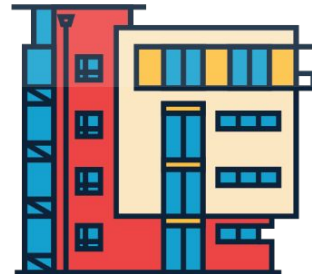




Mid-Session Legislative Update
April 20, 2023
11 a.m.





Welcome



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Agenda

- I. Welcome, Introductions, & Reminders
 - A. FAA's 2023 Legislative Tracking Dashboard
- II. Legislation on the Move
 - A. Status of FAA's 2023 Legislative Priorities
 - B. Other Legislation on the Move
 - C. Other Housing Legislation
- III. Reminders
 - A. Post-Legislative Update
 - B. HB 837 (Tort Reform) Webinar in May
- IV. Q&A



FAA's 2023 Legislative Tracking Dashboard

Visit the FAA website, (faahq.org), Advocacy tab -> 2023 Legislative Tracking Dashboard. *It is important to note that you must be logged into member profile to access the dashboard.*

FAA 2023 Legislation Tracking Dashboard

Thank you for your engagement in FAA's advocacy efforts. This dashboard highlights FAA's 2023 legislative priorities and other legislation that the association tracks during the current legislative session. If you have questions about the legislation

of Bills FAA is Tracking in 2023

83

During the 2023 session, a variety of bills have been introduced that have the potential to directly or indirectly impact the apartment industry.

FAA's Legislative Priorities

Below are FAA's 2023 Legislative Priorities

Filter this list... Submit

- C.S./S.B. 102: Housing
State: FL | Sponsor: FL Sen. Alexis Calatayud (R-FL-038) | Status: Became Public Law | Last Action: Mar 30th, 2023
- C.S./C.S./H.B. 627: Housing
2 Bills

Bills on the Move

Here is a list of FAA's tracked legislation that is currently moving through committee.

Filter this list... Submit

- C.S./H.B. 1131: Property Tax Administration
State: FL | Sponsor: FL Rep. Juan Fernandez-Barquin (R-FL-118) | Status: Referred to House committee | Last Action: Apr 14th, 2023
- C.S./C.S./H.B. 235: Alternative Mobility Funding Systems
State: FL | Sponsor: FL Rep. William "Will" Robinson (R-FL-071) | Status: Referred to House committee | Last Action: Apr 13th, 2023
- C.S./C.S./H.B. 213: Limitation of Actions Involving Real Estate Appraisers and Appraisal Management...
State: FL | Sponsor: FL Rep. David Borrero (R-FL-111) | Status: Referred to House committee | Last Action: Apr 13th, 2023

44 Bills

All Legislation FAA is Watching

Filter this list... Submit

- C.S./H.B. 1131: Property Tax Administration
State: FL | Sponsor: FL Rep. Juan Fernandez-Barquin (R-FL-118) | Status: Referred to House committee | Last Action: Apr 14th, 2023
- C.S./C.S./H.B. 213: Limitation of Actions Involving Real Estate Appraisers and Appraisal Management...
State: FL | Sponsor: FL Rep. David Borrero (R-FL-111) | Status: Referred to House committee | Last Action: Apr 13th, 2023
- C.S./H.B. 1417: Residential Tenancies
State: FL | Sponsor: FL Rep. Lawrence McClure (R-FL-068) | Status: Referred to House committee | Last Action: Apr 13th, 2023
- C.S./C.S./H.B. 439: Land Use and Development
81 Bills

Upcoming Committee Meetings, Workshops

Filter this list... Submit

- Ways & Means Committee
Date: Apr 17th, 2023 | Location: Sumner Hall (404 HOB)
- Appropriations Committee
Date: Apr 17th, 2023 | Location: Webster Hall (212 Knott)
- Commerce Committee
Date: Apr 17th, 2023 | Location: Webster Hall (212 Knott)
- Health & Human Services Committee
Date: Apr 17th, 2023 | Location: Morris Hall (17 HOB)
- Infrastructure Strategies Committee
17 Official Events

