environmentally impacted land in large urban counties.

Other notable legislation included **CS/HB 1001**, which prohibits counties and municipalities from funding or promoting diversity, equity, and inclusion programs; **CS/CS/HB 433** and **CS/CS/SB 290**, a Department of Agriculture and Consumer Services package that expands agritourism preemption and restricts local regulation of gasoline-powered agricultural equipment; and **CS/CS/SB 484** and **CS/CS/HB 1007**, which establish regulatory frameworks for large-scale data centers while preserving local planning authority.

Additional measures advancing during the week included the transportation packages **CS/CS/SB 1220** and **CS/CS/HB 1233**, which modify communications facility permitting in public rights-of-way; **CS/CS/SB 686**, which passed the Senate and creates a new certification process for agricultural enclaves; **SB 830**, establishing a public records exemption for certain county and municipal executives; and **CS/CS/HB 405**, which passed the House and reforms public works construction contract provisions.

Overall, Week 7 saw significant legislative activity as major policy proposals continued to move through committees and onto chamber floors, with tax policy, housing, development regulation, and local government authority remaining key focus areas as the session progresses.

