



2026 Legislative Session Weekly Update- Week 8

Week 8

Week 8 of the 2026 Florida Legislative Session saw continued movement on major policy proposals as the end of the 60-day session approached. However, the Legislature has not yet reached agreement on overall budget allocations, and budget conference negotiations have not begun. With only one week remaining in the regular session, it is unlikely that the House and Senate will reconcile their spending plans before adjournment, meaning a finalized state budget will likely be considered during an extended session.

Several significant housing and land use bills advanced during the week. **CS/CS/HB 1389** and **SB 1548** addressing affordable housing and revisions to the Live Local Act saw major action. The House passed **CS/CS/HB 1389** by a vote of 76–29, while the Senate adopted a strike-all amendment to the House bill that substantially expands the Live Local framework and passed the amended bill unanimously. The legislation is intended to increase affordable housing development by allowing multifamily and mixed-use residential projects in areas already zoned for commercial, industrial, or mixed-use development when at least 40 percent of units are affordable rental housing for 30 years. The House bill also expands development opportunities on certain religious institution properties, includes provisions related to accessory dwelling units, and provides incentives for donated land used for affordable housing.

Another major development proposal, **CS/CS/SB 354** relating to Blue Ribbon Projects, advanced through the Senate Rules Committee but was temporarily postponed on the Senate floor. The bill establishes a framework for large-scale master planned developments of at least 15,000 contiguous acres that would preserve at least 60 percent of the property for conservation, agriculture, or other reserve uses while allowing compact mixed-use development on the remaining acreage. The legislation requires a conceptual “blue ribbon plan” approved by the local government and provides long-term vested development rights of up to 50 years, with the possibility of extension.

The Legislature also moved forward with significant changes to local government operations and development review. **CS/CS/CS/SB 1566** and **CS/CS/HB 1329** addressing local government spending and budget transparency passed both chambers and now await final House action after the Senate amended its language onto the House bill. The legislation requires counties and municipalities to post detailed budget information online in searchable and downloadable formats, publish employee compensation data quarterly, provide expanded advance notice of budget hearings, and conduct a public workshop demonstrating a 10 percent budget reduction scenario prior to final budget adoption. The bill also includes new provisions governing impact fee increases and establishing standards for demonstrated need studies.



Land use regulation legislation also advanced as **CS/CS/CS/HB 399** passed the Florida House by a vote of 71–38. The bill revises development review processes by requiring application fees to reflect the actual cost of review, establishing new compatibility standards for residential development, and limiting local governments' ability to deny development applications based solely on generalized concerns about community character. The legislation also requires parity for off-site constructed residential dwellings and directs a state study on the impacts of removing urban development boundaries in certain counties.

Several bills impacting local government authority completed the legislative process. **CS/CS/HB 433** relating to the Department of Agriculture and Consumer Services passed both chambers and will be sent to the Governor. The bill prohibits local governments from restricting gasoline-powered agricultural or landscape equipment, expands agritourism preemption, and revises procedures for reviewing surplus lands with agricultural potential. It also establishes new requirements related to biosolids land application beginning in 2028, with extended compliance deadlines for certain local governments.

Two additional bills important to local governments passed the Legislature this week. **CS/CS/HB 655** addressing attorney-client shade meetings related to Bert J. Harris property rights claims passed both chambers and allows local governments to hold closed meetings with legal counsel during the 90-day notice period for such claims while maintaining recording and public disclosure requirements after resolution. Similarly, **CS/CS/SB 1138**, substituted for **CS/CS/CS/HB 927**, passed the Senate unanimously and is headed to the Governor's desk. The legislation restructures local development review by requiring certain larger jurisdictions to establish preapplication consulting services programs and qualified contractor registries to assist with development application review and expedite permitting timelines.

Finally, **CS/SB 1366**, addressing sovereign immunity and claims against the government, passed the Senate Rules Committee and now heads to the Senate floor. The bill proposes increasing the state's liability caps for tort claims against government entities from \$200,000 per person and \$300,000 per incident to \$350,000 per person and \$500,000 per incident, while also revising notice requirements and procedures for bringing claims.

Overall, Week 8 saw continued advancement of major policy initiatives related to housing, land development, and government operations, while uncertainty remains regarding the state budget as the regular legislative session nears its conclusion.