Florida Apartment Scarcity Dashboard



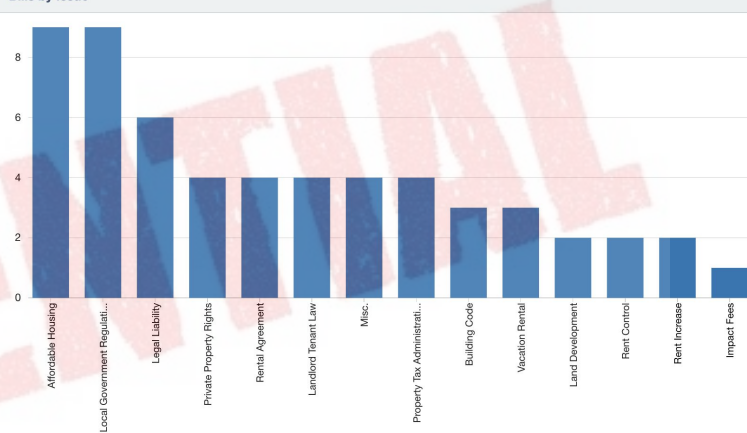
FAA's 2023 Legislative Tracking Dashboard

As the Florida Legislature nears its 45th day of its 60 day session, those bills that have not received consideration in their initial committee stops are unlikely to cross the finish line.

Legislation & where it is in the process



Bills by Issue



This session, FAA is tracking over 80 bills.

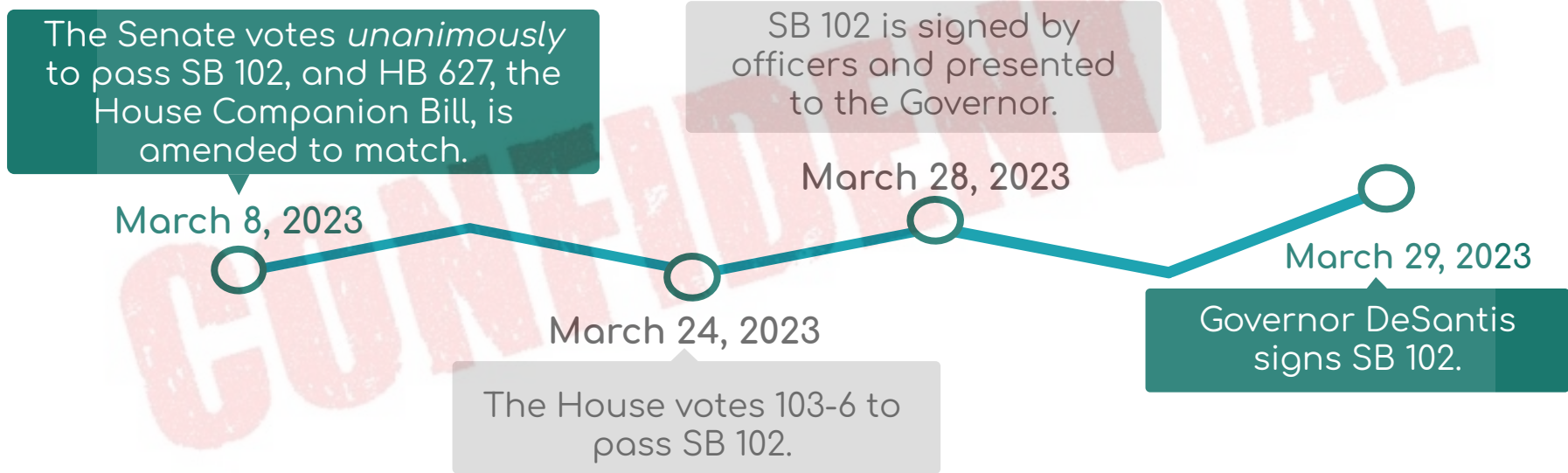
- Of the 80+ bills, 49 have either been introduced or proposed.
- Of those 80+ bills, 28 have made it out of at least one (1) of their committee stops.



