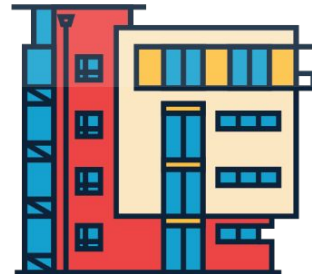




Legislative Update  
March 16, 2023  
11 a.m.





# Welcome



**Jimmy Chestnut**  
*FAA President*



**Ricardo Alicea**  
*FAA VP & Legislative Committee Chair*



# Government Affairs Team



**Amanda White**

*VP, Government Relations & Research*

*Amanda@faahq.org*



**Trinity Kutschinski**

*Advocacy Resources Manager*

*Trinity@faahq.org*



**Johnmichael Fernandez**

*Local Government Affairs Manager*

*Johnmichael@faahq.org*



# Lobbying Team



**Ron Book**  
Ron Book, P.A.



**Kelly Mallette**  
*Ron Book, P.A.*





# Agenda

- I. Impact Recap
- II. FAA's 2023 Legislative Tracking Dashboard
- III. Weekly Session Email Updates
- IV. Status of FAA's 2023 Legislative Priorities
- V. Other Legislation on the Move
- VI. Future Legislative Updates



# Impact Recap

- Nearly 200 FAA members from across the state traveled to Tallahassee to meet with lawmakers.
- FAA members visited all 160 offices and personally met with 75 legislators and/or their staff.
- FAA President Jimmy Chestnut and FAA staff met with Senate President Passidomo, Speaker Renner, Speaker Designate Perez, and Representative Leek.




# FAA's 2023 Legislative Tracking Dashboard

- Available at: [faahq.org](https://faahq.org) under the Advocacy tab -> 2023 Legislative Tracking Dashboard.
- Note: Must be logged into ember profile to access.*

← 2023 FAA Legislation Tracker

Set Date Range Download Edit

### 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

### # of Bills FAA is Tracking in 2023

76

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./H.B. 627: Housing  
State: FL | Sponsor: FL Rep. Denni Buatta Cabrera (R-FL-114) | Status: Referred to House committee | Last Action: Mar 10th, 2023

C.S./S.B. 102: 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./C.S./H.B. 837: Civil Remedies  
State: FL | Sponsor: FL Rep. Tommy Gregory (R-FL-072) | Status: Referred to House committee | Last Action: Mar 10th, 2023

C.S./H.B. 627: Housing  
State: FL | Sponsor: FL Rep. Denni Buatta Cabrera (R-FL-114) | Status: Referred to House committee | Last Action: Mar 10th, 2023

C.S./C.S./H.B. 327: Fire Sprinkler System Projects  
State: FL | Sponsor: FL Rep. Melroy Bell (R-FL-049) | Status: Referred to House committee | Last Action: Mar 10th, 2023

73 Bills

### All Legislation FAA is Watching

Filter this list... Submit

C.S./C.S./H.B. 327: Fire Sprinkler System Projects  
State: FL | Sponsor: FL Rep. Melroy Bell (R-FL-049) | Status: Referred to House committee | Last Action: Mar 10th, 2023

C.S./C.S./H.B. 837: Civil Remedies  
State: FL | Sponsor: FL Rep. Tommy Gregory (R-FL-072) | Status: Referred to House committee | Last Action: Mar 10th, 2023

C.S./H.B. 161: Homestead Exemptions for Persons Age 65 and Older  
State: FL | Sponsor: FL Rep. David Bonner (R-FL-111) | Status: Reported Favorably by Committee | Last Action: Mar 10th, 2023

H.J.R. 159: Homestead Tax Exemption for Certain Senior, Low-income, Long-term  
41 Bills

### Upcoming Committee Meetings, Workshops, and Events

Filter this list... Submit

Department of Elder Affairs Workshop  
Date: Mar 13th, 2023 | Location: First District Court of Appeal, 2000 Graydon Drive, Tallahassee, Florida 32399-0950, and via Zoom Meeting: <https://us02web.zoom.us/j/890950276291>  
pass=79UJ9M14RUJYPPg3ZP4rHyG3HJUT59 Meeting ID: 890 9502 7629 Passcode: 591085 or Dial in to: 224-1998 or 205-3325

Joint Legislative Auditing Committee  
Date: Mar 13th, 2023 | Location: 412 Kravis Building

Department of Elder Affairs Rule Development Workshop  
Date: Mar 13th, 2023 | Location: First District Court of Appeal, 2000 Graydon Drive, Tallahassee, Florida 32399-0950 REMOTE ACCESS: Join Zoom Meeting: <https://us02web.zoom.us/j/890950276291>  
pass=79UJ9M14RUJYPPg3ZP4rHyG3HJUT59 Meeting ID: 890 9502 7629 Passcode: 591085 Or Dial-in: 224-1998 or 205-3325