Status of FAA's 2023 Legislative Priorities

Property Tax Discounts & Addressing Apartment Scarcity, SB 102 / HB 627

Timeline of SB 102 (Calatayud) / HB 627 (Busatta-Cabrera)



Status of FAA's 2023 Legislative Priorities

Property Tax Discounts & Apartment Scarcity, SB 102 / HB 627

SB 102 was signed by Governor DeSantis and will take effect July 1, 2023.

The bill provides \$811 million for affordable housing, a record breaking amount, and includes other tools to address supply, such as:

- Property tax discounts for affordable and workforce housing.
- Prevents local governments from requiring affordable housing developments to obtain a zoning/land use change for use, density and height.
- Preemption on rent control.



Status of FAA's 2023 Legislative Priorities

Fire Radio System Communication Requirements, SB 1614 / HB 1575

SB 1614 (Rodriguez) / HB 1575 (Brackett) would:

- Require local governments fire radio systems to meet the minimum standard in the National Fire Protection Association (NFPA) guidelines before they can require buildings to install signal amplification equipment.
- Require inspections of this equipment to occur not more than once every three (3) years for high rise buildings.
- Prevent local jurisdictions from withholding Certificates of Occupancy.
- Provide buildings with 180 days to cure any signal strength issues after a temporary certificate of occupancy has been issued.
- Provide buildings required to retrofit two-way radio communications enhancement system with at least 1 year to complete the retrofit.



Status of FAA's 2023 Legislative Priorities

Fire Radio System Communication Requirements, SB 1614 / HB 1575

- **Status of SB 1614 (Rodriguez):** SB 1614 was reported favorable (10-to-0) out of the Banking and Insurance Committee on Wednesday, April 5, and reported favorable out of the Rules Committee (19-to-0) on April 19.
 - SB 1614 awaits consideration on the Senate Floor.
- **Status of HB 1575 (Brackett):** Reported favorable (18-to-0) out of the House Local Administration, Federal Affairs & Special Districts Subcommittee on March 29, and reported favorable (16-to-0) out of the Commerce Committee on April 17.
 - The Commerce Committee adopted an amendment making the bill more comprehensive and similar to the original language FAA initially proposed.
 - HB 1575 is now on the House floor.



Status of FAA's 2023 Legislative Priorities

Florida Landlord Tenant Act Protections, SB 1586 / HB 1417

SB 1586 (Trumbull) / HB 1417 (Esposito) would:

- Amend Chapter 83, Florida's Landlord Tenant Act, to preempt the regulation of the landlord/tenant relationship to the state to ensure a consistent framework of landlord/tenant law across Florida.
 - This includes but is not limited to the resident screening process, security deposits, and lease agreements.
- **Status of SB 1586 (Trumbull):** The Senate Judiciary Committee voted 8-to-3 to advance SB 1586 on March 29.
 - **SB 1586** now awaits consideration in the Rules Committee on Monday April 24.



Status of FAA's 2023 Legislative Priorities

Florida Landlord Tenant Act Protections, SB 1586 / HB 1417

- Status of HB 1417 (Esposito): The House Judiciary Committee voted 14-7 to advance HB 1417 on April 11.
 - During the judiciary committee meeting, an amendment to HB 1417 was adopted, making minor changes to the section of the bill pertaining to leases with a specific duration.
 - This amendment would limit the requirements for written notice of lease termination to a maximum of 60 days and no less than 30 days.
- HB 1417 is now on second reading on the House floor.



Status of FAA's 2023 Legislative Priorities

Insurance and Premises Liability, SB 236 / HB 837

Governor Ron DeSantis signed HB 837 (Gregory) into law on March 24.