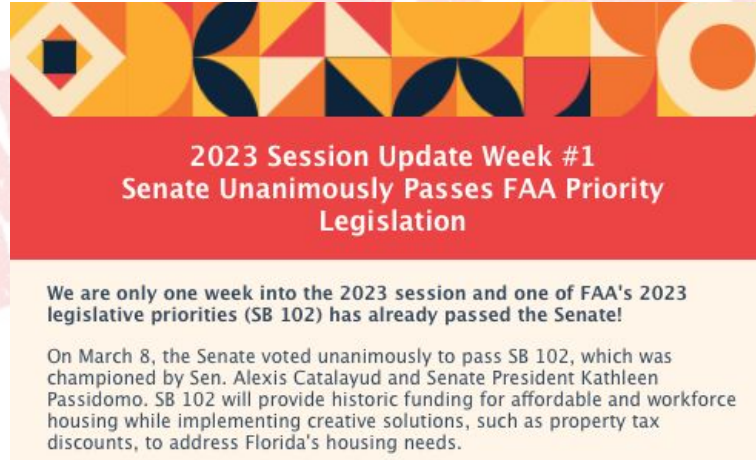
41 Official Events

Florida Apartment Scarcity Dashboard



# Weekly Session Email Updates

- Stay informed with FAA's weekly session email updates. Email [amanda@faahq.org](mailto:amanda@faahq.org) if you are not receiving legislative email updates.





# Status of FAA's 2023 Legislative Priorities

## *SB 102/HB 627: Property Tax Discounts/Apartment Scarcity*

- SB 102 passed the Senate unanimously on March 8.
- HB 627 was amended to match the SB 102 as passed by the Senate and passed out of its first committee on March 8.
- Bills provide \$811 million in funding for affordable housing.
- Include other tools to address supply, including, but not limited to:
  - Preempts rent control.
  - Property tax discounts for affordable and workforce housing
  - Prevent local governments from requiring affordable housing developments to obtain a zoning/land use change for use, density and height.



# Status of FAA's 2023 Legislative Priorities

## *SB 1614/HB 1575: Fire Radio System Requirements*

- SB 1614/HB 1575 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 years for high rise buildings.
  - Prevent local jurisdictions from withholding Certificates of Occupancy.
  - Provide buildings 90-days to cure any signal strength issues that developed during construction.



# Status of FAA's 2023 Legislative Priorities

## *HB 1417/SB 1586: Protecting Florida's Landlord/Tenant Act*

- This legislation amends Chapter 83 to preempt the regulation of the landlord/tenant relationship to the state to ensure a consistent framework of landlord/tenant law in Florida.
  - This includes, but is not limited to, the resident screening process, security deposits, and lease agreements.
- The legislation would also increase the minimum notice requirement for month-to-month leases from 15 days (current statute) to 30 days (under the bill).
- In addition, the legislation also increases the minimum notice requirement for other leases to a minimum of 60 days (current statute indicates notice cannot be more than 60 days).



# Status of FAA's 2023 Legislative Priorities

## *HB 837/SB 236: Insurance & Premises Liability*

- This tort reform legislation is a key priority for Speaker Renner.
- This legislation would:
  - Provide standards for juries to use when calculating damages in personal injury and wrongful death cases.
  - Limits the use of Florida's one-way attorney fee statute
  - Reduces that statute of limitations for general negligence cases from 4 years to two years.
  - Ensures a plaintiff who is more at fault for his/her injuries cannot seek damages from the defendant.
  - Establish that in negligent security cases that involve a criminal act by a third party, the jury must consider the fault of all persons who contributed to the injury.
- HB 837 is on the floor.
- SB 236 is up for consideration in its final committee today.





# Other Legislation on the Move

## *HB 133/SB 494: Security Deposit Alternatives*

- This legislation would:
  - Establish statutory requirements related to security deposit (SD) alternatives.
  - Authorizes, but does not require, the use of SD alternatives.
  - Requires 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.
  - Requires landlords allow tenants to terminate the fee option at any time if they are able to pay the security deposit in full.
- HB 133 is now on the House floor.
- SB 494 is awaiting consideration in its second committee.





# Other Legislation on the Move

## *HB 1515/SB 170: Local Ordinances*

- This legislation 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.
- SB 170 passed the Senate on March 8.
- HB 1515 passed its first committee on March 15.



# Other Housing Legislation

- **SB 716/HB 1291:** Requires 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.
- **HB 1261:** Prohibits landlords from increasing rent by more than 12 percent of the initial rental fee over a 5-year period for senior community (55+).
- **HB 1473:** If the tenant is pregnant or has children under 18 years of age living in the unit, the landlord must provide the tenant with at least 3 months notice to vacate the premises before terminating a rental agreement.
- **HB 1407:** Creates Department of Housing and Tenant Rights along with a tenant bill of rights.



# Additional 2023 Legislative Updates

## Mid-Session Legislative Update

- Thursday, April 20, 2023 @ 11 a.m.
- Additional information and register, [faahq.org/events/legupdate2](https://faahq.org/events/legupdate2)

## Post-Session Legislative Update

- Tuesday, May 9, 2023 @ 11 a.m.
- Additional information and registration, [faahq.org/events/legupdate3](https://faahq.org/events/legupdate3)

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



# Questions?



**Amanda White**  
VP, Government Relations & Research  
[Amanda@faahq.org](mailto:Amanda@faahq.org)



**Kelly Mallette**  
Lobbyist  
Ron Book, P.A.