- FAA strongly supported the passage of this legislation because it will serve to address rising property insurance costs.
- **HB 837** includes a variety of key reforms to Florida's legal system, including, but not limited to:
 - Establishes a safe harbor in negligent security cases that involve a criminal act by a third party at multifamily properties that comply with certain security standards.
 - Specifies that in premises liability cases that involve a criminal act committed by a third party, when assessing damages the jury must consider the faults of all persons who contributed to the injury.



Other legislation on the move

Fees in Lieu of Security Deposits, SB 494 / HB 133

SB 494 (DiCeglie) / HB 133 (Mooney, Jr.) would:

- Establish statutory requirements related to security deposit (SD) alternatives, and authorize, but not require, the use of SD alternatives.
- Require landlords who offer this option to provide the tenant with written notice that includes specific information, such as if insurance is purchased using the fee, the tenant is not relieved of any obligation to pay fees or costs associated with damage to the unit.
- Require landlords to allow tenants to terminate the fee option at any time if they are able to pay the security deposit in full.
- **Status of SB 494 (DiCeglie):** Reported favorable (14-to-5) out of the Rules Committee on April 19 and is on the Senate floor.
- **Status of HB 133 (Mooney, Jr.):** On the House Special Order Calendar today.



Other legislation on the move

Termination of Agreements by a Servicemember, SB 574 / HB 73

SB 574 (Burgess) / HB 73 (Maney) would:

- Amend 83.682 of Florida Statute relating to the termination of a servicemembers' rental agreement, and define "government quarters" to mean any military housing option that is available to a servicemember, including privatized military housing that is owned, operated, or managed by a private sector company.
- **Status of SB 574:** Reported favorable (19-to-0) out of the Rules Committee on April 11.
 - SB 574 was placed on the Special Order Calendar.
- **Status of HB 73:** Reported favorably (20-to-0) out of the Judiciary Committee on March 10.
 - HB 73 is on the Special Order Calendar.



Other legislation on the move

Local Ordinances, SB 170 / HB 1515

SB 170 (Trumbull) / HB 1515 (Brackett) would:

- Require local governments to issue a business impact statement prior to passing a local ordinance and it must be posted on the local government's website.
- Require local governments to suspend enforcement of an ordinance if a legal challenge is filed alleging the ordinance is preempted by state law, arbitrary, or unreasonable.
- Provides up to \$50,000 in attorney fees to a prevailing party who successfully challenges a local ordinance.
- **Status of SB 170:** Passed the Senate (29-to-11) on March 8.
- **Status of HB 1515:** Reported favorably (14-to-6) out of the State Affairs Committee first committee on March 23.
 - HB 1515 now awaits consideration on the House floor.



Other housing legislation

- **SB 716 (Stewart) / HB 1291 (Antone), Flood Zone Disclosures for Dwelling Units:** Would require landlords to disclose flood zone status to tenants before a lease is signed and if the property's flood zone status changes during the lease.
- **SB 1698 (Jones) / HB 1261 (Gantt), Rent and Security Deposits of Communities for Adults Aged 55 or Older:** Prohibits landlords from increasing rent by more than 12 percent of the initial rental fee over a 5-year period for senior community (55+).
- **SB 1658 (Torres, Jr.) / HB 1407 (Eskamani), Housing:** Creates Department of Housing and Tenant Rights along with a tenant bill of rights, and includes revisions to residential tenancies requirements for rental agreements, security deposits, notices, evictions, rights to purchase, rent control, impact fees, & documentary stamp taxes.
- *It is important to note that to date, none of these bills have been considered by their respective committees.*



Join FAA for a Post-Session Legislative Update

Tuesday, May 9, 2023 @ 11 a.m.

Additional information and registration,
faahq.org/events/legupdate3

Please note: You must be logged into member profile to register.



HB 837/Tort Reform Webinar

Additional information coming soon

FAA will host an informational webinar in May (*date to be determined*).

As soon as a date/time is set, FAA members will receive an email to register for this FREE webinar.



Questions?



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